# BY-LAWS

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**OF** 

# STAGG RUN HOMEOWNERS ASSOCIATION, INC.

These are the By-Laws of Stagg Run Homeowners Association Inc. (hereinafter for convenience called "Association" or "Corporation"), a corporation not for profit, incorporated under the laws of the State of Alabama on December 20, 2011.

# ARTICLE I

## ASSOCIATION

SECTION 1.1 Office. The office of the Association shall be at a place selected by a majority of the Board of Directors.

SECTION 1.2 Fiscal Year. The fiscal year end of the Association shall be May 31st.

SECTION 1.3 Seal. The seal of the Association shall be circular in form and shall contain the name of the Association and the year of its creation (2011). Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

## **ARTICLE II**

# **DEFINITIONS**

SECTION 2.1 Association. The Stagg Run Homeowners Association, Inc., an Alabama non-profit corporation, its successors and assigns.

SECTION 2.2 Association Land. That part of Stagg Run Property that may at any time hereafter be owned by the Association for so long as the Association or successor thereof may be owner thereof.

SECTION 2.3 Board. The Board of Directors of the Association.

SECTION 2.4 By-Laws. The duly enacted By-Laws of the Association.

SECTION 2.5 Declaration. The Declaration of Protective Covenants for Stagg Run applicable to Member's Property that shall be recorded in the Probate Office of Shelby County, Alabama, as the same may from time to time be supplemented or amended in the manner described therein.

SECTION 2.6 Deed. Any deed, assignment, lease, or other instrument conveying fee title or a leasehold interest in any part of Stagg Run Property subjected to the Declaration.

SECTION 2.7 Member. A person or other entity who is a record owner of Member's Property.

SECTION 2.8 Member's Property. That portion of Stagg Run Property that shall have been submitted

to the Declaration for the purpose of creating a lien for assessments in favor of the Association. See also, Section 2.11.

SECTION 2.9 Common Areas. Stagg Run Property that is conveyed to the Association by the owners or Developers of Stagg Run or a part thereof.

SECTION 2.10 Parcel. A Residential Parcel.

SECTION 2.11 Property or Subject Property or Member's Property. That part of Stagg Run Property subjected to the Declaration.

SECTION 2.12 Resident. Any person or persons occupying or leasing Member's Property.

SECTION 2.13 Residential Parcel. Any unit, lot, part or parcel of Stagg Run Property designed, designated or used for a residential purpose or use.

SECTION 2.14 Stagg Run or Stagg Run Property. The Property described as Stagg Run in the Declaration and other Property that may be acquired by Association and developed as a part of Stagg Run. That part of Stagg Run subjected to the Declaration is referred to as "Property," "Subject Property," or "Member's Property."

# ARTICLE III MEMBERSHIP

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SECTION 3.1 Membership. The Members of the Association shall consist of all owners of Member's Property and shall be all those persons or other entities as set forth in Article V of the Articles of Incorporation.

SECTION 3.2 Rights and Obligations of Membership. The Members shall have all the rights, privileges, duties and obligations applicable to the membership as set forth in the Declaration, the Articles of Incorporation, and elsewhere in these By-Laws.

SECTION 3.3 Assessments. The rights of membership are subject to the payment of annual assessments and charges. The obligation of such assessments and charges is imposed against each owner of, and is a lien upon, the Member's Property against which such assessment or charge is made, as provided by Article V of the Declaration.

SECTION 3.3.1 Continuing Liens. All Member's Property shall be subject to a continuing lien for assessments levied by the Association in accordance with the provisions of the Declaration, the Articles of Incorporation and these By-Laws. The annual assessments and charges together with interest thereon and the costs of collection thereof (including reasonable attorney's fees) as hereinafter provided, shall be a charge on, and shall be a continuing lien upon, the Member's Property against which each such assessment or charge is made. All Member's Property shall be held, transferred, sold, conveyed, used, leased, occupied, mortgaged and otherwise encumbered subject to all the terms and provisions of the Declaration, the Articles of Incorporation and these By-

