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**Bylaws**  
**of**  
**Langston Farms Homeowners Association, Inc.**  
**a Nonprofit Corporation**  
**Under the Laws of the State of North Carolina**

ARTICLE I

Identity

These are the Bylaws of Langston Farms, a North Carolina nonprofit corporation (the "Association"), the Articles of Incorporation (the "Articles") of which have been filed in the office of the North Carolina Secretary of State.

For purposes of these Bylaws, terms specifically defined in the Declaration of Langston Farms (the "Declaration") or in the North Carolina Condominium Act, Chapter 47C, North Carolina Statutes (the "Act"), shall have the same meaning herein.

ARTICLE II

Qualifications and Responsibilities of Members

2.1. **Members.** Each unit owner shall be a member of the association and shall remain a member until he ceases to be a unit owner.

2.2. **More Than One Owner.** When there is more than one unit owner of a unit, all such persons shall be members of the association.

2.3. **Registration.** It shall be the duty of each unit owner to register his name and the number of his unit with the Secretary of the association. If a unit owner does not so register, the

association shall be under no obligation to recognize his membership.

2.4. Prohibition of Assignment. The interest of a member in the association assets cannot be transferred or encumbered except as an appurtenance to his unit.

ARTICLE III

Members' Meetings and Voting

3.1. Place. Meetings of the members shall be held at the registered office of the association, or such other place within Pitt County, North Carolina, as may be designated from time to time by the Board.

3.2. Annual Meeting. The members shall meet at least once each year as specified in the notice of such meeting given pursuant to Section 3.4. At each annual meeting, the members shall elect members of the Board ("Directors") and may transact any other business properly coming before them.

3.3. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board and shall be called and held within fifty (50) days after written request therefor, signed by members of the association entitled to cast at least twenty percent (20%) of the total votes in the association, is delivered to any officer or director of the association. No business shall be transacted at a special meeting except that which is stated in the notice thereof.

3.4. Notices. Notice of all meetings of the members, stating the time and place and accompanied by a complete agenda thereof, shall be given by the President or Secretary to each member. Such notice shall be in writing and shall be hand delivered or sent by United States mail to the members at the addresses of their respective units and to other addresses as any member may have designated to the President or Secretary, at least ten (10) days, but not more than fifty (50) days, in advance of any scheduled meeting.

3.5. Quorum; Adjournment if no Quorum. A quorum shall consist of members present, in person or by proxy, entitled to cast at least fifty percent (50%) of the total votes in the association. If a quorum is not present, the meeting shall be adjourned. At the next meeting a quorum shall consist of at least twenty-five percent (25%) of the total votes of the association.

3.6. Votes; Association Shall Not Vote. The total votes in the association are allocated to units by the Declaration. The votes allocated to a unit may be cast by the unit owner of that unit. When there is more than one unit owner of a unit, the votes for that unit shall be cast as they shall determine. The votes allocated to a unit shall not be split but shall be voted as a single whole. The association shall not be entitled to cast the votes allocated to any unit owned by it.

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3.7. Manner of Casting Votes. Votes may be cast in person or by proxy. A proxy must be in writing, be signed by all unit owners of the unit, the votes of which are subject to the proxy, be given only to another member or to a security holder in that unit, and be filed with the Secretary before the meeting. A proxy shall be valid until revoked in writing by all unit owners of such unit.

3.8. Required Votes. All questions shall be decided by a majority of the votes cast on the question unless the provisions of applicable law, the Declaration, or these Bylaws require a greater vote.

3.9. Action by Members Without Meeting. Any action that may be taken at a meeting of the members may be taken without a meeting if such action is authorized in a writing setting forth the action taken and is signed by all members, or if such action is taken in any other manner permitted by law.

3.10. Prohibition of cumulative Voting. There shall be no cumulative voting.

#### ARTICLE IV

##### Directors

4.1. First Board. The first Board shall consist of the three (3) persons elected by the members whose names are set forth in the Articles, and successors to any thereof elected by the members.

4.2. Number and Qualifications of Directors. The Board shall consist of three (3) natural persons as determined at any annual meeting by the members. Each Director shall be a unit owner or the individual nominee of a unit owner which is other than an individual.

4.3. Election of Directors. At the first annual meeting of the members, and at each subsequent annual meeting, the members shall elect the Directors by a majority of the votes cast in the election.

