

VIRGINIA CREEK FOREST  
HOMEOWNER'S ASSOC., INC.

BY-LAWS

1. There shall be three (3) Officers elected with length of office as follows:

President-	One (1) Year Term
Vice Pres.-	Two (2) Year Term
Sec'y/Tres.-	Three (3) Year Term
2. Election of officers will be held in the month of May each year to take over that office effective; June 1 of that year. The fiscal year end will be May 31.
3. Association officers have the authority to enforce all rules and restrictions relative to the community.
4. Officers may authorize expenditures for services or improvements at a cost not to exceed \$500.00. Costs exceeding this amount must be voted upon by the Association majority. All checks written by the Association require the signature of two (2) officers.
5. All streets, swimming pool, pavillon, recreational areas and lake access areas will be maintained by the Homeowner's Association when accepted by the Association.
6. All lotowner's will be accessed an annual maintenance fee. This fee is to be paid by November 30 of the preceeding year in order that a budget for the following year may be established. The annual maintenance fee charge will be established by Virginia Creek Forest lotowners. Lotowner's must pay the fee based on per lot owned. Any lot purchased after August 1 will be exempt from the current years maintenance fee.
7. A swimming pool supervisor will be selected to be responsible for the daily cleaning and chemical treatment of pool. The grounds and building maintenance will be done by pool supervisor also. The amount of payment for these services will be determined by an annual vote of the lotowners.
8. A lotowners failure to meet his maintenance fee obligation will result in a lein being placed upon his and/or her property via the appropriate legal procedures necessary and at the lotowners expense.
9. It is the responsibility of the present lotowner to notify the Association of their change of address, phone number. If they sell the lot they should submit the name, address and phone number of the new lotowner to the Association.
10. Any changes to the existing By-Laws and/ or restrictions must be voted upon by the majority (51%) of the lotowners.