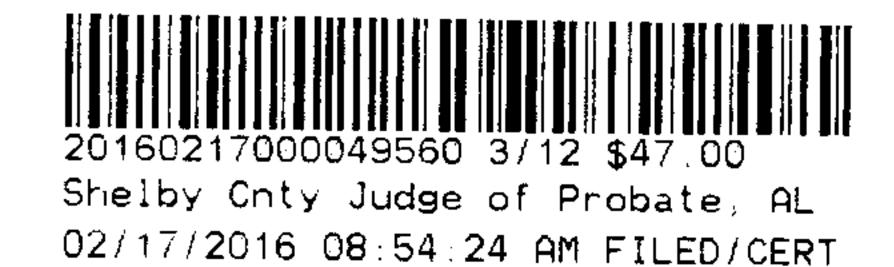
Laws applicable to Member's Property, including, but not limited to, the continuing lien herein described.

SECTION 3.3.2 Personal Obligations of Members. Unless otherwise provided in a deed or other conveyance, each Member, by acceptance of a deed or other conveyance to Member's Property, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association the annual assessments and charges, such assessments to be fixed, established and collected from time to time as hereinafter provided. Each such assessment, together with interest and cost of collection, including reasonable attorney's fees, shall be the personal obligation of the person who is the owner of such Member's Property at the time when the assessment fell due.

SECTION 3.3.3 Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of providing any and all of the services and activities as may be to the mutual benefit of the Members, maintaining, operating and repairing of the Common Areas, common recreational facilities, the roadway areas within Stagg Run, any lakes within Stagg Run, the water and drainage system, waste water pump stations and other areas and structures beneficial or useful to the Member's Property, the payment of taxes and insurance on all Property of the Association, and the repair, replacement and additions thereto, and for the cost of labor, insurance, equipment, materials, management and supervision thereof, for other purposes beneficial to the Members as determined by the Association and for insurance covering the Board, its members and activities, and for the purpose of carrying out the functions, purposes, responsibilities and duties of the Association. The Association does not assure that such services will be provided and nothing herein shall be construed as an obligation to provide any such services.

SECTION 3.3.4 Effect of Non-Payment of Assessment; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum but not to exceed the maximum interest rate allowed by law. The Association may bring an action at law against the Member personally obligated to pay the same, or foreclose the lien against the Member's Property. No Member may waive or otherwise escape liability for the assessments provided for in the Declaration or in these By-Laws by non-use of the Common Areas or other areas to which assessments are applied or abandonment of the Member's Property owned by such Member.

SECTION 3.3.5 Subordination of Lien to Mortgages. The lien of any assessment or charge authorized by this Article III of these By-Laws with respect to Member's Property is subordinate to the lien of any bona fide mortgage on such Member's Property if, but only if, all assessments and charges levied against such Member's Property falling due on or prior to the date such mortgage is recorded have been paid. The sale or transfer of any Member's Property pursuant to mortgage foreclosure proceeding, or a proceeding in lieu of foreclosure, or the sale or transfer of such Member's Property pursuant to a sale under power contained in a mortgage on such Property shall extinguish the lien for assessments falling due prior to the date of such sale, transfer or foreclosure, but the Association shall have a lien on the proceeds of such sale senior to the equity of redemption of the mortgagor. The



foregoing subordination shall not relieve a Member whose Member's Property has been mortgaged of his personal obligation to pay all assessments and charges falling due during the time he is the owner of such Property. The Board may at any time, either before or after the mortgaging of any Member's Property, waive, relinquish or quitclaim in whole or in part the right of the Association to assessments and other charges collectible by the Association with respect to such Property coming due during the period while such Property is or may be held by a mortgagee or mortgagees pursuant to such sale or transfer.

SECTION 3.4 Suspension of Membership Rights. The membership rights of any Member, including the right to vote, may be suspended by the Board (a) for any period during which any assessment or charge owed to the Association by such Member remains unpaid, and (b) for a period not to exceed thirty (30) days for any infraction of the Association's published rules and regulations. Any such suspension shall not affect such Member's obligation to pay assessments coming due during the period of suspension and shall not affect the permanent charge and lien on the Member's Property in favor of the Association.

