

RULES AND REGULATIONS  
FOR  
SUGAR CREEK FARM CAMPGROUNDS, INC.

PREAMBLE

Sugar Creek Farm Campgrounds, Inc. is a not for profit association organized pursuant to Georgia law. Its role is to act on behalf of all property owners to maintain a water supply, recreation facilities, and streets and roads within the campgrounds. The rules which follow support those objectives. They have been approved by the duly elected directors. The directors request the cooperation of all property owners in following these rules.

1. FEEs Each property owner shall pay an annual service fee. This fee pays for the water supply, as well as upkeep and maintenance of the common areas, such as roads, lake/beach area. Taxes on common areas. Electricity for the bath houses, well meter and security lights at the lake/beach area, etc.
  - \* a. An additional service fee must be paid for each camper which is set up for more than thirty days in each year.
  - b. Annual service fees will be billed to each property owner during the first two weeks of May each year. If a service fee is not received by July 1st of that same year, that property owner's water will be disconnected, and will lose all rights to use facilities. It may be reconnected only upon payment of a \$200.00 late fee as well as payment of all previously assessed charges. Voted on and passed at the April 15, 1995 annual meeting.
  - c. Motion made, seconded & passed at April 15, 2000 Annual Meeting to amend Section c to read as follows:

Annual Utility Service Fee is \$420.00 per year for property owners that rent to the public on a year or more lease, payable in advance \$35.00 per month for property owners that rent to the public on a month-to-month lease/rent.
  - d. The amount of the service fee is not fixed. It may be adjusted by the majority vote of the property owners, or a majority vote of the Board of Directors in an emergency situation, who must insure that there are sufficient funds available for required work. The fee will be kept as low as possible.
2. ASSOCIATION YEAR The association year begins April 1st of each year and ends March 31st of each following year.
3. WATER LINES Water lines will not be extended any further than Lot Numbers 123 through 128 in 'D' Section. Vote called for and passed unanimously at the April 19, 1997 annual meeting.
4. USE OF FACILITIES
  - a. All pets must be leashed, penned or under the control of the owner at all times. No pets allowed on the beach at any time.

Amended bylaws of the  
Sugar Creek Campground Association, Inc.

Article one

The purpose of Sugar Creek Campground Association, Inc. (A non profit association,inc.) shall be to administer those lands located in Putman County, Georgia and known as Sugar Creek Farms Campground for the benefit of the owner of the campground sites and in order to insure orderly use of the areas owned by the Association itself for the benefit of all campground site owners.

Article two

The affairs of the association shall be administered by the association officers under the control of the Board of Directors. The Board of Directors shall consist of four voting members which shall consist of one member from each of the four sections of the campgrounds. Each member shall be an owner of a lot in the campground's section for which he is elected. Each voter for a director shall be a owner of a lot in the campgrounds section for which section the director is elected.

Directors shall be elected to serve terms as follows. At the next regular or specially called meeting of the association after the adoption of these by-laws, one director from each of the lettered sections of the campground shall be elected to a term of two years. Thereafter, directors shall be elected to terms of two years. In the event that any director does not serve his full term for any reason, the board of directors shall select a replacement director who shall serve until a replacement is elected at the next scheduled annual members meeting. A quorum to conduct business shall be a majority voting members of the Board of Directors. There shall be no consecutive terms of the board of directors.

Directors shall serve with out compensation.

Article Three

The Association officers shall consist of a president, a vice-president,a secretary and a treasurer. These officers shall be elected by vote of owners of lots in all four campgrounds

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sections.

Officers shall be elected to serve terms as follows  
. At the next regular or specially called

meeting of the Association after adoption of these by-laws, all four officers shall be elected.

The president and treasurer shall be elected to terms of two years. The vice-president and

secretary shall be elected to terms of two years. Thereafter, officers shall be elected to terms

of two years. In the event that any officer does not serve his full term for any reason, the board

of directors shall select a replacement officer who shall serve until a replacement is  
elected at the next annual meeting. There shall be no consecutive  
terms. Officers shall serve without compensation.

