

Unofficial Summary of WBEHOA's By-Laws:

Article III – Voting Rights

1. Every owner is a member of the association and is entitled to one vote per lot owned.
2. Membership rights may be suspended if you do not pay your homeowners fees.

Article IV - Meetings

1. The annual meeting is held every February.
2. Monthly meetings are held on the first Wednesday of each month at 7:00 pm at a Board Members house. If you have concerns or questions you are welcome to come to the meeting.
3. There will be a written notice of each meeting at least 24 hours before the meeting. It will be posted on the shed in the park.

Article V Board of Trustees

1. The Association will be managed by five Board Members.
2. Home owner members will elect 2 Trustees for a two-year term, and 1 Trustee for a one-year term at the annual meeting in February.
3. Any Trustee may be removed from the Board by a majority vote of the Members. If one of the Board Members dies, resigns, or is removed a temporary successor will be selected by the remaining Members of the Board and will serve for the remainder of the predecessors time or until a special election is held.
4. No trustee will receive any compensation (money) for any service they may give to the association. They may be reimbursed for items purchased for the Association.

Article VI – Nomination and election of Trustees

1. Nominations for new board members can be made from the floor at the annual meeting of members.
2. Election of the new board members will be done by a secret written ballot.
3. If you will not be able to make it to the meeting you may mail in a written ballot.

Article VII – Meetings of Trustees

1. Regular monthly meetings will be held on the first Wednesday of each month at 7:00 pm. The place will be posted on the park shed door at least 24 hours in advance.
2. Special meetings may be held when necessary if they are called by the President of the Association or by two Trustees after two days' notice has been given to each Trustee.

3. Every act or decision that is made by a majority of the Board of Trustees will be regarded as an act of the Board.
4. Action may be taken without a meeting if the Trustees give written consent to do so.

Article VIII – Powers and Duties of the Board of Trustees

1. The Board of Trustees will have power to:
 - a. adopt and publish rules and regulations governing the use of the equipment and facilities of the Association and to establish reasonable admission and other fees for the use of the equipment and facilities;
 - b. suspend the voting rights or any other rights of a member if they are not paying their dues;
 - c. employ contractors or other employees as needed;
 - d. borrow money for the purpose of improving common areas (such as the park);
 - e. sell, exchange, release, or transfer all or part of the Common Area to any private individual, corporate entity, public agency, authority or utility if 67% or more of the home owners agree to it;
 - f. enter into agreements or leases for use of the Common Areas and facilities with another homeowners association for use of their facilities or for cash;
 - g. purchase insurance;
 - h. appoint someone to settle disputes between home owner members;
 - i. enforce the Declaration of Covenants Conditions and Restrictions
2. Duties of the Board of Trustees:
 - a. record all of the meetings and state what's been done throughout the year at the annual meeting;
 - b. send written notice of payments made or payments due to each member;
 - c. **if monthly dues are not paid a lien will be placed against your home and you will not be able to sell it until you pay the Homeowner's Association in full;**
 - d. furnish a certificate upon demand to the Title Companies stating whether or not you have paid all of your dues;
 - e. maintain an adequate reserve fund for maintenance, repairs and replacement of any items of the Common Areas which need to be replaced.

Article IX – Officers and Their Duties

1. There will be a President and Vice-President, a Treasurer and two officers.
2. The Board may elect other officers (such as a secretary) as the Association may require them.
3. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving notice to the Board, or any officer of the Board.

4. If any Board Member is absent from 3 consecutive meetings they will be removed, unless they have a good reason to be gone.
5. A vacancy in any office may be filled by appointment or election.
6. The offices of secretary and treasurer may be held by the same person, but no one can simultaneously hold more than one office of any of the other offices except in special circumstances.
7. The President shall preside at all meetings of the Board and make sure that all orders or assignments of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments. They shall co-sign all checks.
8. The Vice-President shall act in the place of the President if the President is absent or unable to act.
9. The Secretary will record the votes and keep the minutes of all meetings and proceedings of the Board.
10. The Treasurer will receive all deposits in appropriate bank accounts and account for how the money is being spent; keep proper book of account, issue certificates of payment and notify the Trustees of members who are delinquent in paying assessments and prepare an annual budget and statement of income and expenditures to be given to the members at the annual meeting.

Article X Financial Matters (See By-Laws)

Article XI Protection of Board Members

1. Every Trustee and officer of the Association will be indemnified by the Association (or protected by the Association) against all claims and liabilities as long as any claim or liability does not arise out of their own willful misconduct or gross negligence.

Article XII – Committees (See By-Laws)

Article XIII – Corporate Seal (See By-Laws)

Article XIV – Rules & Regulations

1. The Board of Trustees shall have the power to adopt rules and regulations as needed.

Article XV Amendments

1. The By-Laws may be altered, amended, repealed or added to by the vote of the Board members.
2. If there is a conflict between the Declaration of Covenants and these By-Laws, the Declaration will be the primary authority.