

BY-LAWS
OF

HOMESTEAD HOMEOWNER ASSOCIATION, INC.,
A Non-profit Corporation

ARTICLE I

The name of the Association is Homestead Homeowner Association, Inc., hereinafter referred to as the "Association". The principal office of the Association shall be located at 2620 Buckboard Road, Birmingham, Alabama 35244, but meetings of members and directors may be held at such places within the State of Alabama as may be designated by the Board of Directors.

ARTICLE II

Meetings of Members

A. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same date of the same month of each year thereafter, at the hour of o'clock p.m. If the day of the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

B. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote, one-fourth (1/4) of all the votes of the total membership.

C. Written notice of each meeting of the members shall be given by or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen days before such meetings to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for purpose of notice. Such notice

shall specify the place, date and hour of the meeting, and, in case of a special meeting, the purpose of the meeting.

D. A quorum at the members meeting shall consist of persons entitled to cast a majority of the votes of the Association. The Acts approved by the majority of those present at the meeting at which a quorum is present shall constitute the Acts of the members. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

E. The order of business at annual members' meetings, and as far as practical at all other members' meetings, shall be:

1. Election of chairman of the meeting.
2. Calling of the roll.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Reports of officers.
6. Reports of committees.
7. Election of directors.
8. Unfinished business.
9. New business.
10. Adjournment.

ARTICLE III

Board of Directors: Selection: Term of Office

A. The affairs of the Association shall be managed by a Board of nine (9) directors.

B. Term of Office. The members shall elect three directors for a term of one year, three directors for a term of two years, and three directors for a term of three years. At each annual meeting thereafter the members shall elect a director or directors, as the case may be, for a term of three (3) years to replace the outgoing directors.

C. Any director may be removed from the Board, with or without cause, by concurrence of two-thirds of the members of the Association at a special meeting of the members called for that purpose. In the event of death, resignation, or removal of a director, his successor shall be elected by the remaining members of the Board and shall serve the unexpired term of his predecessor.

D. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

E. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE IV

Nomination and Election of Directors

A. Nomination for the election of the Board of Directors shall be made by a Nominating Committee. Nomination may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the closing of the next annual meeting, and such appointments shall be announced at each annual meeting. The Nominating Committee shall make any nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that ought to be filled. Such nominations may be made from among members only.

B. Election to the Board of Directors shall be by secret written ballot. At such elections the members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not

C. Votes may be cast in person, and not by proxy.

ARTICLE V

Meetings of Directors

A. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

B. Special meetings of the Board of Directors shall be held and called by the President of the Association, or by any two directors, after not less than three days notice to each director.

C. A majority of the numbers of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VI

Powers and Duties of the Board of Directors

A. The Board of Directors shall have the power to:

1. Adopt and publish rules and regulations governing the use of the park and recreation areas and facilities, and the personal conduct of the members, their leasees, and their guests thereon, and to establish penalties for the infraction thereof;

2. Make and collect assessments against members to defray the cost and expenses of the Association;

3. To use the proceeds of assessments in the exercise of its power and duties, including the enforcement of restrictive covenants and rules and regulations of the Association.

4. To transact the purchase of insurance upon any property or activity for the protection of the Association and its members;

5. To exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other By-laws or the Articles of Incorporation.

6. To declare the office of a member of the Board of Directors to be vacant in the event such members shall be absent from three consecutive regular meetings of the Board of Directors without reasonable cause for such absence.

ARTICLE VII

Officers and Their Duties

A. The officers in this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by the Resolution create.

B. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

C. The officers of this Association shall be elected annually by the Board and each hold office for one year unless he shall sooner resign, or shall be removed, or shall otherwise be disqualified to serve.

D. The Board may elect such officers as the affairs of the Association may require, each of whom may hold office for such period, have such authority, and perform such duties as the Board may, from time to time determine.

E. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignations shall take effect on the day of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

F. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

G. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than

offices created pursuant to this Article.

11. The duties of the officers are as follows:

President

1. The President shall preside at all meetings of the Board of Directors; shall see that the orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

2. The Vice President shall act in the place instead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

3. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the Corporate Seal of the Association and fix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

4. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by Resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be read to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE VIII

Books and Records

The Books, records and papers of the Association should at all times, during reasonable business hours, be subject to

inspection by any member. The Articles of Incorporation and the By-laws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE IX

Dues

annual amount

{ Each member is obligated to pay annual dues in the amount of ~~\$80.00~~ Twenty Dollars (\$20.00) per family residence, due in advance for the following twelve month period on January 1 of each year.

