

By-laws Amendments

ORCHARD VILLA TOWNHOMES HOMEOWNERS ASSOCIATION

April 9, 2005 – Trustee Term Limits –Article III Section 2a Bylaws

Orchard Villa Townhomes Homeowners Association Board members are limited to serving two consecutive terms on the Board. A homeowner may take one term off and run again. (Motion passed unanimously by Board of Trustees April 9, 2005)

.....

May 13, 2006 - Article II Section 4 – Date of Annual Meeting

Audie Harper suggested that the Association’s Annual meeting be changed to March to avoid conflict with special events in the community.

The motion was made by Trustee Maria Brox to change the Association’s annual meeting to March. Trustee Ed Quayle seconded the motion. The motion was passed. Trustees Maria Brox, Audie Harper, Becky McCormick and Ed Quayle all voted in favor of the motion. Mr. Mackie was absent.

.....

November 18, 2006 – Transaction Authority – Article IV, Section 5a

Moved By: Audie Harper; Seconded By: Ed Quayle

I move that the Orchard Villa Townhomes Homeowners Association By-laws be amended (Article IV Section 5a) adding:

Three Board members, one of whom must be the President, are required to complete transaction authority (open, close, move) for the Orchard Villa Homeowners Association banking accounts. Motion passed by Audie Harper, Charlie Mackey, Ed Quayle.

.....

**August 12, 2006 – Rules Amendment
Clarification of Due Date and Penalties for Association Assessments**

Moved By: Becky McCormick; Seconded By: Charlie Mackey

I move that the Orchard Villa Townhomes Homeowners Association assessment billing policy comply with Article IV, Section 6 and 8 of the Orchard Villa Townhomes Homeowners Association Covenants, Conditions, & Restrictions.

Therefore all assessments are due on the first day of each month and will be deemed delinquent if not received by the tenth (10) day. Homeowners may pay their assessments monthly.

All Homeowners with a balance remaining on previously levied assessments after the Tenth (10) of the month will be assessed a late charge of \$10 per month. Interest will be levied at a rate of 15 percent APR on accounts 30 days past due.

**Voting in favor of the Motion: Mrs. McCormick, Mr. Mackey, and Mr. Harper
Voting against the Motion: none; Motion passed**
