

**Holiday Park Homeowners Association
Amendments to the By-Laws**

DEFINITIONS

The following words when used in these by-laws, unless a different meaning or intent clearly appears from the context, shall have the following meanings:

- (j) “Written” or “mail” shall include electronic forms of communication.
- (k) “Director(s)” shall include the Directors and Officers of the association.

ARTICLE V

BOARD OF DIRECTORS: SELECTION:

TERM OF OFFICE:

Section 1. Number. The affairs of this Association shall be managed by a Board of ~~eight (8) Directors and Officers, who need not be Members of the Association.~~

These Directors are selected as described in Section 2 of this Article. The number of Directors may be increased to fifteen (15) directors by Amendment of the by-laws by the Members pursuant to Section 1 of Article XV. Each circle may have no more than two votes, to be composed of the circle’s representative and one officer, (if applicable). In the event the circle representative is absent a second officer from that circle, (if applicable), may vote.

ARTICLE VIII

Section 3. Limitation upon the powers. The board of directors shall not incur, obligate or pay any expenses with assets of the Association, for the purpose of making capital improvements to Common Properties, unless the board has obtained prior approval thereof by a majority of the members entitled to vote at any annual meeting or at any special meeting validly called for the purpose of acting thereon.

Future maintenance or capital improvements, whether accomplished using Holiday Park’s resources, or funds from an outside source or private donation, or undertaken by volunteers, must generally adhere to the objectives of the Holiday Park Homeowners Association Long Range Plan, which was adopted by the membership and developed in conjunction with the design firm Newman, Jackson, Bieberstein, Inc. Although minor adjustments to the Long Range Plan may be made as needed to accommodate unforeseen circumstances, it is anticipated that future maintenance or capital improvements will adhere to the objectives and design set forth in the Plan.

For the purpose of this Section 3, “Capital improvements” shall mean generally the expansion or improvement of existing common properties not in the ordinary course of business.

“Capital improvements” includes, but is not limited to:

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- (1) constructing or erecting buildings, structures, recreational facilities, or similar objects;
- (2) altering the landscape, including the addition or removal of fences, walkways, lights, trees, shrubs, rocks, or other decorative landscape materials (minor alterations when implementing the Long Range Plan are permitted subject to Architectural Control Committee approval) and
- (3) expanding capital improvements, whenever made.

“Capital improvements” shall not include the expenditure of funds for the purpose of routine operations and for the purpose of maintaining and repairing existing facilities and grounds in a safe condition and in good working order.

ARTICLE X

MEETINGS OF MEMBERS

Section 2. Annual Meetings. Annual meetings shall be held on the first Tuesday of December if not a legal holiday, and if a legal holiday, then on the next secular day following at 7:30 p.m., at which they shall elect by a plurality vote a board of directors, and transact such other business as may properly be brought before the meeting.

The date and time of the meeting may be changed by the Board provided the membership is given one month notice of the change.

ARTICLE XI

Section 8. Duties. The duties of the Officers are as follows:

President

- (a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes greater than \$1,000.00, or expenditures not related to the normal on-going operations of the association.