ARTICLE X

Membership

The membership of the Association is limited to bona fide residents and homes located in Homestead Subdivision, all sectors.

ARTICLE XI

Corporate Seal

The Association shall have a seal in circular form having within its circumference the words; Homestead Homeowner Association, Inc.

ARTICLE XII

Amendments

The By-laws may be amended by a three-fourths majority vote of those present at regular or special meetings, so long as a quorum of those entitled to vote is present.

IN WITNESS WHEREOF, we, being all of the directors of Homestead Homeowner Association, Inc. have hereunto set our hands this the 5 day of March, 1978.

change officers

~~John Pruett~~ NORMAN BRADLEY

HERB ROBBINS
~~H. M. Lovett~~

BARBARA BRADLEY

CAROLYN EIKE
~~Harriett M. Isaacson~~

ANSON STIGERS
~~Larry J. Gray~~

GAVIN STOCKLI

CERTIFICATION

I, the undersigned, do hereby certify:

That I am duly elected and acting Secretary of Homestead
Homeowner Association, Inc., an Alabama Corporation and,

That the foregoing By-laws constitute the original By-
laws of said Association, as duly adopted at a meeting of the
Board of Directors thereof, held on the 5th day of MARCH
1978.

IN WITNESS WHEREOF, I have hereunto subscribed my name and
affixed the seal of the said Association this 5 day of
MARCH, 1978.

Secretary

BY-LAWS

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C. Any director may be removed from the Board, with or without cause, by concurrence of two-thirds of the members of the Association at a special meeting of the members called for that purpose. In the event of death, resignation, or removal of a director, his successor shall be elected by the majority of the Association and shall serve the unexpired term of his predecessor.

D. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

E. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

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B. Special meetings of the Board of Directors shall be held and called by the President of the Association, or by any two directors, after not less than three days notice to each director.

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Powers and Duties of the Board of Directors

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2. Make recommendations of assessments against members to defray costs of expenses as may be proposed. These recommendations to be voted on at a special called meeting for this purpose with total membership being given a notice of at least 30 days prior to such special called meeting. 2/3 majority vote of those members present will be required to pass such assessments;
3. To use the proceeds of assessments in the exercise of its power and duties, including the enforcement of restrictive covenants and rules and regulations of the Association;
4. To transact the purchase of insurance upon any property or activity for the protection of the Association and its members;
5. To exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other By-laws or the Articles of Incorporation.

6. To declare the office of a member of the Board of Directors to be vacant in the event such members shall be absent from three consecutive regular meetings of the Board of Directors without reasonable cause for such absence.

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A. The officers in this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by the Resolution create.

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F. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

G. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special

H. The duties of the officers are as follows:

President

1. The President shall preside at all meetings of the Board of Directors; shall see that the orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

2. The Vice President shall act in the place instead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

3. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the Corporate Seal of the Association and fix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

4. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by Resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be read to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE VIII

Books and Records

The Books, records and papers of the Association should at all times, during reasonable business hours, be subject to

inspection by any member. The Articles of Incorporation and the By-laws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE IX

Dues

Each member is obligated to pay annual dues in the amount of Forty Dollars (\$40.00) per family residence, due in advance |* for the following twelve month period on January 1 of each year.

ARTICLE X

Membership

The membership of the Association is limited to bona fide residents and homes located in Homestead Subdivision, all sectors.

ARTICLE XI

Corporate Seal

The Association shall have a seal in circular form having within its circumference the words; Homestead Homeowner Association, Inc.

