

BY-LAWS OF FOUR CORNERS LAND OWNERS' ASSOCIATION
(Amended copy - 2023)

ARTICLE I: PURPOSE

The purpose of the Four Corners Land Owners' Association (F.C.L.O.A.) is to provide an Organization so that landowners in Arrowbee Ranch Estates (A.R.E.) may represent their views on governmental matters to appropriate authorities; may meet and resolve issues peculiar to the association; and may elect certain of their members as a Board of Directors to represent them for the purpose of effecting ends desired by a majority of the membership, that majority to be specified for particular purposes.

ARTICLE II: MEMBERSHIP

- a. Applications for membership as active members will be accepted from Owners of Record of real property within the area described as A.R.E.
- b. Memberships will run from 1 March to 28 February.
- c. Membership of real property owners will automatically be transferred to new owners upon sale of said property, if the prior owner was current on dues payment for that same year. The new owners need only furnish proof of change of ownership to the Association.
- d. Members in good standing will be restricted to one vote per paid parcel. A member in good standing is one which has paid dues for the year.
- e. Members must pay annual dues to be considered active members and to be eligible for membership benefits and lake/park usage.

ARTICLE III: DUES

- a. Dues will be \$135.00 per annum, payable on or before 1 March each year.

ARTICLE IV: ASSESSMENTS

- a. With the consent of two-thirds (2/3) of the current paid members who choose to vote, assessments may be made for specific projects within A.R.E.
- b. Any assessments made for specific projects will be voted on at general meetings.

ARTICLE V: OFFICERS

- a. A Board of Directors shall consist of five members who serve for terms of two years. President, Secretary and Lake/Park Manager will be elected in odd years by plurality vote. Vice President, Treasurer and Community Safety Manager will be elected in even years by plurality vote. Board Members will be elected by plurality vote. The vote will be held at general meetings. Board members must be in primary residence at Arrowbee Ranch Estates at least 50% of the year.
- b. The Board will establish and rescind policies as necessary. No policies may violate the By-Laws. An accurate record of policies will be maintained by the Board.
- c. Any board member who does not pay their dues by April 1st of any given year will be automatically suspended from the board and put on leave of absence. All board duties, rights and privileges will be revoked until payment of current and past dues have been made in full. At that time the board member may be reinstated to their board duties, rights and privileges until their term ends, unless their term has expired.
- d. The Board will consist of the following officers whose duties will be as described:
 1. Chairperson/President – executive officer of F.C.L.O.A. shall preside over all Board and General meetings and shall appoint and disband committees as necessary with the advice of the Board. The Chairperson/President may appoint specific duties or re-assign duties to each board member.
 2. Vice-Chairperson/Vice-President – shall perform all duties of the Chairperson in his/her absence.
 3. Secretary – shall perform all correspondence and membership functions, issue newsletters and notices approved by the Board, and conduct all elections and voting as instructed by the Board.
 4. Treasurer – shall receive and deposit all monies to the credit of the Association; disburse monies as instructed by the Board; keep appropriate Accounts; open the books for inspection by the Board; make monthly verbal reports to the Board; and provide both verbal and written reports to the general membership annually. Accounts will be audited by an incoming Board member immediately after the new Board takes office. Such audit will be duly signed. All checks for disbursement will be signed by the Treasurer and one other member of the Board.
 5. Lake Manager – shall manage maintenance of the lake and park.
 6. Community Safety Manager – shall be a resource for and promote fire safety and emergency preparedness, community access & egress and be a liaison with county and other fire/safety organizations.

ARTICLE VI: VOTING

- a. Voting will be held at general meetings.
- b. Voting by the Board and committees will be verbal and majority vote will decide issues. The Chairperson/President will vote only in case of a tie vote.
- c. For meetings other than Board and committee meetings, fifteen (15) days notification will be required to the general membership before any election or other ballot measure.
- d. By-Laws may be amended by a two-thirds (2/3) majority vote of all members who choose to vote.

ARTICLE VII: MEETINGS

- a. General meetings shall be held at least once annually.
- b. These meetings are intended for exchange of information and views of members.
- c. Special meetings of the general membership may be called by the Chairman with the concurrence of the Board. At least fifteen (15) days' notice will be given to all members of such meetings, including general meetings noted in a. above.

ARTICLE VIII: COMMITTEES

- a. There shall be monthly reports to the Board by all committees. Committees will keep appropriate records and deliver them to the President upon disbandment.
- b. The Nominating Committee for Board membership will, as a minimum, be composed of outgoing Board members. They will solicit volunteers from the general membership to stand for election. Nominations will be accepted as well from the General membership before or during the General Membership meeting. Nominees must be at the General Membership meeting to accept the nomination.