# ARTICLE IV

## **VOTING RIGHTS**

The Members shall have those voting rights as set forth in the Articles of Incorporation. When entitled to vote, each Member shall have one vote for each Parcel owned by such Member. When more than one (1) person (or other entity) holds an ownership interest or interests in any Parcel, the vote for such Parcel shall be exercised as they among themselves shall determine, but in no event shall more than one (1) person be entitled to cast the vote with respect to any Parcel. In the event of disagreement among such persons (or other entities) and an attempt by more than one to cast the vote of such Parcel, such persons (or other entities) shall not be recognized and the vote with respect to such Parcel shall not be counted.

# **ARTICLE V**

## Membership and Membership Meetings

SECTION 5.1 Change of Membership. Change of membership in the Association shall be established by the recording in the public records of Shelby County, Alabama, of a deed of other instrument establishing a record title to a parcel and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.

SECTION 5.2 Annual Meetings. Annual meetings of members shall be held at the office of the Association, on the first Tuesday in July of each year, at 6:30 or 7:30 p.m., or, if that day is a legal holiday, on the

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next day following that is not a legal holiday; subject, however, to the other provisions listed herein. The annual meeting shall be held for the purpose of electing directors and of transacting any other business authorized to be transacted by the members.

SECTION 5.3 Special Meetings. Special meetings of the members may be called by the Board, the president or by members of the Association holding twenty per cent (20%) of the votes entitled to be cast at meetings of the members of the Association, for the purpose of considering and acting upon any matters of interest to the Association and its membership, and taking any other action not inconsistent with these By-Laws and the Articles of Incorporation, including the adopting of resolutions declaring the desirability of any actions recommended by the membership.

SECTION 5.4 Notice of Meetings. Notice of all members' meetings stating the date, time, place and object for which the meeting is called shall be mailed to each member not less than ten (10) nor more than thirty (30) days prior to the date of such meeting. Such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the Association, postage prepaid or sent via email to the member's address as it appears on the records of the Association. Notice of meetings may be waived either before or after meetings.

SECTION 5.5 Voting in Person or by Proxy. A member may vote in person or by proxy executed in writing by the member or his duly authorized attorney-in-fact. No proxy shall be valid except for the particular meeting designated therein, of the Association before the appointed time of the meeting.

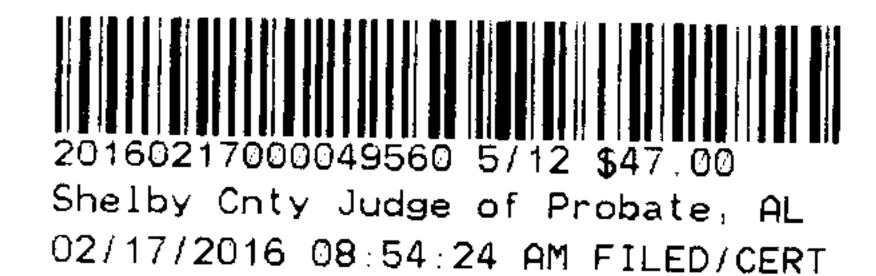
SECTION 5.6 Quorum. At a meeting of members, a quorum shall consist of persons entitled to cast a majority of the votes of the entire membership. As used in these By-Laws the term majority means more than fifty per cent (50%) of the votes in accordance with the percentages established by the Declaration of the entire membership, as defined in Article III.

SECTION 5.7 Vote Required to Transact Business. When a quorum is present at any meeting, the holders of a majority of the voting rights present in person or represented by written proxy shall decide any questions brought before the meeting, unless the question is one upon which, by express provision of the statutes, Articles of Incorporation, or the By-Laws, a different number is required, in which case the express provision shall govern and control the decision in question.

SECTION 5.8 Consents. Any action which may be taken by a vote of the members may also be taken by written consent to such action signed by the members required to take such action as if such members were present and voting.

SECTION 5.9 Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

SECTION 5.10 The Order of Business. The order of business at annual members' meetings and, as far



as practical, at all other members' meetings shall be: (a) Call to order, (b) Calling of the roll and certifying of proxies, (c) Proof of notice of meeting or waiver of notice, (d) Reading and disposal of any unapproved minutes, (e) Reports of officers, (f) Reports of committees, (g) Election of Directors, (h) Unfinished business, (i) New business, (j) Adjournment.