4.4. Term of Office. At the first annual meeting the members shall elect one Director for a term of one (1) year, one Director for a term of two (2) years, and one Director for a term of three (3) years; and at each annual meeting thereafter the members shall elect one Director for a term of three (3) years.

4.5. Removal. Any Director may be removed, with or without cause, by a vote of the members entitled to cast at least sixty percent (60%) of the total votes in the association, at a special meeting called for such purpose, and a successor may then be elected by the members to serve for the balance of the removed Director's term.

4.6. Vacancies. Any vacancy in the Board arising by death or resignation of a Director shall be filled by act of the remaining Directors, whether or not constituting a quorum, and a Director so elected shall serve for the unexpired term of his predecessor in office.

4.7. Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, or telegraph, at least seventy-two (72) hours prior to the meeting.

4.8. Special Meetings. Special meetings of the Board may be called by the President and shall be called by the President or the Secretary and held within ten (10) days after written request therefor, signed by two (2) Directors, is delivered to any other Director or the President or the Secretary. Not less than seventy-two (72) hours notice of such special meeting shall be given personally or by mail, telephone, or telegraph to each Director; provided that in case the President or any Director determines that an emergency exists, a special meeting may be called by giving such notice as is possible under the circumstances. All notices of a special meeting shall state the time, place and purpose thereof. No business shall be transacted at a special meeting except that which is stated in the notice thereof.

4.9. Quorum; Adjournment if No Quorum. A majority of the Board shall constitute a quorum for the transaction of business at any meeting of the Board. If a quorum is not present, the meeting shall be adjourned from time to time until a quorum is present. The signing by a Director of the minutes of a meeting shall constitute the presence of such Director at that meeting for the purpose of determining a quorum.

4.10. Manner of Acting. Each Director shall be entitled to one vote. The act of a majority of the Directors present at a meeting shall constitute the act of the Board unless the act of a greater number is required by the provisions of applicable law, the Declaration, or these Bylaws.

4.11. Board Action Without Meeting. Any action that may be taken at a meeting of the Board may be taken without a meeting if such action is authorized in a writing setting forth the action taken, signed by all Directors.

4.12. Compensation of Directors Restricted. Directors shall receive no compensation for their services, but may be paid for out-of-pocket expenses incurred in the performance of their duties as Directors.

4.13. Powers and duties of Board. All of the powers and duties of the association shall be exercised by the Board, including those existing under the common law, applicable statutes, the Act, the Declaration, the Articles, and these Bylaws, as any thereof may, from time to time, be amended. Such powers and duties shall be exercised in accordance with the provisions of applicable law, the Declaration, the Articles, and these Bylaws, and shall include, but not be limited to, the following:

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(a) To prepare and provide to members annually a report containing at least the following:

(i) A statement of any capital expenditures in excess of two percent (2%) of the current budget or Five Thousand Dollars (\$5,000.00), whichever is greater, anticipated by the association during the current year or succeeding two (2) fiscal years.

(ii) A statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the Board.

(iii) A statement of the financial condition of the association for the last fiscal year.

(iv) A statement of the status of any pending suits or judgments in which the association is a party.

(v) A statement of the insurance coverage provided by the association.

(vi) A statement of any unpaid assessments payable to the association, identifying the unit and the amount of the unpaid assessment.

(b) To adopt and amend budgets and to determine and collect assessments to pay the common expenses.

(c) To regulate the use of, and to maintain, repair, replace, modify and improve the common elements.

(d) To adopt and amend rules and regulations and to establish reasonable penalties for infraction thereof.

(e) To enforce the provisions of the Declaration, the Articles, these Bylaws, the Act, and rules and regulations by all legal means, including injunction and recovery of monetary penalties.

(f) To hire and terminate managing agents and to delegate to such agents such powers and duties as the Board shall determine, except such as are specifically required by the Declaration, the Articles, these Bylaws, or the Act, to be done by the Board or the members. Notwithstanding the foregoing, the property, including each unit, shall at all times be managed by a single managing agent. The single managing agent shall not have authority to lease any part of a unit without the approval of the unit owner.

(g) To hire and terminate agents and independent contractors.

(h) To institute, defend, intervene in, or settle any litigation or administrative proceedings in its own name, on behalf of itself or two (2) or more unit owners, on matters affecting the condominium, the common elements, or more than one unit.

