

BY-LAWS OF
THE WOODY CREEK RECREATION ASSOCIATION, INC.
(as amended February 26, 2020)

ARTICLE I.

NAME AND LOCATION

The name of this corporation shall be Woody Creek Recreation Association, Inc. and shall be located in Greer, South Carolina.

ARTICLE II.

PURPOSE

The purpose and object of the corporation shall not be for business or profit, but shall be for the establishment of an organization to promote the pleasure and general recreation of its members and specifically to build, own and operate recreational facilities in a subdivision known as Sugar Creek, Tract II. No fees, salaries, or any other form of pecuniary remuneration shall be paid directly to, or inure to the benefit of the directors, officers, or members of the association.

The corporation will act in accordance with the Restrictive and Protective covenants for Sugar Creek Subdivision as recorded in the RMC Office of Greenville County for the lots included in this Association. Those Covenants are hereby incorporated into and made part of these By-Laws.

ARTICLE III.

DEVELOPMENT AGREEMENT

The corporation proposes to enter into an Agreement with subdivision developers (John Cothran Company, Inc., Ellis L. Darby, Jr., M.G. Proffitt d/b/a/ Sugar Creek). The Agreement will set forth the terms and conditions upon which the developers will guarantee the corporation against any financial loss resulting from the operation of the recreational facilities. Upon the execution of said Agreement, the corporation and its membership shall be bound thereby and any provisions of these By-Laws which may be in conflict with, contrary to, or inconsistent with said Agreement, shall be ineffectual as to the rights of the developers and the provisions of said Agreement shall prevail.

The Agreement to be entered into with the developers will be subject to the approval of the membership of Wood Creek Recreation Association, Inc., by a simple majority vote at a duly-held meeting before Woody Creek Recreation Association, Inc. residents will be bound thereby.

ARTICLE IV.

GOVERNMENT

Section 1. The corporation shall be governed by a Board of Directors, nine (9) in number, each of whom shall serve without compensation until his successor is elected and shall qualify as provided in these By-Laws.

If two representatives of any single distinct membership should serve as a directors of the corporation at the same time, neither shall serve as Treasurer or Assistant Treasurer.

Section 2. At the first meeting of the corporation, upon nominations made from the floor, the membership shall elect five (5) directors for the term of one year and four (4) directors for a term of two (2) years. At each subsequent annual meeting thereafter the general membership shall elect four (4) or five (5) directors, as the case may be, for a term of two years. At the same time the corporation shall elect such additional directors as may be required to serve out the unexpired term of a vacancy or vacancies then existing on the Board.

Section 3. Any member of the Board of Directors may be removed by a simple majority vote of the membership at a duly-held meeting at which a quorum is present. When any director shall have three (3) consecutive unexcused absences from the meeting of the Board of Directors, his office as director may be declared vacant by a majority vote of the Board. Any director who shall cease to hold active membership in the corporation automatically shall cease to be a member of the Board of Directors.

ARTICLE V.

BOARD OF DIRECTORS

Section 1. Consistent with these By-Laws the Board of Directors shall:

- a) Transact all corporation business and make and amend rules and regulations for the use of corporation property. It may appoint and remove such officers, clerks, agents, servants or employees as it may deem necessary and may fix their duties and compensation.
- b) Fix, impose and remit penalties for violations of these By-Laws and rules of the corporation.
- c) Elect from the Board of Directors a president, vice president, secretary and treasurer.
- d) Fill any vacancy in the membership of the Board of Directors to serve until the next annual meeting of active members at which time a permanent director(s) will be elected by a simple majority vote of the membership.

Section 2. The Board of Directors shall elect one or more financial institutions to act as depositories of the funds of the corporation and shall determine the manner of receiving, depositing and distributing the funds of the corporation and the form of checks to be used.

Section 3. Nothing in these By-Laws shall be construed to permit the Board of Directors to borrow or pledge the credit of the corporation without the specific approval of a majority of the members attending and voting at a duly-held meeting.

Section 4. The Board of Directors shall hold its annual meeting each year immediately following the annual meeting of the membership. Thereafter, the Board shall meet at its convenience on call of the president, or upon five days' written notice given by a majority of the Board to each individual director.