## **ARTICLE VI**

#### **Board of Directors**

SECTION 6.1 Members. The Board of Directors of the Association shall consist of not less than three (3) nor more than five (5), as shall, from time to time, be determined and fixed by the vote of a majority of the voting rights present at any annual meeting of the members. Any responsible person shall be eligible to be a director. The first Board of Directors named in the Articles of Incorporation of the Association shall hold office until their successors shall have been elected. Each person on the Board of Directors shall hold office until his successor shall be elected and qualified.

SECTION 6.2 Removal. Any director may be removed for cause by the vote of the holders of a majority of the voting rights present in person or represented by Written proxy at any annual or special meeting of the members of the Association at which a quorum is present.

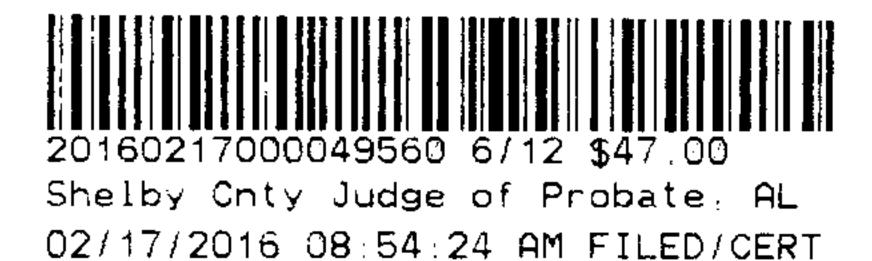
SECTION 6.3 Vacancies. Any vacancy occurring in the Board of Directors, including vacancies occurring from the removal of a director or by resignation of a director, may be filled by majority vote of the remaining members of the Board of Directors at any annual or special meeting.

SECTION 6.4 Annual Meeting. The annual meeting of the Board of Directors shall be held on the second Tuesday in July of each year at a location suitable to the Directors. Notice of the place and hour of each such meeting shall be given to each director at least five (5) days prior to each such meeting. Such notice may be given in writing, via email (using read/receipt function) or by telephone.

SECTION 6.5 Special Meetings. Special meetings of the Board of Directors for any purpose may be called by the President or upon the written request of any two (2) directors, upon at least five (5) days' notice to each director and shall be held at such place or places as may be determined by the directors, or shall be stated in the call of meeting. Such notice may be given either in writing, by telephone, or by E-Mail.

SECTION 6.6 Waiver of Notice. Any director may waive notice of a meeting either before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

SECTION 6.7 Quorum. A quorum shall consist of the directors entitled to cast a majority of the votes of the entire Board of Directors. The acts of the Board of Directors approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for the purpose of determining a quorum.



# SECTION 6.8 Powers and Duties. The Board of Directors shall have the following powers and duties:

- (a) To elect the officers of the Association as hereinafter provided.
- (b) To administer the affairs of the Association and the Property.
- (c) To estimate the amount of the annual budget and to make and collect assessments against parcel owners to defray the costs, expenses, and losses of the Property.
  - (d) To use the proceeds of assessments in the exercise of its powers and duties.
  - (e) To maintain, repair, replace, and operate the Property.
- (f) To purchase insurance upon the Property and insurance for the protection of the Association, the membership of the Association, and its Board of Directors.
  - (g) To reconstruct improvements after casualty and further improve the Property.
  - (h) To make and amend reasonable rules and regulations respecting the use of the Property.
- (i) To enforce by legal means the provisions of the Articles of Incorporation, these By-Laws, and the Rules and Regulations for the use of the Property.
- (j) To contract for the management of the Property and to delegate to such managing agent all powers and duties of the Association except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.
- (k) To contract for the management or operation of portions of the common elements of the Property susceptible to separate management or operation, and to lease such portions.
  - (1) To retain legal counsel,
  - (m) To employ personnel to perform the services required.
  - (n) To purchase Property.
- (o) Unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the members, as expressed in the resolution duly adopted at any annual or special meeting of the members.
- (p) To exercise all other powers and duties of the Board of Directors of an Association referred to by law, and all powers and duties of the Board of Directors of a corporation organized under the Alabama Non-Profit Corporation Act, and all-powers and duties of the Board of Directors referred to in the Declaration or these By-Laws, and any other powers and duties consistent with Alabama law.