**ARTICLE FOUR**

The duties of the officers shall be;

**a. President.** The president shall be a ex officio, non -voting member of the Board of Directors  
and shall preside at all meetings of the directors and at all meetings of the property owners. He  
shall be the chief executive officer of the association. He shall, pursuant to the direction

of the Board of Directors, manage and operate the business of the association and direct the  
other officers and all association employees in the performance of their respective duties.

The president shall have the authority to authorize expenditures of no more than \$500.00  
without prior approval of the Board of Directors, except in extreme emergencies. Money set  
aside for well not to be used for other purposes.

**b. Vice-president.** The vice-president shall perform the duties of the president whenever the  
president is not able to perform said duties. The vice president shall also serve as the assistant  
secretary and as the assistant treasurer.

**c. Secretary.** The secretary shall be the custodian of the minute books of the association and  
of the seal of the association. He shall accurately keep minutes of all meetings of the Board of  
Directors and of all meetings of the property owners. The records of the secretary shall be open  
to inspection by any director, officer or property owner.

**d. Treasurer.** The treasurer shall be the custodian of the financial instruments and records of the

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association. He shall maintain records which evidence the ownership of property by the association. He shall maintain records which evidence all receipts to and disbursements by the association. The records of the treasurer shall be open to inspection by any director, officer; or property owner. The treasurer shall provide a written accounting of all funds and disbursements at each annual meeting of the association and shall provide a copy thereof to each property owner at the place of said meeting. A monthly financial report shall be posted on the bulletin board.

**Article Five**

No sale or other transfer of any property of any kind which belongs to the association shall be valid unless it is approved by a majority of the members and a recommendation of the Board of Directors.

**Article Six**

The annual meeting of all property owner shall be on a date, time, and place designated by the Board of Directors. Said date shall always be on a Saturday. Said time shall always be at 1:00 P.M. Said place shall always be Sugar Creek Farms Campgrounds. The Board of Directors shall notify each property owner of the date, time, and place of meeting by mailing written notice of same to each such owner more than thirty and less than sixty days prior to such meeting. Said meetings shall be governed by Robert's Rules of Order and be under the direction of the president. Elections will be held by secret ballot

**Article Seven**

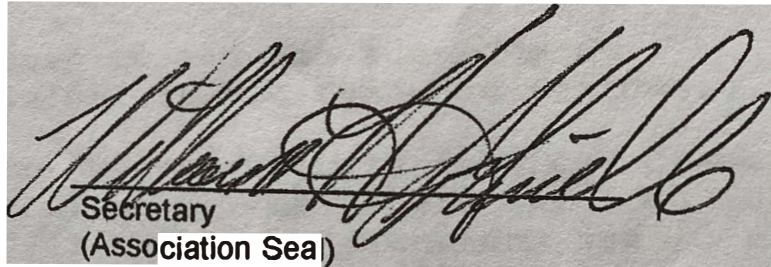
These By-laws shall be adopted only by a majority of property owners present at a meeting called pursuant to these By-laws and for which notice of the contents hereof and of proposed has been given pursuant to Article Six hereof, except that said notice shall be given by the president of the association. These By-laws may be amended only by a majority vote of property owners present at a meeting called pursuant to the By-laws and for which notice of proposed changes has been given pursuant to Article Six hereof.

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**Article Eight**

Notwithstanding anything to the contrary in these By-laws, no property owner or member of the Board of Directors shall cast a valid vote in any matter unless said property owner has paid all fees, dues, or assessments determined by the treasurer to be due on or before the date of such vote.

I hereby certify that the foregoing is a certified true copy of the bylaws of the association as adopted by the property owners in accordance with these bylaws on the 27 day of July 1996



Secretary  
(Association Seal)