



GRIFFIN
CROSSING

**BY-LAWS OF GRIFFIN CROSSING HOMEOWNES ASSOCIATION, INC.
MACON, GEORGIA 31216**

**ARTICLE ONE
NAME AND PURPOSE**

Section 1. The name of the Association shall be Griffin Crossing Homeowners Association.

Section 2. The Association is organized pursuant to the Georgia Non-Profit Code.

Section 3. The purpose of the Association is to maintain and preserve Griffin Crossing subdivision in Bibb County, Georgia.

Section 4. As to the individuals served, the Association will not discriminate on the basis of race, religion, sex or national origin.

**ARTICLE TWO
MEMBERSHIP**

Section 1. Membership in the Association is open to any person or entity who owns a lot in Griffin Crossing Subdivision. There shall be one member for each lot located in the subdivision. If more than one person or entity owns a lot in the subdivision, the owners thereof must submit only one vote hereunder. Should the Association receive more than one vote for any subdivision lot, the Association is entitled to and shall regard the first such vote received as the vote for all such owners of that lot and shall disregard all subsequent votes.

Section 2. In order to be a member in good standing, a member must be an owner of a lot with clear title to the property and must be current on all assessments and membership dues. A member shall not be current on assessments and membership dues if, after 30 days from notification of such an amount due the Association, a member fails to pay the same. A member who is not in good standing shall be considered in good standing immediately upon paying all unpaid assessments and/or dues.

Section 3. A member's membership shall terminate automatically upon sale of his/her interest in a subdivision lot and transfer to the new owner thereof.

Section 4. Membership dues will be charged for the cost of maintaining and repairing the entrance ways and right of ways of the subdivision. Annual dues shall be based upon the actual cost of such maintenance and repairs or the estimates for such cost. Membership dues will also be used to pay the normal operating cost and expenses of the Association. Annual membership dues shall not exceed \$150.00 per property or an amount determined by the homeowners annually based upon the budget. The Board of Directors is also authorized to make special assessments for any extraordinary cost of maintenance or repair.

**ARTICLE THREE
MEMBERSHIP MEETINGS**

Section 1. Any annual, regular or special meeting of the membership of the Association may be held at any place in Bibb County, Georgia as determined by the Board of Directors.

Section 2. The annual meeting of the Association shall be held during the month of January unless the Board of Directors designate an alternate time.

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Section 3. A special meeting of the membership of the Association may be called at any time and for any purpose whatsoever by: (1) the President, (2) a majority of the Board of Directors, or (3) one third (1/3) of the members of the Association who are in good standing.

Section 4. Notification of all meetings of the members of the Association shall be mailed or delivered to all members at least ten (10) days prior thereto.

**ARTICLE FOUR
MANAGEMENT**

Section 1. The management of the Association shall be vested in and controlled by a Board of Directors. Board of Directors must be in good standing at all times. The Board shall consist of Six (6) Directors and shall consist of the following: President, Vice-President, Secretary, Treasurer, and Two Board Members who shall represent all of the phase in the Subdivision.

Section 2. The term of office of all directors shall be two (2) years. The President, Secretary and Board Member-Two will be elected on even numbered years and the Vice President, Treasurer and Board Member-One will be elected on odd numbered years.

Section 3. Directors shall be elected by a voice vote or ballot of the members of the Association entitled to vote thereon. The Board of Directors by a majority vote shall have the power to fill any unexpired terms due to vacancies occurring between elections.

Section 4. The affairs of the Association shall be governed by a Board of Directors. Directors shall be natural persons who are eighteen (18) years of age or older. Each Director must reside in the Community and be a member; provided, however, no person may serve on the Board at the same with such person's designee, spouse or any co-owner or occupant of such person's lot.

Section 5. At any meeting of the Board of Directors or any committee provided for herein, a majority of the total elected number of directors or committee members shall constitute a quorum for the transaction of the business of the Association, and a majority of the vote by the directors or committee members constituting such quorum shall be sufficient to pass upon any matter coming before such meeting.

Section 6. The Board of Directors is authorized to execute all powers granted to it as they determine to be expedient and necessary for the interest of the Association, subject to these bylaws, the Association covenants and applicable State and local laws.

Section 7. Each Director has one (1) vote on the Board of Directors. Once a quorum of $\frac{2}{3}$ of the Board is established, all matters put to vote before the Board of Directors will require the affirmative vote of a majority of the Directors voting on the matter.