**SECTION 6.9** Compensation. No director shall be compensated for his services as such. This provision shall not prohibit a director from receiving compensation as an employee of the Association, nor preclude the contracting with a director for the management of the Association or its Property for which such director or directors may receive compensation.

SECTION 6.10 Managing Agent. The Board of Directors shall be authorized to employ the services of a manager or managing agent, who may either be a director, officer or employee of the Association, or an

independent person or firm qualified to manage the Property under the supervision of the Board of Directors, the compensation paid to any such manager or managing agent shall be in the amount established from time to time by the Board of Directors.

SECTION 6.11 Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the Property owners for any mistake of judgment, negligence, or otherwise; except for their own individual willful misconduct or bad faith. The Property owners shall indemnify and hold harmless each of the members of the Board of Directors unless any such contract shall have been made in bad faith or contrary to the provisions of these By-Laws. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contract made by them. It is understood and permissible for the Board of Directors, whether employed by the owner or not, to contract with the owner without fear of being charged with self-dealing. It is also intended that the liability of any Property owner arising out of any contract made by the Board of Directors or out of the aforesaid 'indemnity in favor of the members of the Board of Directors shall be limited to such proportion of the total liability thereunder has interest in the common elements bears to the interests of all the Property owners in the common elements.

### **ARTICLE VII**

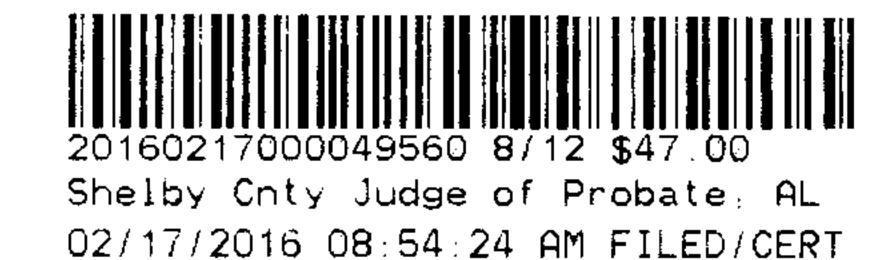
#### Officers

SECTION 7.1 Election. At each annual meeting of the membership, the membership shall elect the following officers of the Association

- (a) A president, who shall be a director and who shall preside over the meeting of the Board of Directors and of the members, and who shall be the chief executive officer of the Association.
- (b) A vice-president, who shall, in the absence or disability of the president, perform the duties and exercise the powers of the president.
- (c) A secretary, who shall keep the minutes of all meetings of the Board of Directors and of the members, and the minute book wherein resolutions enacted at such meetings shall be recorded, and who shall, in general, perform all the duties incident to the office of secretary.
  - (d) A treasurer, who shall keep the financial records and books of account.
  - (e) Such additional officers as the membership shall see fit to elect.

SECTION 7.2 Powers. The respective officers shall have the general powers usually vested in such officers of a not-for-profit corporation; provided that the board of director may delegate any specific powers to any other such limitations or restrictions upon the powers of any officer as the Board of Directors may see fit.

SECTION 7.3 Compensation. The officers of the Board of Directors will not be compensated for serving on the Board of Directors. This provision shall not preclude an officer from receiving compensation for



his/her services as an employee or as an independent contractor.

#### ARTICLE VIII

## Assessments, Accounts and Records

Section 8.1 Accounting Records. The Board of Directors shall provide for the maintenance of accounting records for the Association, such records to be maintained in accordance with generally accepted accounting principles, and such record shall include all records provided for by law.