(i) To establish and dissolve and liquidate, from time to time, reserve accounts for any purpose.

(j) To borrow money for the maintenance, repair, replacement, modification or improvement of common elements and to pledge and pay assessments, and any and all other revenue and income, for such purpose.

(k) To buy units, in foreclosure of an assessment lien, or at any other time or for any other reason, and to sell, lease, mortgage, and otherwise deal in units from time to time owned by the association.

(l) To impose and receive payments, fees and charges for the use, rental or operation of the common elements other than the limited common elements, except for elevators, stairways, hallways and other portions of the common elements which provide access to the units.

(m) To grant leases, licenses, concessions and easements through and over the common elements.

(n) To impose and collect reasonable charges, including reasonable costs and attorney's fees, for the evaluation, preparation and recordation of amendments to the declaration, resale certificates required by Section 515A.4-107 of the Act, or certificates of unpaid assessments.

(o) To provide for indemnification of the association's officers and Directors and maintain officers' and Directors' liability insurance.

(p) to impose charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, these Bylaws, or the rules and regulations.

## ARTICLE V

### Officers

5.1. Designation of Officers. The officers of this association shall be a President, a Vice President, a Secretary, and a Treasurer. Each officer shall be a unit owner or the individual nominee of a unit owner which is other than an individual. A person may hold one or more of such

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offices at one time, except that the President shall not at the same time hold another office in the association. The Board may elect an assistant treasurer, an assistant secretary and such other officers as, in its judgment, may be necessary.

5.2. Election of Officers. Officers of the association shall be elected by the Board. Election shall be held annually at the first meeting of the Board held after the annual meeting of the members, except that the first Board shall elect officers as soon as practicable after filing of the Declaration.

5.3. Term. Each officer shall serve until his successor has been duly elected and has qualified.

5.4. Removal. Any officer may be removed, with or without cause, and without notice, by the Board.

5.5. Vacancy. Any vacancy in any office shall be filled by the Board, and an officer elected to fill a vacancy shall serve for the unexpired term of his predecessor in office.

5.6. Powers and duties of Officers.

(a) President. The President shall be the chief executive officer of the association; shall have all of the powers and duties incident to the office of a President of a corporation including, but not limited to, the duty to preside at all meetings of the Board and of the members, and the general supervision of officers in the management of the business and affairs of the association; and shall see that all actions and resolutions of the Board are carried into effect.

(b) Vice President. The Vice-President shall perform such duties of the President as shall be assigned to him by the President and, in the absence of the President, shall perform the duties and functions of the President.

(c) Secretary. The Secretary shall keep the minutes of all meetings and actions of the Board and of the members; shall give all required notices to the Directors and members; shall keep the records of the association, except those kept by the Treasurer; shall perform all other duties incident to the office of a Secretary of a corporation; and shall perform such other duties required by the Board or the President.

(d) Treasurer. The Treasurer shall have custody of all intangible property of the association including funds, securities, and evidences of indebtedness; shall keep the books of the association in accordance with good accounting practices and principles and, upon request, shall submit them, together with all vouchers, receipts, records, and other papers to the Board for examination and approval; shall deposit all moneys and other valuable effects in depositories designated by the Board; shall disburse funds of the association as directed by the Board; and shall perform all other duties incident to the office of a Treasurer of a corporation.

5.7. Execution of Agreements, etc. All agreements, deeds, mortgages, or other instruments shall be executed by any two (2) officers or by such other person or persons as may be designated by the Board.

5.8. Compensation of Officers Restricted. No officer shall be compensated for his services in such capacity but may be reimbursed for out-of-pocket expenses incurred in performing his duties.

ARTICLE VI

Indemnification of Directors and Officers

The association shall indemnify such persons for such expenses and liabilities, in such manner, under such circumstances, and to such extent, as permitted by Section 3-102(13) of the act, as now enacted or hereafter amended.

ARTICLE VII

Fiscal Management

7.1. Depository. The Board shall designate a depository for the funds of the association and may change such depository. Withdrawal of funds from such depository shall be only by checks signed by any two (2) officers of the association, or any other persons authorized by the Board.

7.2. Fidelity Bonds. Fidelity bonds may be maintained by the association in an amount determined by the Board, covering each Director and officer of the association, any employee or agent of the association, and any other person handling, or responsible for handling, funds of the association.