ARTICLE XII

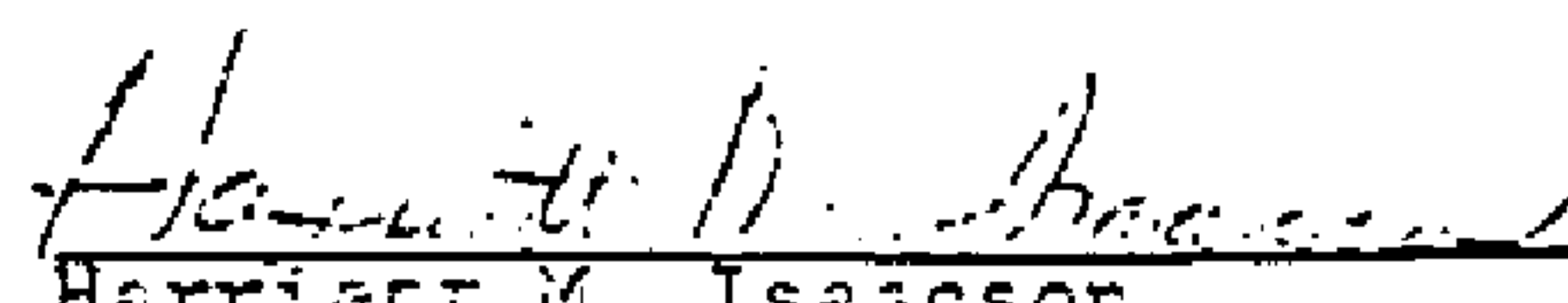
Amendments

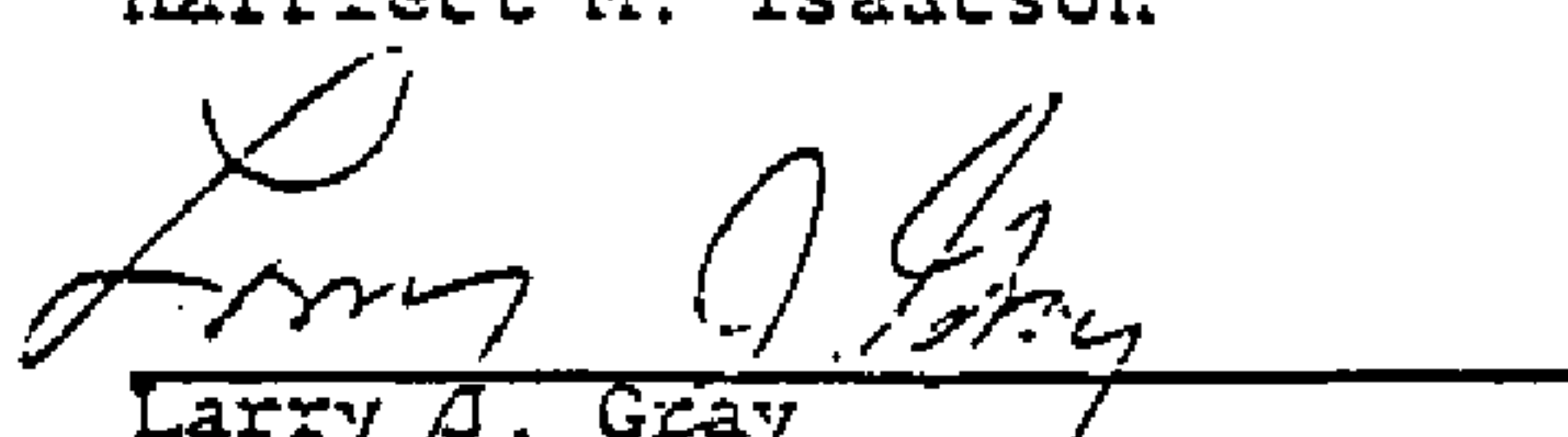
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IN WITNESS WHEREOF, we, being all of the directors of Homestead Homeowner Association, Inc. have hereunto set our hands this the 4 day of April, 1978.


John Pruett


H. M. Lovett


Harriett M. Isaacson


Larry D. Gray

* Amended in 1983 annual meeting.

BY-LAWS

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ARTICLE X

Membership

The membership of the Association is limited to bona fide residents and homes located in Homestead Subdivision, all sectors.

ARTICLE XI

Corporate Seal

The Association shall have a seal in circular form having within its circumference the words; Homestead Homeowner Association, Inc.

ARTICLE XII

Amendments

The By-laws may be amended by a three-fourths majority vote of those present at regular or special meetings, so long as a quorum of those entitled to vote is present.

IN WITNESS WHEREOF, we, being all of the directors of Homestead Homeowner Association, Inc. have hereunto set our hands this the 16 of October, 2014, noting the annual dues of Eighty Dollars, beginning January, 2006, per annual homeowners meeting on April 25, 2005.

Norman Bradley
Norman Bradley

Herb Robins
Herb Robins

Carolyn Eike
Carolyn Eike

Gavin Stockli
Gavin Stockli

Barbara Bradley
Barbara Bradley

Margie Robins
Margie Robins

Alison Stigers
Alison Stigers

Marc Phillips
Marc Phillips



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Alvin S. Boyd