Section 8.2 Budget. The Board of Directors shall cause to be prepared an estimated annual budget for each fiscal year of the Association. Such budget shall take into account the estimated common expenses, and cash requirements for the year; including salaries, wages, payroll taxes, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power and other expenses (as distinguished from individual mortgage payments, real estate taxes, and individual expenses for utility services billed or charged to the separate Property owners on an individual or separate basis rather than a common basis). The common expenses shall be those expenses designated by the Board of Directors pursuant to these By-Laws. The common expenses may also include such amounts as may be required for the purchase or lease by the Board of Directors, on behalf of the Association, of any parcel which is to be sold at a foreclosure or other judicial sale. The annual budget shall also take into account the estimated not available cash income for the year, from the operation or use of the common elements. The annual budget shall provide for an adequate reserve fund for maintenance, repairs and replacement of those common elements that must be replaced on a periodic basis. The annual budget shall provide for amounts required to make up for any deficit in any prior year, a general reserve for contingencies for the year, and a reserve for replacements in reasonable amounts as determined by the Board of Directors. To the extent that the assessments and other cash income collected from the owners during the preceding year shall be more or less than expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account.

Section 8.3 Proration of Assessments. For the first fiscal year, the annual budget shall be as approved by the Board of Directors. If such first year, or any succeeding year, shall be less than a full year, then the monthly assessment for each Property owner for the common expenses shall be proportional to the number of months and days in such period covered by such budget. Commencing with the date of closing of his Property by each Property owner, he shall pay his assessment for the following month or fraction of a month, which assessment shall be in proportion to his ownership interest in the common elements and the number of months and days remaining in the period covered by the current annual budget, and which assessment shall be as computed by the Board of Directors.

Section 8.4 Annual Statements. Within thirty (45) days after the end of each fiscal year covered by an annual budget, or as soon thereafter as shall be practicable, the Board of Directors shall cause to be furnished



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each Property owner a statement for such year so ended, showing the receipts and expenditures and such other information as the board may deem desirable.

Section 8.5 Accounts. The Board of Directors shall cause to be kept a separate account record for each Property owner showing the assessments charged to and paid by such Property owner, the status of his account from time to time. Upon ten (10) days' notice to the Board of Directors any Property owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such Property owner. A Property owner shall make no more than one request per year.

Section 8.6 Supplemental Budget and Assessments. If during the course of any year, it shall appear to the Board of Directors that the annual assessments, determined in accordance with the estimated annual budget for such year, are insufficient or inadequate to cover the estimated common expenses for the remainder of such year, then the board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, copies of which supplemental budget shall be furnished to each Property owner, and thereupon a supplemental assessment shall be made to each owner for his proportionate share of such supplemental budget.

Section 8.7 Payment of Assessments. It shall be the duty of every Property owner to pay his proportionate share of the common expenses assessed in the manner herein provided. If any Property owner shall fail or refuse to make any such payments when due, the Association and the Board of Directors shall have the authority to exercise and enforce any and all rights and remedies as provided for in these By-laws, or otherwise available at law or in equity, for the collection of all unpaid assessments.

Section 8.8 Records. The Board of Directors shall cause to be kept detailed and accurate records in chronological order of the receipts and expenditures affecting the common elements, specifying and itemizing the expenses incurred, and such records and the vouchers authorizing the owners at convenient hours of week days. Such payment vouchers may be approved in such manner as the Board of Directors may determine.

Section 8.9 Liens. The Board of Directors may cause the Association to discharge any mechanic's lien or other encumbrance which, in the opinion of the board, may constitute a lien against the Property, the common elements, or any parcel, and the Association shall thereupon have a lien in such amount, together with the amount of any costs and attorney's fees incurred in connection therewith, on each Property responsible for the payment thereof, and the Board of Directors shall thereupon perfect any such lien by recording an appropriate claim of lien prepared and filed for record. Upon receipt of a written request from any mortgagee holding a mortgage upon any parcel with respect to which a mechanic's or other lien is asserted, the Board of Directors shall promptly cause the Association to pay and discharge the same. Any and all liens, claims or rights of the Association in or with respect to Property, or Property owner, for the discharge of any mechanic's lien or other encumbrances provided for hereunder shall be subordinate to the lien of any mortgage upon any property recorded prior to the date of such lien, claim or right.