Section 8. Any action to be taken at a meeting of the Board of Directors may be taken without a meeting, if consent in writing, setting forth the actions so taken, shall be signed by all of the directors and any further requirements of law pertaining to such consents have been complied with.

Section 9. Any director may be removed by a majority vote of the members of the Association and/or by the Board of Directors.

Section 10. All Board of Directors Running for office must meet all Officer Qualifications Approved by the Griffin Crossing Board of Directors and the Members of the HOA.

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Section 11. Officers and Directors shall serve without compensation, but they shall be entitled to reimbursement for reasonable expenses incurred in the performance of their duties.

**ARTICLE FIVE
DUTIES OF OFFICERS**

Section 1. The President of the Association will preside at all meetings of the Board and shall appoint all standing committees, subject to the approval of the Board. The President shall be an ex-officio member of all committees.

Section 2. The absence or inability of the President to perform his/her duties, such duties shall be performed by the Vice President of the Association or by the President's designee.

Section 3. The Secretary of the Association shall keep minutes of all meetings of the Board, the annual, or any special meetings. The Secretary shall maintain all records of meeting minutes. He/She shall give and serve all notices to members of the Association. He/She shall be the official custodian of the records and seal of this organization. He/She shall present to the membership at any meetings any communication addressed to him/her as Secretary of the Association. He/She shall submit to the Board of Directors any communication which shall be addressed to him/her as Secretary of the Association. He/She shall attend to all correspondence of the Association and shall exercise all duties incident to the office of Secretary.

Section 4. The Treasurer shall review the financial reports of the Association and shall make a financial report to the Board of Directors at their scheduled meetings. The Treasurer shall be responsible for working with the President to develop an annual budget and shall direct cost studies for the activities of the Association as needed. The Treasurer shall pay Association bills and have the authority to sign Association checks.

Section 5. The Board Members will be responsible for their Committees. Board Members are responsible for each other Committees(s) meetings, shall keep minutes of its meeting and shall submit to the Board of Directors a report of work accomplished, unfinished items and projects. Will need to report to the President and/or Vice-President.

**ARTICLE SIX
COMMITTEES**

Section 1. Committees may be appointed by the President with the approval by a majority of the Board of Directors. Committees may be appointed for special projects and additional committees may be created by the Board from time to time as needed. Each committee shall keep minutes of its meetings and shall submit to the Board of Directors a report of work accomplished.

Section 2. Special Committee may be appointed by the President of the Association at any time.

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**ARTICLE SEVEN
AMENDMENTS**

Section 1. Amendments to these bylaws can be adopted by a two-thirds (2/3) vote of all the members of the Association present at a meeting of the Board of Directors or by written consent of two-thirds (2/3) of all members taken in lieu of a meeting of the Board, provided that all of the Board members have had at least ten (10) days written notice of such proposed amendments prior to voting thereon.

**ARTICLE EIGHT
MISCELANEOUS**

Section 1. Inspection of Books- The books, records, and papers of the Association shall at all times by appointment, during reasonable hours, be subject to the inspection of any property owner or the mortgagee of any property owner. Financial reports will be made available to the membership annually or when otherwise requested by the member.

Section 2. Notice to Mortgagees- All mortgagees who request the same shall be entitled to receive a written notification from the Association of any default in the performance by the individual property owner/mortgagor of any obligation under the property owners' association instruments which is not cured within sixty (60) days.

Section 3. Proxies- Votes may be cast in person or by proxy. All proxies shall be in writing filed with the Secretary of the Association. No proxy shall extend beyond a period of eleven (11) months, and every proxy shall automatically cease upon the sale by the property owner of his/her property.

Section 4. Seal- The seal of the Association shall be in such form as the Board of Directors may from time to time determine. In the event it is inconvenient to use such seal at any time, the signature of the Association followed by the word "Seal" enclosed in parenthesis or scroll shall be deemed the seal of the Association. The seal shall be in the custody of the Secretary and affixed by him/her on all appropriate papers.

{SIGNATURES ON FOLLOWING PAGE}

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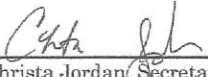
The Griffin Crossing Homeowners Association
Board of Directors Approval the By-Laws



Troy Davis Jr. President DATE: 10/22/09



Keith Johnson, Vice President DATE: 10/22/09



Christa Jordan, Secretary DATE: 10/22/09



Dennis Pace, Treasurer DATE: 10/22/09



Anthony Denis, Board Member DATE: 10/22/09