7.3. Payment Vouchers. Payment vouchers shall be approved by the Board, provided that the Board may delegate such authority to any officer or managing agent of the association.

7.4. Annual Audit. An audit of the accounts of the association shall be made annually by an accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made.

7.5. Fiscal Year. The fiscal year of the association shall be the calendar year provided that the Board, from time to time, by resolution, may change the fiscal year to some other



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designated period.

ARTICLE VIII

Assessments

8.1. Obligation of Members to Pay Assessments: Amount of Levy. Until the association levies a common expense assessment, declarant shall pay all accrued expenses of the condominium. Assessments shall, however, commence for all units in each phase of the condominium on the first day of the month following the conveyance of the first unit from that phase of the condominium to a purchaser. Thereafter, each unit owner shall be personally and severally liable for the common expenses that are levied against his unit while a unit owner. Each unit shall be assessed in accordance with that unit's percentage of common expenses as allocated by the Declaration, as amended.

8.2. Allocation of Common Surplus. Any common surplus, including funds in reserve accounts, may be allocated to each unit in accordance with its percentage of common expenses and, if allocated, shall be owned by the unit owner of that unit and, if allocated, may be paid to the unit owner or credited against that unit's share of common expenses subsequently assessed.

8.3. Preparation of Budget and Levying of Assessment. For each fiscal year, beginning with the fiscal year beginning January 1, 2001, the Board shall prepare and adopt a budget, including therein estimates of the amount necessary to pay the common expenses, together with amounts considered necessary by the Board for reserves. After preparation and adoption of each such budget, the Board shall provide each member with a copy and shall give each member notice of the assessment made against that member's unit based upon such budget and may also state the interest to be charged on delinquent payments thereof. The assessment shall be deemed levied upon the giving of such notice. Provided, however, that the first budget after creation of the condominium shall be prepared and adopted by the Board only for the balance of the then fiscal year of the association, commencing on the date of substantial completion of all structural components and mechanical systems serving more than one unit of the initial building to be constructed, shall be prepared and adopted as soon as practicable after said date of substantial completion, and notice of the amount of the assessment against each unit for such balance of the fiscal year shall be given by the Board to each member as soon as practicable after adoption. Such assessment shall be deemed levied upon notice thereof given by the Board.

8.4. Assessment a Lien. Every assessment shall constitute a lien upon each unit assessed from the date the assessment is levied, prior to all other liens except only (i) real estate taxes and other governmental assessments or charges against the unit and (ii) liens and encumbrances recorded before the recordation of the Declaration.

8.5. Payment of Assessments. Assessments shall be payable when notice thereof is given, but shall not be delinquent if paid at the times and in the amounts specified by the Board in the notice of assessment. Except for special assessments, one-twelfth (1/12) of the assessment shall be paid on or before the first day of each month of the fiscal year of the association. Payments shall be made to the association or as the Board may, from time to time, otherwise direct.

8.6. Lien as Against First Mortgages. The lien of assessments shall be superior to the lien of a first mortgage subject, however, to Paragraph 6.2 of the Declaration and Section 3-116(f) of the Act.

8.7. Funds and Reserves. All sums collected by the association from assessments shall be accounted for as follows:

(a) Reserve Fund for Repairs and Replacements. To this fund shall be credited all sums collected for the purpose of effecting repairs and replacements of structural elements and mechanical equipment, and other common elements, of the condominium.

(b) General Operating Reserve Fund. To this fund shall be credited all sums collected to provide a reserve for purposes of providing a measure of financial stability during periods of special stress, and may be used to meet deficiencies from time to time as a result of delinquent payments of assessments and other contingencies.

(c) Maintenance Fund. To this fund shall be credited collections of assessments for all common expenses for the current year as well as common profits and surplus from the previous year and not to be credited to either of the above reserve funds.

(d) Working Capital Fund. All funds, if any, received by the association for the initial working capital fund of the association, to defray unforeseen expenses and/or the cost of additional equipment or services deemed necessary or desirable by the Board, shall be maintained in and segregated in this fund for the use and benefit of the association.

The funds stated above shall be established by the Board beginning with the first assessment as provided for in Paragraph

8.1 above and shall be funded thereafter by regular installments rather than by extraordinary special assessments. The reserve funds described above shall be maintained only in such amounts as deemed necessary or desirable by the Board, subject, however, to the preceding sentence. To the extent maintained, funds therein shall be held in such accounts and with such depositories as the Board, in its discretion, selects.