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## **ARTICLE IX**

## Use and Occupancy Restrictions

Section 9.1 Use and Occupancy Restrictions. No part of the Property shall be used for other than residential use and the related common purposes for which the Property was designed. The foregoing restrictions as to use shall not, however, be construed in such manner as to prohibit a Property owner from:

- (a) Maintaining his personal or professional library therein.
- (b) Keeping his personal business or professional records or accounts therein.
- (c) Handling his personal business or professional telephone calls or correspondence therefrom. Such uses expressly declared customarily incident to the principal residential use and not in violation of said restrictions.

Section 9.2 Nuisance and Unlawful Action. No unlawful, immoral, noxious or offensive activities shall be carried on any parcel or elsewhere on the Property, nor shall anything be done therein or thereon which shall constitute a nuisance or which shall in the judgment of the Board of Directors cause unreasonable noise or disturbance to others nor shall any activity be in the Board's discretion in violation of the Declarations and Restrictions.

Any such action may result in Board action, including, but not limited to the imposition of fines, penalties, and any other legal action taken in the Board's discretion. The Association shall be entitled to all costs, fees, including reasonable attorney's fees, interest and consequential damages for the enforcement of this provision.

## ARTICLE X

# Miscellaneous

Section 10.1 Bank Accounts. The Board of Directors may, from time to time, by resolution authorize the maintenance of one or more deposit accounts by the Association. All checks, drafts, or other orders for the payment of money issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall be determined from time to time by resolution of the Board of Directors.

Section 10.2 Notice. Whenever any notice or demand is required to be given by these By-Laws, any notice or demand so required shall be deemed sufficient if given by depositing the same in the United States mail, postage prepaid, addressed to the person entitled thereto at his last known post office address according to the records of the Association, and such notice shall be deemed given on the day of such mailing.

Section 10.3 Waiver of Notice. Whenever any notice whatever is required to be given under the provisions of any law, or under the provisions of the Articles of Incorporation, these By-Laws or Declarations, a waiver thereof in writing, signed by the person or persons entitled to said notice, whether signed before or after the

time stated therein, shall be deemed equivalent thereto.

## **ARTICLE XI**

### Amendments

These By-Laws may be amended or modified from time to time by the vote of a majority of the members of the Board of Directors. Any such amendment shall be set forth in writing, signed by a member of the Board of Directors and recorded in the Shelby County Probate Office. Upon recording, each such amendment shall be effective.

The foregoing was adopted as the By-Laws Stagg Run Homeowner's Association, Inc., an Alabama corporation at a meeting of the Board of Directors on the 24th day of December, 2015.

Board of Directors

President

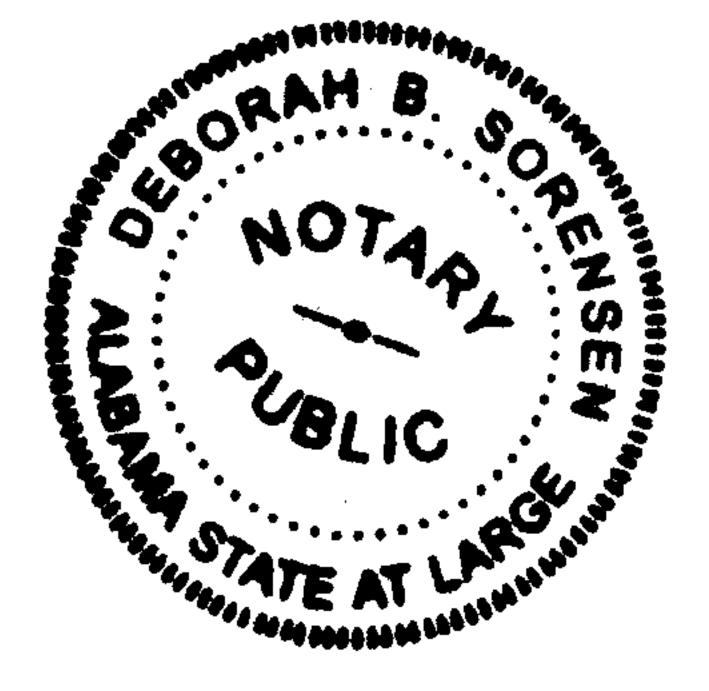
Secretary

Treasurer

My commission expires

My Commission expiles 11/25/19

Deborah E. Donensen My commission expires Feb.25,2016





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