

FIRST AMENDMENT
TO THE BYLAWS OF
WATERS EDGE OWNERS ASSOCIATION, INC.

Reynolds Development Company hereafter being referenced to as “Company” here by amends the original Bylaws of Waters Edge Owners Association, Inc. (WEOA) this 1st day of September, 2021, as follows.

Article III

Section 3.7 Shall be deleted, replaced and in full amended as follows:

Section 3.7 Association Board the Company shall continue to control and approve the Board of Directors as here after described. The Board shall consist of the following officers and Committee Chair Persons,

- i. President,
- ii. Vice President,
- iii. Secretary, and
- iv. Treasurer
- v. ACC Chair
- vi. Property Chair
- vii. Equestrian Liaison, Chair
- viii. Social Chair

Further there shall be a minimum of five and a maximum of Eleven on the Board of Directors.

The officers and Committee Chairpersons are to be considered as the board and shall be nominated by the Members of the Waters Edge Owners Association as described in the "Additional Election Procedures". Notice of said nominees shall be sent to the Members prior to a vote. The Non-Company Members shall vote on the nominees which the results will then be reported to the Company. The Company shall have twenty days to cite any objections to the slate and withdraw its support. Failure to respond in a timely fashion by Company shall be interpreted as an approval if an approval is not provided directly.

The Company shall retain its voting rights as detailed in 3.6 and will exercise its voting rights in the event Company objects to the slate or any individual nominee. The Company retains all rights as previously retained until such time as “the Company” is no longer a member of the Association.

Board Member Terms

All Board positions shall serve a term of two years. No Officer or Committee Chair shall be permitted to serve for more than two consecutive terms (Four years). With a minimum of a one-year break, any previous Board Member, may run for election again. Each Committee Chair shall chair a committee as created by the Board. The board may from time to time decide to increase or decrease the number of committees as determined by the needs of the WEOA.

- The President is the immediate previous Vice President, so there is no election for President unless there are special circumstances when someone left the office for some reason. He/she roll off after two years and cannot run to be re-elected until after a minimum one-year break in service. (Note— for that person to be president again, they would have to run for vice president and then ascend to president)

- The only exception is the first year, when the President will have to be elected as well as the vice President
- The VP is elected, serving a maximum total of four years; two as VP and then two as President.
- Treasurer, Secretary and Committee Chairs are elected for a 2-year term each.
- All Board positions will be elected on a rotating basis. (Schedule attached)
- Now or in the future, a Board Member At Large could be added. This would be a new seat with responsibility for being the Nominations coordinator and chair of a volunteer committee and other duties as determined by the board.
- The board reserves the right to appoint someone to a position in the event there are no nominations or filling a vacancy as needed.

The Board shall hold all meetings governed by Roberts Rules of Order (latest edition) when not in conflict with the Declaration or these bylaws.

Article III

Section 3.9 Shall be amended by adding the following:

In the event of an emergency the Board may allow voting to be received electronically as long as the electronic communication can be verified and certified by Secretary of the WEOA Association.

Article IV

Board Directors hereinafter entitled “Board of Directors” shall be deleted in full and replaced and amended as follows:

Section 4.1 is to be deleted and replace with the following,

4.1 Board of Directors The numbers of Members of the Board of Directors shall vary with a minimum of five and a maximum of Eleven. The Board of shall be made up of a minimum of 3 Officers, being President, Secretary and Treasurer and a minimum of two Committee Chairs. They shall be nominated by the non-company Members of the WEOA as described in the hereafter "Additional Election Procedures", and final notice of said nominees shall be sent to all Members prior for a vote. The Company shall retain its voting rights as detailed in 3.6 and will exercise its voting rights in the event Company objects to the slate or any individual nominee. The Company retains all rights as previously retained by the “Company” until such time as the “Company” is no longer a Member of the Association.

The Officers shall be as follows and shall have the following responsibilities:

President - Shall be the presiding officer over the Board of Directors. President shall call meetings and preside over all meetings, Board and Member meetings, in accordance with Roberts Rules of Order.

Vice President - Shall preside over any meetings where President is not in attendance. Vice President shall assist President as directed by President and shall prepare themselves to replace the President in future years.

Secretary - Shall be the record keeper of all minutes of meetings and any and all business of the Corporation. Secretary shall maintain a directory of all Members, including addresses and contact information.

Treasurer - Shall be responsible for maintaining the accountings and books of the Corporation. Treasurer shall send all invoices and pay all expenses as may be required and approved by the Board. Treasurer shall be responsible with President in the collection of any late dues or penalties assessed against a Member.

Committee Chairs- Board members shall serve as committee chairs.

Board Members serving as Committee Chairs:

- ACC (Architectural Review), responsible for enforcement of building and appearance covenants, approval of building and/or renovation plans, collection of all fees relevant to the above.
- Equestrian, responsible for acting as the liaison to and from the equestrian owners and the board, enforcement of all codes and by laws that relate to equestrian tracts.
- Property, responsible for landscaping (including mowing, fertilizing, planting, pine straw, etc.), roads, lights, gate maintenance, irrigation, signage and downed tree removal.
- Social, responsible for all decorations and association social events, such as the annual picnic. They would also be in charge of welcoming new neighbors
- Option: Member at Large, responsibility is to recruit volunteers for all Board Positions. Until a Member at Large is added, the committee chair for recruitment would be the Vice President.

* A job description shall be created for each of the above roles by the existing board and committee heads. It should be completely objective, with a detailed description of the duties and responsibilities. The only qualifications listed should be 1) for Treasurer: “the candidate must have some financial experience, either professional or from prior volunteer experience” 2) for Property chair: “the candidate must be a full time resident of Waters Edge.”