8.8. Special Assessments. In addition to the assessments levied pursuant to Section 8.3, the Board, upon a two-thirds (2/3) vote of the unit owners, may levy special assessments at such other and additional times as, in its judgment, are required for:

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(a) Maintenance, repair, restoration and reconstruction of the common elements, and operation of the condominium.

(b) Alterations, improvements, and additions to the common elements; provided, however, that any such special assessment involving an expenditure in excess of Twenty-five Thousand Dollars (\$25,000.00) shall be first approved by the members entitled to cast at least fifty-one percent (51%) of the total votes in the association at a regular or special meeting of the association.

(c) Payment of costs and expenses incurred in curing defaults pursuant to Sections 10.1. and 10.3. hereof.

Special assessments made pursuant to this Section shall be a common expense, shall be deemed levied upon notice thereof being given to the members subject to such special assessment, and shall be payable as determined by the Board and as set out in such notice.

8.9. Common Expenses Associated with Limited Common Elements or Benefiting Less than All Units.

(a) Any common expense associated with the maintenance, repair, or replacement of a limited common element shall be assessed against the unit, or in equal shares to the units, to which such limited common element was allocated at the time the expense was incurred.

(b) In addition, the association may assess any item of common expenses benefiting less than all of the units against the units benefited in proportion to their common expense liability.

8.10. Failure to Prepare Budget and Levy Annual Assessment: Deficiencies in Procedure.

The failure of the Board or delay of the Board in preparing any budget, and to levy or in levying assessments, shall not constitute a waiver or release of the members' obligation to pay assessments whenever the same shall be determined and levied by the Board. Until a new assessment is levied by the Board pursuant to Section 8.3., each member shall continue to pay the assessment then previously levied pursuant to Section 8.3. in the same amount and at the same periodic times as levied, or as the Board may otherwise advise in writing. Also, any deficiencies or inadequacies in the procedure followed by the Board in levying an assessment shall not in any way affect its validity or the obligation of members to pay such assessment.

8.11. Assessment Roll; Certificate. All assessments shall be set forth upon a roll of the units, which shall be available in the office of the association for inspection at all reasonable times by members and security holders and their duly authorized representatives. Such roll shall include, for each unit, the name and address of the member or members, all assessments levied, and the amount of all assessments unpaid. The association, upon written request, shall furnish to a unit

owner or his authorized agent, a certificate setting forth the amount of unpaid assessments currently levied against his unit. The certificate shall be furnished within seven (7) business days after receipt of the request and shall be binding upon the association and all unit owners. For such certificate, a reasonable fee may be charged by the Board.

**8.12. Default and Enforcement.** If any assessment, or installment thereof, remains delinquent for ten (10) days, then that assessment, and all other assessments then a lien against that unit, may be declared by the Board to be immediately due and payable in full, with interest, without further notice, and may be foreclosed by the association in the manner provided by Section 3-116 of the Act. All fees, late charges, attorney's fees, fines or interest levied or collected by the association in connection with any unpaid assessments shall have the same priority as the assessment to which they relate.

If any action is taken by the association to foreclose a lien on a unit because of unpaid assessments, the unit owner shall be required to pay a reasonable rent for the use of the unit during the period of redemption from such foreclosure, and the association shall be entitled to the appointment of a receiver to collect the same.

In addition to the foregoing, and without waiving its lien, the association may sue to obtain a money judgment for the amount of any delinquent assessment, or installment thereof, together with interest, and the members so sued and liable for such assessment shall pay all costs of collection, including reasonable attorney's fees, with interest thereon at the same rate as charged on the assessments being collected from the dates incurred until paid.

**8.13. Interest on Delinquent Assessments.** Assessments, or installments thereof, paid before they become delinquent, shall not bear interest; but all delinquent sums shall bear interest at the rate set forth in the notice levying the assessment, not exceeding the maximum interest allowed by law, from the date delinquent until paid. If no interest rate is set forth in such notice, such interest rate shall be the maximum allowed by the Act. All payments upon account shall be applied first to interest and then to the assessment, or installment thereof, longest delinquent. All such interest shall have the same priority as the assessment on which such interest accrues.

