

D469-479

MODIFICATION OF CONSTITUTIONSPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS' ASSOCIATIONARTICLE I

(Authority)

The SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS' ASSOCIATION was granted a charter on the 6<sup>th</sup> day of the month of January, in the year of our Lord, Nineteen Hundred and Eighty-Three under the authority of the Secretary of State.

ARTICLE II

(Name)

This Association shall be known as the SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS' ASSOCIATION.

ARTICLE III

(Purpose)

The purpose of the SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS' ASSOCIATION shall be to fulfill the objectives as follows:

1. Foster fraternal relations between each residential property owner of Springwood Lake and the community of Springwood Lake.
2. Further the active aid and support of the children, civic organizations, churches, schools and clubs within the community of Springwood Lake.

Book 2937-1871

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Fee: \$25.00 County Tax: \$0.00

Modification - Deed

State Tax: \$0.00



2024029753

John T. Hopkins II

Richland County R.O.D.

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SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS'  
ASSOCIATION

3. To collect and disseminate useful knowledge with respect to Springwood Lake.
4. To initiate action, when deemed appropriate by the membership, on all matters of mutual concern and beneficial to the membership.
5. In the event of its dissolution or should this Association cease to exist for any reason, all assets of the Corporation shall go to a charity to be designated by the Board of Directors at such time.

ARTICLE IV

(Membership)

Membership shall be limited to Springwood Lakeside Individual Property Owners as shown on Map of Springwood Lake dated May 7, 1958, consisting of 29 lots plus Springwood Club; map of Springwood Lake Estates dated June 7, 1958, revised January 15, 1969, consisting of 13 lakeside lots; Horseshoe Acres map 677 consisting of 12 lake lots; and map 683. (The lakeside lots have been amended, as the lots on the lake now consist of 63). Associate membership may be extended as approved by the Board of Directors and membership.

ARTICLE V

(Government)

Section 1. The government of this association shall be in its Chairman and Board of Directors.

Section 2. The officers shall consist of a chairman and eight (8) officers on the Board of which the secretary/treasurer will be appointed. Such officers shall be elected at a general meeting by a majority vote of the members present. Officers shall be elected for a term of two (2) years or until the successor are elected.

## SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS HOA

ARTICLE VI

## (Meetings)

Section 1. Association meetings shall be conducted as determined from time to time by the Board of Directors; provided that the association shall meet at least twice a year, one of which meetings shall be the regular annual meeting for the election of officers and directors.

Section 2. Special meetings of the association may be called by the chairman. A special meeting of the association shall be called by the Board of Directors within thirty (30) days after the receipt of a petition signed by thirty (30%) per cent of the membership in good standing; the agenda of each meeting shall be confined to the subject matter of the petition.

Section 3. The secretary/treasurer shall notify the membership of all meetings, regular and special, at least seven (7) days prior to the date thereof.

ARTICLE VII

## (Accounts)

Section 1. The fiscal year of the association shall be as fixed by the Board of Director.

Section 2. The account books of the association shall be reviewed not less than once a year by the Board and the Board shall thereupon make a report to the membership.

ARTICLE VIII

## (Amendments)

Section 1. Amendments to this constitution may be proposed by any member of the association and a copy of each proposed amendment shall be given to each member of the association by the secretary, at least thirty (30) days before the association meeting designated for the casting of the votes on the proposed amendments.

## SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS HOA

Section 2. Amendments shall be voted upon only at a regular meeting or at a meeting called especially for such purpose after thirty (30) days written notice advising the association members of a meeting for casting votes. Amendments shall be adopted only by a two-thirds (2/3) majority of the membership present at the meeting who are in good standing and current with financial responsibilities.

IN WITNESS WHEREOF, Springwood Lakeside Individual Property Owners Association, Inc., set their hands and seals this 3 day of July 2024.

WITNESSETH:

Eric Locklear

Springwood Lakeside Individual Property Owners Association, Inc.

Sara Murphy

BY: Harry Green, Jr.

Its: President

BY: Eric Locklear

Its: Board Member

BY: Tony Washington

Its: Board Member

BY: Patricia W. Green

Its: Secretary/Treasurer

Eric Locklear 7/3/24



## SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS HOA

MODIFICATION OF BY-LAWSARTICLE I(Dues)

Annual membership dues of \$200.00 will be collected from each member during the month of January each year.

ARTICLE II(Voting)

Section 1. The association shall vote on all such issues as may be brought before it when and only when each of the following conditions are satisfied:

- (a) An official association meeting is declared to be in session by the senior officer who is present and presiding.
- (b) A quorum is established by having one-third (1/3) of the association members present at the meeting.
- (c) Members are required to be current with HOA dues to be eligible to vote on any issues that have come to the attention of the Board.

Section 2. Individual property owners will receive one (1) vote for each one hundred (100') feet on the lake and one-tenth (1/10) vote for each additional ten (10') feet on the lake. There will be two (2) exceptions: Lot No. 1, Block X, consisting of seventy-five (75') feet on spillway, and Lot No. 10, Block L, consisting of ninety (90') feet which will be authorized one (1) vote each.

## SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS HOA

### ARTICLE III

#### (Restrictions)

Members are required to comply with the Richland County Zoning requirements. The lakeside property is zoned R2 (Residential properties, which prohibit the rentals of Airbnb and Vrbo) to exist in the zoning area.

#### Definition:

1. Airbnb: Air Mattress, bed and breakfast; and
2. Vrbo: Vacation rental by owner

### ARTICLE IV

#### (Duties)

Section 1. Chairman. The chairman shall be the chief executive of the association and shall preside at all meetings of the association and the Board of Directors. He/she shall appoint all committees except the nominating committee. This committee is chosen by a vote of the members.

Section 2. Board of Directors. The officers of the Board shall perform those duties as directed by the chairman; serve on assigned committees; and represent the desires of the membership on all matters of mutual concern.

Section 3. Secretary. The secretary shall be responsible for recording the minutes of the association meetings and the meetings of the Board of Directors.

#### SPRINGWOOD LAKESIDE INDIVIDUAL PROPERTY OWNERS HOA

The secretary shall keep the records of the association membership and conduct as well as maintain a complete record of association correspondence.

Section 4. Treasurer. The treasurer shall receive and account for all monies paid into the association in any manner. There will be two (2) accounts - (1) legal funds and (2) administrative funds; and shall render a financial statement annually showing in detail all the amounts of monies received and disbursed.

Section 5. All officers shall perform their duties in accordance with Roberts Rules of Order, Revised.