

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF
ARADON FARMS LOT AND HOMEOWNERS ASSOCIATION**

A regularly scheduled meeting of the Board of Directors of the above captioned corporation was held on **September 2, 2025**.

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 VI MAINTENANCE CHARGES Section 1

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

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

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 in sixty (60) days - Shall be given in writing by depositing in a post office in St. Clair County, Alabama, in a postpaid Priority Mail Flat Rate® Envelope, 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.


Christie Stubbs, Secretary,

Approved



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