At all directors' meetings, a quorum shall consist of two-thirds of the members of the Board and a majority of such quorum may decide any questions that may come before the meeting.

ARTICLE VI.

OFFICERS

Section 1. The officers of this corporation shall be a president, vice president, secretary, treasurer, and if deemed necessary by the Board of Directors, an assistant secretary and an assistant treasurer. The president, vice president, secretary and treasurer shall be elected annually by the Board of Directors from

its membership and shall hold offices until the end of the next annual meeting of the Board. The assistant secretary and assistant treasurer shall be appointed by the Board of Directors and hold office at its pleasure.

Section 2. The president shall preside at the meetings of the corporation and of the Board of Directors. The president shall be the executive head of the corporation and shall appoint, subject to confirmation by the Board of Directors, all standing committees, designating the chairman thereof, and all special committees as may be directed. The president or his delegated board member shall be, ex-officio, a member of all committees.

Every three years, or as requested by the Board of Directors, the president shall appoint from the general membership an audit committee chairman whose function will be to review the accounts and records of the corporation and report the results of this review to the general membership at the next annual meeting. (The audit committee chairman will appoint at least two individuals for assistance.)

Section 3. The vice president, in the absence or disability of the president, shall act in the president's stead.

Section 4. The treasurer shall attend to keeping the accounts of the corporation, collecting its revenues and paying all its bills as approved by the Board of Directors, or other agency authorized by the Board to incur them. The treasurer shall deposit funds of the corporation in the name of the corporation in such depository to be authorized by the Board. The treasurer shall be bonded and bond fee be paid by the corporation. He shall be the custodian of the funds and books of the corporation. However, the funds and books shall at all times be under the supervision of the Board of Directors and subject to its inspection and control. At the expiration of the term of office, he shall deliver to the successor all books and funds. The treasurer shall perform such other duties pertaining to the treasurer's office as may be asked of the treasurer by the Board. In the absence of a treasurer, all books, funds and duties of his position shall be assumed by the president.

Section 5. The secretary shall send out the notices of the meetings of the corporation and of the Board of Directors, keep the minutes and attend to the correspondence pertaining to the office of the secretary. The secretary shall be the custodian of the corporate seal, membership book, minute book and papers of the corporation and shall perform all duties pertaining to the office of the secretary as may be asked of the secretary by the Board of Directors. At the expiration of the term of office the secretary shall deliver to the successor all documents pertaining to the corporation.

Section 6. The assistant secretary and assistant treasurer shall perform such duties as may be assigned them by the secretary or treasurer, respectively, or by the Board of Directors.

ARTICLE VII

EXPENDITURE OF FUNDS

Section 1. The treasurer and Assistant Treasurer are empowered to sign checks, drafts, or other instruments for payment of money drawn in the name of the corporation, providing that the invoice is approved by a member of the committee spending the money and one other director of the corporation. The Board of Directors shall by proper vote, allow the Treasurer and Assistant Treasurer to utilize online banking to make disbursements for the corporation.

Section 2. Any of the following three (3) officers – President, Vice President or Secretary is empowered to sign checks, drafts, or other instruments for the payment of money drawn in the name of the corporation in the absence or inability of the treasurer, providing that the invoice is approved by a member of the committee spending the money, and one other director of the corporation.

Section 3. The vice president is authorized to approve nonbudgeted expenditures up to \$500 for any individual project.

Section 4. The president is authorized to approve nonbudgeted expenditures up to \$1,000 for any individual project.

Section 5. The Board of Directors, by a majority vote, may approve nonbudgeted expenditures up to \$1,500 for any individual project.

Section 6. The nonbudgeted expenditure of Corporate funds in excess of \$1,500 for any individual project must be approved by a majority vote of the membership at a duly-held meeting at which a quorum is present.

ARTICLE VIII

MEMBERS

Section 1. An active membership is one in which the holder thereof has purchased a residence in Sugar Creek Subdivision, Tract II, and paid the prevailing annual membership dues before using any of the facilities provided by the corporation.

Section 2.

a) Active membership in this corporation shall be limited in number to two hundred and twenty (220) families.

b) Social memberships may be sold to families from outside Woody Creek on an annual basis. Social members will have the use of all facilities as approved by the active membership but will have no voting privileges.

