
BYLAWS
OF
LAWYERS STATION HOMEOWNERS ASSOCIATION

ARTICLE I
NAME AND LOCATION

The name of the corporation is LAWYERS STATION HOMEOWNERS ASSOCIATION, hereinafter referred to as the "Association". The principle office of the corporation shall be located at 6809 Orchard Ridge Drive, Charlotte, North Carolina 28212, but meetings of members and directors may be held at such places within the State of north Carolina, county of Mecklenburg, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1: "Association" shall mean and refer to Lawyers Station Homeowners Association, Inc., its successors and assigns.

Section 2: "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3: "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4: "Lot" shall refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6: "Declarant" shall mean and refer to Ralph Squires Construction Co., Inc., its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7: "Declaration" shall mean and refer to the Declaration of covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the register of Deeds for Mecklenburg County, North Carolina.

Section 8: "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III MEETING OF MEMBERS

Section 1: Annual Meetings: Beginning in the calendar year 1986 and in each subsequent calendar year thereafter, an annual meeting of the members shall be held on the second Tuesday of February at the hour of seven thirty o'clock, P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2: Special Meetings: Special meetings of the members may be called at any time by the President or by the board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all the votes of the Class A membership.

Section 3: Notice of Meetings: Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4: Quorum: The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the

Declaration, or these Bylaws. If, however, such quorum not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5: Proxies: At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1: Number and Residence of Directors The affairs of the Association shall be managed by a Board of seven (7) directors, all of whom shall be members of the Association. For purposes of electing said directors, the lots comprising the non-common property within the Association shall be divided into seven districts. There shall be elected one director from each of the seven districts. A director elected to represent a district must be qualified to cast the vote for the lot within the district and must actually reside on said lot. A director shall automatically be disqualified to continue in the office of director if he or she shall fail to maintain a residence in the district he or she represents during his or her term of office.

Section 1A: Districts: The districts within the Association for the purpose of electing directors shall be as follows:

DISTRICT ONE: All lots fronting Roundhouse Circle and all lots fronting that portion of Chattanooga Lane east of the intersection with Atchinson Drive.

DISTRICT TWO: All lots fronting Atchinson Drive, Tressel Lane and that portion of Chattanooga Lane west of the intersection with Atchinson Drive.

DISTRICT THREE: All lots fronting Boxcar Court and that portion of Topeka Drive east of the intersection with Lawyers Station Road.

DISTRICT FOUR: All lots fronting Lawyers Station Road north of the intersection with Topeka Drive.

DISTRICT FIVE: All lots fronting Santa Fe Lane and Cross Tie Court.

DISTRICT SIX: All lots fronting Iron Horse Court, that portion of Lawyers Station Road between Grand Junction Road and Topeka Drive west of the intersection with Lawyers Station Road.

DISTRICT SEVEN: All lots fronting Grand Junction Road.

Section 2: Election and Term of Office At the first Association meeting at which the district system of electing directors is adopted, the Association shall elect seven directors who shall serve one year terms. All members of the Association shall be allowed to vote for one director from each district, regardless of which district contains the member's lot, it being the intention of this section that directors reside in individual districts, but be elected (and accountable to) the entire Association. All seven directors shall be elected in a similar fashion at each annual meeting of the Association.

Section 3: Removal: Any director may be removed from the Board, with or without cause, by majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4: Compensation: No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5: Action Taken Without a Meeting: The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

Section 1: Nomination: Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion

determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from members.

Section 2: Election: Election to the Board of Directors shall be by secret written ballot in which the candidates from each district shall be listed separately. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under provisions of the Declaration. The person receiving the highest number of votes in each district shall be elected, provided that if no candidate from a district shall receive a majority of the votes cast for director of said district, there shall be a run-off election between the two candidates receiving the most votes during the first ballot for that district representative. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1: Regular Meetings: Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2: Special Meetings: Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3: Quorum: A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1: Powers: The Board of Directors shall have the power to:

- (a) develop and/or improve any common area under the control of the Association after, and only after, the following requirements have been compiled with:
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1. A summary of any proposed improvement or development of the common area, excepting minor drainage improvements and/or routine maintenance to insure public safety, shall be mailed or delivered in writing to the membership of the Association at least five days prior to a regular or special meeting of the membership.
 2. No Association funds shall be expended, nor shall the directors approve or license the expenditure of private funds or the commencement of work on any improvement or development of the common area (except minor drainage improvements and /or routine maintenance to insure public safety) unless a summary and outline of the proposed improvements shall be presented to a regular or special meeting of the Association and a consent to proceed shall thereafter be signed by owners of at least three-fourths (3/4) of the lots within the Association.
- (b) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
 - (c) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations.
 - (d) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;
 - (e) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
 - (f) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2: Duties: It shall be the duty of the board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
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- (b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
 - (c) as more fully provided in the Declaration, to:
 - 1. Propose the amount of the annual assessment to the Association members and mail or deliver any budget and/or other supporting documentation for the proposed amount to each lot owner at least five days, but not more than thirty days, prior to a regular or special meeting of the Association. The membership of the Association shall adopt the proposed assessment amount or a different amount at the regular or special meeting convened within thirty days of the distribution of said proposal.
 - 2. Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period: and
 - 3. foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
 - (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid. Such certificate shall be conclusive evidence of such payment;
 - (e) procure and maintain adequate liability and hazard insurance on property owned by the Association;
 - (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
 - (g) cause the Common Area to be maintained.

ARTICLE VIII

Section 1: Enumeration of Offices: The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors; a secretary and a treasurer, and such other officers as the board may from time to time by resolution create.

Section 2: Election of Officers: The election of officers following each annual meeting of the members.

Section 3: Term: The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4: Special Appointments: The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, may, from time to time, determine.

Section 5: Resignation and Removal: Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6: Vacancies: A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7: Multiple Offices: The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special officers created pursuant to Section 4 of this Article.

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.

Vice President

(b) The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause the Association's books to be reviewed by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principle office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessments shall bear interest from the date of delinquency at the rate of six (6%) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney" fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability for the assessments provided herein by nonuse for the Common Area or abandonment of his lot.

ARTICLE XII
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words:
LAWYERS STATION HOMEOWNERS ASSOCIATION.

ARTICLE XIII
AMENDMENTS

Section 1: These Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2: In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Directors of LAWYERS STATION HOMEOWNERS ASSOCIATION, have hereunto set our hands and seals, this 1st day of April, 1986.

Bryan V Manna
Bryan Manna

Jeff King
Jeff King

Michael R. Munn
Mike Munn

Bradley Thompson
Bradley Thompson

Edith S. Fincher
Edith S. Fincher

Charles Rankin
Charles Rankin

Anna Luree M. Wright
Anna Luree M. Wright

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of Lawyers Station Homeowners Association, a North Carolina corporation; and

That the foregoing Bylaws constitute the amended Bylaws of said Association, as originally adopted on the 11th day of October, 1982 and as amended in accordance with the provisions herein on November 12, 1985 and February 11, 1986.

Anna Luree M. Wright
Secretary



MAP
76 COUNTY NORTH
BOOK 137 PAGE 76