**8.14. Common Expenses.** Common expenses shall mean and include all sums declared common expenses by the Act, or by any specific provision of these Bylaws or the Declaration, and shall include, without limitation, the following: real estate taxes, and other governmental assessments or charges against the property until the units are separately assessed; premiums for any and all insurance maintained by the association, including any deductible or coinsurance amount not covered by insurance; utility charges not charged directly to unit owners; legal and accounting fees; costs and expenses incurred in connection with any litigation or administrative proceeding pursuant to Section 4.13(h) hereof; deficits remaining from any prior assessment period; the cost, including fees and interests, incurred in connection with any borrowing done by the association; the cost of all fidelity bonds; costs imposed upon the association or any part of the common elements or the property by, or incurred by, the association as a result of the performance,

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enforcement or amendment of any agreement or easement to which the association is a party or to which the common elements or property, or any part of either thereof, is or may be subject; amounts determined necessary for reserve funds; and indemnity payments made by the association pursuant to Article VI hereof.

#### ARTICLE IX

##### Relocation and Alteration of Units

9.1. Procedure. If any unit owner desires to (i) relocate the boundaries of his unit pursuant to Section 2-112 of the Act, (ii) remove partitions or create apertures pursuant to Section 2-111 of the Act, or (iii) make any improvements or alterations to his unit which impair the structural integrity or mechanical systems of, or lessen the support of any portion of, the condominium, the procedure set out in this Article shall be followed.

9.2. Notice to and Consent of Board. Prior to doing any work of the kind set out in Section 9.1., the unit owner shall give notice to the Board of his intent to do such work and request and receive the written consent thereto of the Board or, on appeal, the association. With such notice shall be given (i) a statement of the work to be done, (ii) a copy of the plans and specifications for the work, and (iii) such additional information relative to the proposed work as the Board may reasonably request. Upon receiving all such information and any fees and charges requested by the Board, the Board shall set a date for a meeting on the proposed work which shall be within fifteen (15) days after such information and fees and charges are received. Notice of such meeting shall be given to all members of the association in the same manner as a notice of a special Board meeting. At the meeting, the Board shall receive such testimony and evidence as it deems appropriate. The meeting may be continued from time to time by the Board. At the meeting or at such later time but, in any event, not later than sixty (60) days after such meeting, the Board shall decide whether to consent or not to consent to such work. Written notice of such decision shall be given to said unit owner and all members.

9.3. Appeal to Association. The unit owner proposing to do the work, or members representing ten percent (10%) or more of the total votes in the association, may appeal the decision of the Board to the association by filing a signed written request for an association meeting on the work proposal. The written request must be filed with the Secretary within ten (10) days of the date of the notice of the Board's decision.

9.4. Meeting and Decision of Association. Upon filing of an appeal, a special meeting of the members of the association shall be called. The notice of meeting shall be sent out within ten (10) days after such filing, and the meeting shall be held within thirty (30) days after such filing. The meeting may be continued from time to time by the chairman. The provisions of Article III hereof shall apply to such meeting. At such meeting the members shall decide to consent or not to consent to such work. The decision of the association shall be final.

9.5. Fees. The Board may require the unit owner proposing to do the work to pay reasonable fees and charges to cover the costs to be incurred by the association in giving notice of and holding meetings pursuant to this Article.

9.6. Conditions. The Board or, on appeal, the association may impose conditions on any consent to such work to protect the common elements, units and the condominium, and to insure that the provisions of the Act, Declaration and these Bylaws are complied with including, without limitation, the furnishing to the association of payment and performance bonds or other security acceptable to the Board, to ensure that the proposed work is timely completed pursuant to the plans and specifications therefor and all costs thereof paid.

9.7. Controlling Procedure. The procedure set out in this Article shall control over any contrary provisions in the Act.

## ARTICLE X

### Compliance, Enforcement, Fines and Penalties

10.1. Default and Remedies. A default in or failure to comply with any of the terms, conditions, obligations, and provisions of the Act, the Declaration, these Bylaws, the Articles, or the rules and regulations, as the same may be amended from time to time, by any unit owner or occupant, shall be grounds for relief that may include, without intending to limit the same or to constitute an election of remedies, an action to recover fines and penalties as determined by the Board, sums due for damages, an injunction, or any combination thereof, and which relief may be sought by the association, an aggrieved unit owner, or by any person or class of persons adversely affected. Also, if any member fails to perform any obligation under the Act, the Declaration, these Bylaws, the Articles or such rules and regulations, then the association may, but is not obligated to, perform the same for the member's account, and for such purpose may enter upon his unit, may make necessary repairs, advance expenses or other sums necessary to cure the default, and for such expenses and costs may levy a special assessment against the unit owned by such defaulting member. The association also shall be entitled to suspend the right of a defaulting unit owner to vote as a member of the association until the default is cured.

