

HART COUNTY PROPERTY OWNERS' ASSOCIATION BYLAWS

Article I: Name and Offices

Section 1: Name

This association shall be known as the Hart County Property Owners' Association. The Association is a not-for-profit corporation incorporated in Hart County in the State of Georgia.

Section 2: Offices

The principal office of the association shall be the mailing address of the current President of the association or such other address as directed by the Board of Directors.

Article II: Purpose

To strive for better government in Hart County, Georgia by:

- a) Establishing a good working relationship with both elected and non-elected officials in the city of Hartwell and Hart County.
- b) Promoting more enthusiastic and better-educated voters.
- c) Ensuring fair and equitable property taxation for all Hart County residents.
- d) Taking actions as necessary to hold government officials responsible for their official actions.
- e) Other actions deemed appropriate to achieve the general purpose of the association.

Article III: Membership and Dues

Section 1: Membership

Membership is open to all persons who own real property within the boundaries of Hart County and who have paid the annual dues as established in the Bylaws.

Section 2: Dues

The amount of dues shall be set by the Board of Directors and shall be due on the first day of January of each year. New members joining anytime during the first six months of the calendar year shall pay the full annual dues as set by the Board of Directors. New members joining during the last six months of the calendar year shall pay one-half of the annual dues.

Article IV: Meetings

Section 1: Annual Membership Meeting

The Association shall hold a meeting of the membership annually. This meeting shall be held at a convenient hour and place designated by the Association's Board of Directors for the purpose of:

Electing directors and other officers whose term is completed.

Consideration of the annual financial report of the Board of Directors.

The consideration of any other reports.

The transaction of other business as necessary.

A majority of the members must be present in person or represented by a member with a proxy. An email may be used by a member to confer proxy power to another member.

Section 2: Special Membership Meetings

The Association shall hold other membership meetings as necessary to conduct the Association's business. Ten percent of the membership may in writing require the President to hold a special meeting. The President shall call the meeting within thirty days of receiving the written request. Any votes taken by the membership which require signing documents that create legal obligations for the Association shall require the attendance of a majority of the membership either in person or by proxy, and any vote shall require a majority of the persons voting either in person or by proxy. An email may be used to confer proxy power to another member.

Section 3: Notice of Meetings

The membership shall be notified of the annual meeting at least 30 days prior to the meeting. The membership shall be notified of special meetings at least one week prior to the meeting. Notice of all meetings shall be by a procedure adopted by the Board of Directors.

Section 4: Board of Director Meetings

These meetings shall be held as necessary to conduct business. Notice shall be given at least one week prior to the meeting by such method as agreed to by the Board, but such notice may be waived by the individual members of the Board.

Section 5: Rules of Conduct

The conduct of meetings shall be governed by Roberts Rules of Order as revised unless such procedures are contrary to the procedures outlined by these Bylaws, in which case these Bylaws shall govern.

Section 6: Adjournment

A meeting may be adjourned at any time by motion and a yes vote of a majority of the membership personally present to vote.

Article V: Officers

Section 1: President

The President shall be the Chief Executive Officer (CEO) of the Association and shall serve as a member of the Board of Directors as the Chairman of the Board. The President shall preside at all meetings of the Association and the Board of Directors. The President shall have general charge and supervision of the affairs of the Association and shall perform such other duties as may be designated or assigned from time to time by the Board of Directors. The President shall serve for a term of one year and may be re-elected for subsequent terms as voted by the membership.

Section 2: Vice President

The Vice President shall exercise the functions of the President in his or her absence. The Vice President shall also have other duties as the President and Board of Directors may designate or assign. The Vice President shall be appointed by the President and shall serve for a term to coincide with the term of the President.

Section 3: Secretary

The Secretary shall attend and be responsible for keeping minutes of all meetings of the Board of Directors and the Association, for insuring all notices of meetings are made to the Association, and for maintaining all Association records except for financial records. The Secretary shall be appointed by the President and shall serve for a term to coincide with the President.

Section 4: Treasurer

The Treasurer will be responsible for funds and financial records of the Association, subject to any regulations provided by the Board of Directors. The Treasurer shall be appointed by the President and shall serve for a term to coincide with the term of the President.

Section 5: Board of Directors

In addition to the President who serves as Chairman of the Board of Directors, there will be four members of the Board of Directors who will be elected by the membership. The duties of the Board of Directors shall be to:

Develop long-range and annual operating plans.

Appoint committees to perform any tasks which further the goals of the Association.

Directors will serve for a term of two years. The terms will be staggered such that only two Directors will be elected each year at the annual meeting. At the first election of Directors after the adoption of these Bylaws, two Directors will be elected for a one-year term and two Directors will be elected for a two-year term. Directors, including the Chairman of the board, may hold any of the appointed offices except the Chairman, who is also the President, may not be the Treasurer.

Article VI: Election of Officers

Section 1: Nominations

At least two months prior to the annual meeting, the Board of Directors shall appoint a nominating committee of not less than three members of the membership to present nominations to replace all Officer and Director positions whose term is ending to be acted upon at the next annual meeting.

Section 2: Nomination Committee

The nomination committee shall meet and select a slate of candidates to replace officers and directors whose term is ending. The committee shall not nominate anyone not willing to serve. The committee shall present the slate to the President within three weeks of being assigned the task of determining a slate of candidates.

Section 3: Notice of Slate of Candidates Nominated for Office

The notice to the Annual meeting shall provide the membership with the slate of candidates nominated for the terms expiring at the annual meeting.

Section 4: Nominations From The Floor

At the annual meeting, nominations of candidates for all open positions may be made from the floor by any member personally in attendance.

Section 5: One Year Term of Office

A one-year term of office need not be for exactly one year as it will run from one annual meeting to the next.

Section 6: Voting

Voting will take place by secret ballot during the annual meeting. Each member will have one vote. A member may vote personally or by proxy. A vote for record requires the presence of a majority of the membership either personally present or present by proxy. The candidate for each office receiving the most votes shall be elected. Notwithstanding the above, for any office for which there is only one candidate, the vote may be taken by a show of hands.

Article VII: Removal From Office

Association Officers and members of the Board of Directors may be removed from office by a majority vote of three of the Board of Directors.

Article VIII: Compensation

No Officer or Director shall be compensated for time. Any member of the Association may, by a vote of a majority of the Directors, be reimbursed for pre-approved personal expenses incurred on behalf of the association.

Article IX: Fiscal Year

The Fiscal year shall run from January 1 to December 31.

Article X: Amendments

These Bylaws may be amended at any meeting of the association by a majority of the members present and voting, provided a majority of the members are personally present or represented by proxy, and the proposed amendments were included in the notice given to members of the meeting.

Article XI: Dissolution

The Association may be dissolved upon a majority vote of the total membership. Votes may be made in person or by proxy. A vote to dissolve may only take place after a thirty-day notice of such a meeting to dissolve. Upon dissolution, any funds remaining in the treasury shall be distributed equally to all then-existing members of the Association.