BYLAWS

PERKINS ESTATES PROPERTY OWNERS ASSOCIATION

ELIZABETH CITY, NORTH CAROLINA

A Nonprofit Corporation Organized Under the Laws of North Carolina

ARTICLE I
NAME, PURPOSE AND TYPE

Section 1. The name of this corporation shall be "Perkins Estates Property Owners Association" hereinafter, the "Association").

Section 2. The purposes of this Association shall be (1) to encourage and promote community pride in our neighborhood by providing a forum for neighborhood activity; (2) to be a voice for our common neighborhood interests by acting as liaison with governmental bodies and with institutions, schools, and businesses in and around our neighborhood, and to work with other neighborhood associations on common concerns; (3) to serve as a focal point for maintenance and improvement of institutions and facilities serving our neighborhood, including parks, schools, and public safety services, and to provide an avenue for neighborhood social activities; (4) to encourage and facilitate vigorous citizen participation in all issues affecting our neighborhood, including land use, zoning changes, traffic patterns, and street modifications; and (5) to engage in any lawful act or activity for which corporations may be organized under Chapter 55A of the North Carolina General Statutes.

PROVIDED that no purpose for which this Association is organized, and no activity in which the Association engages, may be a purpose or activity that would disqualify the Association from qualifying as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, and

PROVIDED further that this Association shall not intervene or participate in any political campaign on behalf of (or in opposition to) any candidate for public office.

Section 3. This Association is, and shall remain, a non-profit organization and no part of the net earnings thereof shall inure to any individual member.

ARTICLE II
MEMBERSHIP

Section 1. The membership of this Association shall consist solely of Owners of lots in Perkins Estate Phase I Subdivision. An Owner for purposes of these bylaws will mean the record owner, whether one or more persons or entities, of a fee simple title to any lot in Perkins Estate Phase I Subdivision including contract sellers, but excluding those having interest merely as security for the performance of an obligation.

Section 2. Annual assessments and/or membership dues shall be established by the Board of Directors in an amount the Board deems necessary to meet the associations short and long-term expenses. Such assessments shall not increase more that ten (10) percent from the prior year without a majority vote of membership present at an annual or special meeting.

Section 3. Special assessments shall be established by the Board of Directors in an amount the Board deems necessary to meet extraordinary or unanticipated expenses necessary for the operation of the association.

Section 4. Honorary membership of the association may be established by the Board of Directors with privileges and obligations as the board sees fit. Provided however that no member shall have voting privileges that does not meet the requirements of Article II § 1.

ARTICLE III
GOVERNMENT

Section 1. The Association shall be governed by a Board of Directors (the "Board") which may act as an Executive Committee to take action in the name of the Association.

Section 2. The Board of Directors shall consist of a President, Vice President, Secretary, Treasurer and three (3) at-large members, elected by the membership at an annual meeting for a term of two (2) years. Ballots may be submitted by mail for election of Members of the Board within one (1) business day prior to the annual meeting. Members of the Board shall be eligible for reelection.

Section 3. Members desiring to be included on the ballot for Directors shall notify the President in writing no later then October 1st of the year in which elections are held.

Section 4. Regular meetings of the Board of Directors shall be held at such times and places as determined by the Board of Directors. Other meetings of the Board of Directors may be called by any members of the Board, or by the call of at least 25% of the members.

A simple majority of the membership of the Board of Directors, excluding vacant seats, shall constitute a quorum for doing business. Each member of the Board shall be entitled to one vote.

The business of the Board of Directors shall be accomplished by a simple majority vote of those officers present and authorized to do business at a meeting of the Board, a quorum being present.

Section 5. To be eligible for membership on the Board of Directors, a person, or that person's household, must be a member of the Association.

Section 6. Board members shall serve without compensation.

Section 7. The powers and duties of the Board of Directors shall include:

a) The appointment of all standing and other committees or chairpersons thereof. Committees shall derive their direction from the Board of Directors.

b) The appointment of all persons or organizations to serve the Association.

c) The filling, in the Board's discretion, of vacancies on the Board of Directors until the next annual meeting.

d) Interpretation of the Bylaws

e) The establishment of a budget, and the approval of non-budgeted expenditures. The expenditure of Association funds may only be for a purpose approved by the Board.

f) The establishment of policy for the Association.

g) The dissolution of all standing and other committees.

Section 8. The President shall preside at all meetings of the Association and the Board of Directors and shall perform such duties as directed by the Board of Directors.

Section 9. The Vice President shall assist the President as the President requests, and represent the Association on appropriate occasions; The Vice-President shall also, in the absence or disability of the President, Perform the duties and exercise the powers of the President of the Association.

Section 10. The Secretary shall be the official custodian of all records of the Association, shall keep the minutes of the Association and the Board, shall send all official correspondence in the name of the Association, and shall give all required notices.

Section 11. The Treasurer shall keep and be responsible for all funds of the Association and shall keep the membership records. All funds shall be deposited into a federally insured bank or savings and loan account in the name of the Perkins Estate Property Owners Association, and shall be withdrawn only by the Treasurer or President. All monies received shall immediately be delivered to the Treasurer, for which he or she shall give a receipt, and all bills shall also be paid by the Treasurer. The Treasurer shall provide regular reports of all transactions and prepare financial statements as directed by the Board.

ARTICLE IV
COMMITTEES

The committees of the Association shall be determined by the Board of Directors.

ARTICLE V
MEETINGS

Section 1. The annual meeting of the Association in each year shall be held during the second week of November on the particular day and hour, and at the place determined and designated by the Board of Directors. The day of the annual meeting shall be set by the Board of Directors no later than 30 days in advance. Reasonable efforts shall be made to give notice of the time and place of the annual meeting to each member, using any written or oral means of communication deemed appropriate by the Board of Directors. Such notice shall, if feasible, be given at least five *(5)* days prior to the annual meeting.

Section 2. Special meetings of the membership for any purpose shall be called by the President. Reasonable efforts shall be made to give notice of the time and place of each special meeting to each member, using any written or oral means of communication deemed appropriate by the Board of Directors. Such notice shall, if feasible, be given at least five *(5)* days prior to the special meeting.

Section 3. Only owners who have paid dues and are present at the meeting will be entitled to vote at any meeting of the membership. Each lot will be entitled to one vote. Owners of ten lots eligible to vote will constitute a quorum for the transaction of business at any regular or special meeting of the membership. Decisions shall be made by a simple majority vote of those present and voting, a quorum being present. After two successive meetings of the membership at which a quorum is not obtained, howsoever many members as may attend the third consecutive meetings shall constitute a quorum.

Section 4. Where Directors are to be elected by Members, or any changes in the Bylaws are to be voted on, or any other election is to be made whereby a count of the votes of all members may be desired, such election may be conducted by mail or by distribution ballot in such manner as the Directors of the Association shall determine advisable.

ARTICLE VI
ASSOCIATION YEAR AND FISCAL YEAR

The Association year shall commence each year on the day and at the time of the annual meeting. The Association year shall end each year on the day of the annual meeting following the annual meeting at which that year commenced.

For accounting purposes, the fiscal year of the Association shall be the twelve-month period ending each year on December 31.

ARTICLE VII
PROCEDURE

Meetings of the Board and the membership shall be conducted in accordance with general principles of parliamentary procedure. The presiding officer shall decide all procedural questions, unless overruled by a simple majority vote of those present and voting, a quorum being present.

ARTICLE VIII
AMENDMENTS

These Bylaws may be amended by a simple majority vote of those present and voting at a regular or special meeting of the membership, a quorum being present.