10.2. Notice of Default and Failure to Cure. In the event of any such default or failure, the Board shall serve upon or mail to the defaulting member, and to each first mortgagee of that member's unit when required under Section 12.2 of the Declaration, a written notice specifying the nature of the default, the cure thereof, and the time within which the cure shall be effected. Within the time limit specified in the notice, the defaulting member may cure the default specified, or serve upon or mail a written notice to the Board requesting a hearing before the Board. If a hearing is so requested, the Board shall thereafter serve upon or mail to the defaulting member, and to each such

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first mortgagee which was entitled to notice of the default as above provided, a notice specifying the time and place for such hearing. At the hearing, the Board shall take such evidence and hear such testimony as it deems necessary or desirable. The Board shall not exercise any remedies to obtain relief from the default until the hearing is over and the Board has made its determination and served upon or mailed the same to the defaulting member and each such first mortgagee. The hearing may be continued from time to time as determined by the Board. Upon taking such evidence and hearing such testimony, the Board, at the hearing or at such later time, shall determine, in writing, and at its sole option, to waive the default in whole or in part, to extend the time within which the default may be cured, or to proceed immediately to levy a fine or penalty, or to exercise any one or more of the remedies available to the Board due to such default. The Board shall serve upon or mail to the defaulting member, and to each such first mortgagee which was entitled to notice of the default as above provided, a copy of its determination. If the defaulting member (i) does not cure the default or request a hearing within the time limit specified in the original notice of default given pursuant to this Section, or (ii) so requests a hearing, but fails to cure the default (to the extent not waived by the Board) within the extended time, if any, granted by the Board after hearing, then the Board shall serve upon or mail to the defaulting member, and to each such first mortgagee which was entitled to notice of the default as above provided, a written notice of such member's failure to effect a cure, and the Board may then proceed to take such action as it deems necessary to obtain relief.

**10.3. Remedy of Abatement in Addition to Other Remedies.** In the event a member fails to effect the cure specified by the Board within the time period set out in (i) or (ii) of Section 10.2. hereof, whichever is applicable, where the default is a structure, thing, or condition existing in or on the premises of the member's unit, the Board, or its duly authorized representative, shall have the right to enter upon the premises of the member's unit in which, on which, or as to which, such default exists, and summarily to abate and remove, at the defaulting member's expense (and levy an assessment therefor as provided in Section 10.1. hereof), the structure, thing, or condition constituting the default, and the Board, the association, and their agents, employees, and representatives shall not thereby be deemed guilty of any manner of trespass.

**10.4. Injunction.** Any person or class of persons entitled to seek relief for any such default or failure may obtain a temporary restraining order, injunction or similar relief, without first using the procedure established by Section 10.2 hereof, if such default or failure creates an emergency or a situation dangerous to persons or property.

**10.5. Recovery of Attorney's Fees and Costs.** In any proceeding arising because of an alleged default by a member, the prevailing party shall be entitled to recover the costs of such proceeding and such reasonable attorney's fees as may be allowed by the Court, with interest thereon at the lower of (i) twelve percent (12%) and (ii) the highest rate allowed by law at the time the costs are incurred, from the dates such costs are incurred until paid.

**10.6. Nonwaiver of Covenants.** The failure of the association or of any member thereof to enforce any term, provision, right, covenant, or condition that may be granted by the Declaration,

these Bylaws, the Articles, the rules and regulations or the Act, as the same may from time to time be amended, shall not constitute a waiver or abrogation of the right of the association or a member to enforce such term, provision, right, covenant, or condition in the future, irrespective of the number of violations or breaches thereof that may have occurred.

10.7. Assessment Liens. Assessment liens shall be enforced pursuant to Article VIII hereof and not pursuant to this Article X.

