

**BY-LAWS  
OF  
THE WATER'S EDGE HOMEOWNERS ASSOCIATION**

ARTICLE I. Name and Incorporation

The name of this organization shall be WATER'S EDGE HOMEOWNERS' ASSOCIATION OF GAINESVILLE, L.L.C. (WEHAGA). This organization shall have perpetual existence and is intended to be operated on a "not for profit" basis. It shall be formed under the statutes of the State of Georgia.

ARTICLE II. Purpose

The purpose is to serve the best interest, benefit and advantage of current property owners as well as to the benefit, interest, and advantage of each and every person who shall hereafter purchase and acquire any lot or residence in Water's Edge Subdivision.

ARTICLE III. Membership

All landowners in the subdivision are members of the Homeowners' Association. Each home owner or lot owner is a voting member, but only one vote may be exercised per lot.

ARTICLE IV. Officers

The officers of the association shall consist of the President, Vice-President, and Secretary/Treasurer, all of which shall be elected from the voting membership. The term of office of each officer shall be for one year, commencing at the time of the annual meeting. The immediate Past-President shall be an ex-officio officer and may attend meetings of the officers, if any.

The President will officiate at all meetings of the membership and at meetings of the officers of the Association.

The Vice-President shall perform the duties of the President in the absence of the President, or at the President's request.

The Secretary/Treasurer will receive all dues and assessments, deposit them properly in the chosen bank account, and keep up-to-date records of all transactions. He(she) will also pay all debts of the Association and maintain financial records of such. (S)He will present a report of past expenditures and a proposed budget for the next year at the annual meeting.

The Secretary/Treasurer will maintain records of all meetings, whether Annual or quarterly, and provide notices to the members of the scheduled meetings, (S)He will also retain copies of all correspondence by or to the Association.

The President shall insure that each property and resident in the subdivision adheres to the Protective and Restrictive Covenants.

Vacancies occurring among the officers will be filled for the unexpired term of that office

by the remaining officers.

#### ARTICLE V. Meetings

The Annual meeting shall be held before the beginning of public school each year, at a time selected to maximize the opportunity for attendance. The officers should meet at least once every three months. Roberts Rules of Order shall be the parliamentary authority for all matters not covered by the By-Laws of this Association. At any properly called annual or special meeting, a quorum shall consist of owners and/or proxies of at least 25 properties, In the event of a tie vote, the President, or in the absence of the President, the Vice-President, shall cast the deciding vote.

Special meetings may be called at any time by the President or by written request to the President by the owners of twenty percent (20%) of the properties, to meet unexpected developments or events which might have a substantial impact on the Waters Edge Subdivision.

Announcements of meetings will be made by mail, the internet, posted notices, pamphlet, telephone, or any combination thereof which will yield the greatest reasonable number of contacts.

#### ARTICLE VI. Dues and Assessments

Homeowner dues shall be recommended by the Secretary/Treasurer at the Annual meeting for the forthcoming year, and adopted by vote of the members present. The date payable shall also be established at this meeting. Past due dues may result in a lien posted against the property by the Association for the amount of dues plus a penalty of \$25.00. Any member in arrears for dues or assessments will not be entitled to vote until such dues or assessments are paid.

#### ARTICLE VII. Amendments

These By-Laws may be amended by a two-thirds majority vote of the members present at any properly called annual meeting, or a special meeting called for that purpose, providing the proposed amendment(s) has/have been presented in writing to the homeowners at least 30 days prior to the annual or special meeting. The purpose of this Article is to allow time for due consideration of any proposed amendment(s), and to prevent attempts to make amendments without adequate notification of the homeowners in general.

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