Section 3. The joint ownership of any active membership interest by husband and wife with right of survivorship shall be permissible. Otherwise, membership must be owned and controlled by only one person who shall also meet the other criteria for membership in these By-Laws.

Section 4. Each active membership shall entitle the holder thereof to the use of the pool and other facilities of the corporation subject to its rules and By-Laws.

Section 5. Any member aggrieved by any disciplinary action by the Board of Directors may appeal to the membership at a special meeting called for such purpose upon a minimum of ten (10) days' notice to the members and at such meeting a majority of the members present in person shall be controlling.

Section 6. In voting for directors each active member may cast one (1) vote for each seat to be filled without accumulation. Each active member may cast one vote only upon each issue. When membership is held jointly by husband and wife, they may together cast only one vote.

Section 7.

a) All active members of the corporation shall be accorded the facilities belonging to the corporation subject to the rules and regulations which shall be posted.

b) Upon written notice to an approval by the Board of Directors, active members may temporarily assign their memberships to renters in their homes, thereby relinquishing their own rights thereunder during the period of assignment. The renters to whom such assignments have been made shall

be considered active members for all purposes except voting during the period of assignment and may use the facilities accordingly.

c) While accompanied by a member of the corporation, guests may utilize corporation facilities upon payment of proper fees as established by the Board of Directors.

d) The corporation assumes no responsibility, and no members or guests shall have any claim against the corporation, for accident or injuries or for property of any said party which may be brought into or left on the corporation premises.

e) The facilities of the corporation shall be rented only to an active member who shall be in attendance at the function for which the facilities are rented. Rental of corporation facilities shall be subject to prior approval by the Board of Directors.

ARTICLE IX.

TRANSFER OF MEMBERSHIP

An active member must transfer his membership to a purchaser of his home.

ARTICLE X.

MEMBERSHIP MEETING

Section 1. The annual meeting of the active members of this corporation will be held during the month of January at a time and place to be designated by the president. Notice of such meeting will be made in writing and mailed to the last known address or delivered to each member at least ten (10) days in advance of the meeting. The notice of such meetings shall include the proposed budget for the ensuing year and the prior year's expenditures, the proposed dues and other assessments necessary to meet the budget and any other proper business which the Board of Directors shall bring before the membership.

Section 2. Special meetings of the active membership may be called upon ten (10) days' notice in writing to the members of record given by the president, a majority of the Board of Directors, or by request from 10% of the active membership. The time, place and purpose of such meeting shall be specified in the written notice thereto.

Section 3. At a duly-held meeting of the corporation, 10% of the membership, not to include the Board of Directors, shall constitute a quorum to do business and a majority of those present and voting shall be sufficient for the transaction of business. Representation by proxy shall be permitted. All proxies shall be written, signed, and filed with the secretary; they must indicate the name of the member (or "presiding officer") authorized to exercise such proxy vote. Each active membership may submit one proxy, which may be revoked if one is attending the meeting in person. If a quorum is not present, the meeting will be rescheduled.

Section 4. The official order of business at all regular meetings (Robert's Rules of Order) shall be as follows: 1) call to order, 2) reading of minutes, 3) report of treasurer, 4) reading of communications, 5) report of committees, 6) unfinished business, 7) new business, 8) adjournment.

ARTICLE XI.

DUES AND ASSESSMENTS

Section 1. The annual dues and the budget shall be approved by the membership at its annual meeting. Dues must be paid by May 1st of each year.

Section 2. Non-payment of dues as specified shall bar a member and his family and guests from the use of the corporation facilities and from voting privileges. Before reinstating a member who has been suspended for non-payment of dues, the Board of directors may set an additional charge for such delinquency not to exceed 10%.

Section 3. The annual dues assessment shall be based upon the residence only but in the event of non-payment shall become a lien upon all lots or portions of lots used by an owner in connection with his residence.

Section 4. Special assessments may be authorized by the Board of Directors, and may be collected as contributions for the specific projects of the corporation after a majority of the active membership has indicated its written approval within thirty (30) days of the Board's authorization. Such Special assessments will be maintained in a separate fund from the annual dues.

ARTICLE XII.

