

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF
ARADON FARMS LOT AND HOMEOWNER'S ASSOCIATION

A regularly scheduled meeting of the Board of Directors of the above captioned corporation was held on November 7, 2023.

All of the members of the Board of Directors being present, the meeting was called to order by the President. The President advised that one of the issues to be address at said meeting would be to update the language of the By-Laws of the corporation, specifically

ARTICLE I OFFICERS Section 1

ARTICLE II BOARD OF DIRECTORS Section1 and Section 7

ARTICLE VI MAINTENANCE CHARGES Section 1

ARTICLE VII NOTICE Section 1

Upon motion duly made by Brian Scott and seconded by Linsey Lawson, the motion was unanimously carried and approved.

RESOLVED that the By-Laws of the corporation be amended as follows:

ARTICLE 1 Section 1

The officers of the Corporation's Board of Directors shall consist of a President, a Vice President, a Secretary and a Treasurer, each of whom shall be elected at the annual meeting and any two or more offices may be held by the same person except the offices of President and Secretary may not be so held. The Board of Directors is not subordinate to any other Board or Counsel.

ARTICLE II Section 1

The business and affairs of this Corporation shall be managed by the Board of Directors which consist up to a maximum of five (5) persons who must be members of the corporation, and who shall be elected at the annual meeting.

ARTICLE II Section 7

The Board of Directors are elected at the annual meeting of the Corporation. They shall serve for two years. Thereafter, they shall be elected by the members of the corporation at the annual meeting of the Corporation.

ARTICLE VI Section 1

The Board of Directors of the Corporation shall have the right and power to subject the participating lots situated in Aradon Farm Lot & Homeowners Association, except streets, ways, and parks, to the annual maintenance charge and fines for noncompliance to the Covenants of Aradon Farm Lot and Homeowners Association. Noncompliance fines are to be assessed as follows:

First warning – verbal

Second warning in thirty (30) days– Shall be given in writing by depositing the same in a post office in St. Clair County, Alabama, in a postpaid, sealed wrapper, addressed to such member or Director at their address as the same appears on the books of the Corporation, and the time when such is mailed shall be deemed the time of giving of such notice.

Third warning – It shall be given in writing by depositing in a post office in St. Clair County, Alabama, in a postpaid certified, sealed wrapper, addressed to such member or Director at their address as the same appears on the books of the Corporation, and the time when such is mailed shall be deemed the time of giving of such notice of thirty (30) days to correct the noncompliance issue. If not corrected, then a fine of One hundred dollars (\$100.00) will be imposed. The fine will repeat quarterly as long as the member of the Corporation remains in noncompliance, not to exceed One thousand dollars (\$1,000.00). To return to good standing, the member must correct the noncompliance issue with the Covenants of the Aradon Farm Homeowners Association and bring current all fines or unpaid maintenance charges.

Beginning January 1, of each new year, each owner of participating lots in such subdivision shall pay to the Corporation in advance, the maintenance charges against their property, and such payments shall be used by the Corporation to create and continue a Maintenance Fund to be used by the Corporation as herein stated. The charge will be delinquent when not paid within thirty days after it becomes due. In the event that an owner acquires title to property in the Subdivision after June 1st of any year, then such owner shall be given a pro rata credit for the annual title maintenance charge from June 1st of that same year to the date on which such owner acquires title.

ARTICLE VI Section 3

The Corporation shall have a lien on all the participating lots in the Subdivision to secure the payment of maintenance charges or fines due and to become due and the record owners of such lots shall be personally liable for all maintenance charges.

Upon demand, the Corporation shall furnish to any owner or mortgagee, or person interested a certificate showing the unpaid maintenance charges or fines against any lot or lots.

The Corporation may, in its discretion, subordinate in writing for limited periods of time, the liens of the Corporation against any lot or lots for the benefit or better security of a mortgage.

ARTICLE VII Section 1

Whenever, according to these By-Laws, a notice shall be required to be given to any member or Director, it shall not be construed to mean personal notice, but such notice may be given in writing by depositing the same in a post office in St. Clair County, Alabama, in a postpaid, sealed wrapper, addressed to such member or Director at his/her address as the same appears on the books of the Corporation, and the time when such notice is mailed shall be deemed the time of giving of such notice.


Christie Stubbs, Secretary

Approved:



Charlie Wiles, President for, Aradon Farm Lot & Homeowners Association