## ARTICLE XI

### Amendment

An amendment to these Bylaws shall be made and approved in the manner, and shall be subject to the same restrictions relative to requiring prior written consent of first mortgagees, as set forth in Article XII of the Declaration and subject to Paragraph 13.1 of the Declaration, provided however, that no amendment to these Bylaws shall be effective without the affirmative vote of a majority of the votes in the association as defined by the Declaration, and, once made, shall become effective when recorded in the same manner and place as an amendment to the Declaration.

## ARTICLE XII

### General Provisions

#### 12.1 Rules and Regulations.

(a) By the Board. The Board, including the first Board, may promulgate from time to time such rules and regulations as it deems reasonable and necessary governing the administration, management, operation, and use of the common elements so as to promote the common use and enjoyment thereof by unit owners and occupants and for the protection and preservation thereof. In addition, the Board may adopt such rules and regulations as it deems reasonable and necessary with respect to units to provide for the common good and enjoyment of all unit owners and occupants including, without limitation, the right to adopt such rules and regulations with reference to tenants and leases. In no event shall any rules or regulations be inconsistent or materially more restrictive than the provisions contained in the Declaration and these Bylaws with respect to leases or tenants.

(b) By the Association. Any such rule or regulation adopted by the Board may be amended, modified, or revoked, and new and additional rules and regulations may be adopted, by members at an annual or special meeting of the members. Any such act of the members shall



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control over any contrary rule or regulation then or thereafter adopted by the Board.

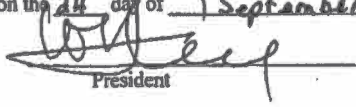
(c) Uniform Application. All rules and regulations shall be equally and uniformly applicable to all unit owners, occupants and units, but need not be equally and uniformly applicable if it is determined that such unequal or nonuniform application is in the best interest of the association or if equal and uniform application is not practicable.

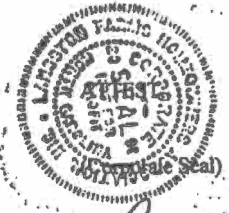
(d) Copies Furnished. Copies of all such rules and regulations and any amendments thereto shall be furnished to all members, and a copy shall be posted or otherwise made available to members at the office of the association. However, failure to furnish, or post, or make available, such rules or regulations shall not affect in any way their validity or enforceability.


12.2. Parliamentary Authority. Robert's Rules of Order, Newly Revised, shall govern the conduct of association proceedings when not in conflict with the Declaration, these Bylaws, the Articles, the Act, or any statutes of the State of North Carolina applicable thereto. The chairman of the meeting shall have the authority to appoint a parliamentarian.

12.3. Compliance with the Act; Conflict; Severability. These Bylaws are established in compliance with the Act, as amended. Should any of the terms, conditions, provisions, paragraphs, or clauses of these Bylaws conflict with any of the provisions of said Act, the provisions of said Act shall control unless the Act permits these Bylaws to override the Act, in which event these Bylaws shall control. In the case of any conflict between the provisions of these Bylaws and the Declaration, the Declaration shall control. If any term, provision, limitation, paragraph, or clause of these Bylaws, or the application thereof to any person or circumstance, is judicially held to be invalid, such determination shall not affect the enforceability, validity, or effect of the remainder of these Bylaws, or the application thereof to any other person or circumstance.

The foregoing were adopted as Bylaws of Langston Farms Homeowners Association, Inc. at the first meeting of the Board of Directors on the 24 day of September, 2001.

  
President



  
Corp. Secretary

NORTH CAROLINA  
Pitt COUNTY

I, Teressa C. Williams a Notary Public of the County and State aforesaid, do hereby certify that Connelly P. Branch, personally appeared before me this day and acknowledged that he is Corp. Secretary of Langston Farms Homeowners Association, Inc., a North Carolina Non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Corp. Secretary.

Witness my hand and Notarial Seal, this the 21 day of September 2001.

Teressa C. Williams  
Notary Public



My commission expires: 7-20-05

NORTH CAROLINA: Pitt County  
The foregoing certificate(s) of TERESSA C. WILLIAMS

Notary(ies) Public is (are) certified to be correct. Filed for registration at 3:11 o'clock P M. this 26 day of SEPTEMBER 20 01.

JUDY L. TART, Register of Deeds  
By Judy L. Tart  
Assistant/Deputy Register of Deeds