SUSPENSION OR REVOCATION OF MEMBERSHIP

Section 1. The Board of Directors may deny any individual the use of the corporation facilities upon finding that said person has violated the By-Laws or rules and regulations of the corporation or has abused the corporation property.

Section 2. Except as allowed in Section 4 of this Article, any person against whom action is taken under this article shall be given at least ten (10) days advance notice of the proposed action and shall be provided an opportunity to be heard at the meeting of the Board.

Section 3. Denial of corporation facilities to any person for more than two (2) weeks shall be only by action of at least two-thirds of the directors at the meeting called for that purpose.

Section 4. The Board of Directors may suspend, or may delegate to an appropriate committee or person the power to suspend, for periods not exceeding one week, any person found violating the regulations of this corporation. Should the occasion warrant, such suspension may be made immediately and without hearing. If such suspension is made without hearing, then it shall be the obligation of the person making the suspension to contact the parent or person accused of the offense and provide them with an opportunity to have a hearing.

ARTICLE XIII.

MISCELLANEOUS

Section 1. Full and complete disclosures of their activities relative to the operation of the corporation shall be made by committees and employees to the Board of Directors and by the Directors and Officers to members at the annual meeting of the corporation.

Section 2. No improvement or building shall be erected, placed or altered on any lot or lots unless the improvement and/or building has received written approval from the Architectural Committee.

Section 3. Restrictions related to signs in Woody Creek common areas and entrances. No political, business, non-profit, house for sale signs of the like, related to the personal interest of a Woody Creek resident, Sugar Creek resident, or non-Sugar Creek resident will be permitted at the Woody Creek common areas and entrances. Signs related to the Woody Creek Recreation Association (Homeowners Association) business, events at the Woody Creek Clubhouse and the business of the Woody Creek swim team are

permitted in the common areas but must be removed within 24 hours of the event ending. In addition, open house and yard sale signs are only permitted to be posted in the common areas the 24 hours prior to the event and must be removed immediately upon the event ending. All signs must be self-supporting. It is to the discretion of the Board of Directors, and with good reason, if any exceptions to the type of signs allowed of length of time to be posted should be temporarily granted. Note that this section ONLY applies to the Woody Creek common areas and entrances. The original covenants continue to be the guidelines for the homeowner's personal property.

ARTICLE XIV.

AMENDMENTS

The By-Laws may be amended at any regular or special meeting by two-thirds majority of those members present and voting as provided herein, a quorum being present, provided the call of such meeting shall contain the applicable By-Law(s) and proposed amendments to be voted upon at such meeting. All members of record shall be given not less than ten (10) days notice of any meeting called for this purpose.

Revision History

February 26, 2020 Amendments to Bylaws at WCRA Annual Meeting Jan 26, 2020

ARTICLE VII: EXPENDITURE OF FUNDS

Proposal 1: VOTED AND PASSED

Section 1. The treasurer and Assistant Treasurer are empowered to sign checks, drafts, or other instruments for payment of money drawn in the name of the corporation, providing that the invoice is approved by a member of the committee spending the money and one other director of the corporation. The Board of Directors shall by proper vote, allow the Treasurer and Assistant Treasurer to utilize online banking to make disbursements for the corporation.

To replace:

Section 1. The treasurer is empowered to sign checks, drafts, or other instruments for payment of money drawn in the name of the corporation, providing that the invoice is approved by a member of the committee spending the money and one other director of the corporation.

ARTICLE VI: OFFICERS

Section 2, second paragraph:

Proposal 2: VOTED AND PASSED

Every three years, or as requested by the Board of Directors, the president shall appoint from the general membership an audit committee chairman whose function will be to review the accounts and records of the corporation and report the results of this review to the general membership at the next annual meeting. (The audit committee chairman will appoint at least two individuals for assistance.)

To replace:

The president shall appoint from the general membership an audit committee chairman whose function will be to review the accounts and records of the corporation and report the results of this review to the general membership at the annual meeting. (The audit committee chairman will appoint at least two individuals for assistance.)

ARTICLE IV: Government: Section 1:

Proposal 4: VOTED AND PASSED

If two representatives of any single distinct membership should serve as a directors of the corporation at the same time, neither shall serve as Treasurer or Assistant Treasurer.

To replace:

No more than one representative of any single distinct membership may serve as a director of the corporation at the same time.