

POWERS AND DUTIES OF BOARD OF DIRECTORS
Official Record Book V2 7881 Exhibit "D"
Bylaws of the CWL HOA
Article VII

POWERS - Paragraph 7.01

- 1) Adopt and publish rules and regulations governing the use of common areas and the personal conduct of members and their guests, and to establish PENALTIES for infractions.
- 2) Suspend voting rights and right to use of recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by association. Such rights may also be suspended after notice and hearing for a period not to exceed 60 days for each infraction of published rules and regulations.
- 3) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the By-laws, the Article of Incorporation, or the Declaration.
- 4) Declare the office of a member of the board to be vacant in the event such member shall be absent from 3 consecutive regular meetings of the board of directors.
- 5) Employ a manager, independent contractor, or such other employees as they deem necessary and to prescribe their duties.

DUTIES – Paragraph 7.02

- 1) Keep a complete record of all its' acts and corporate affairs and to present a statement thereof to members at the annual meeting or at any special meeting when such statement is requested in writing by 1/10 of all eligible voting members
- 2) Supervise all officers, agents and employees of Association and see that their duties are properly performed.
- 3) Fix the amount of annual assessment per lot at least 30 days in advance of each annual assessment period. CWLHOA annual period begins January 1st and ends December 31st of each year.
- 4) Send written notice of each assessment to every owner at least 30 days in advance of annual assessment period

- 5) Foreclose the lien against any property for which assessments are not paid within 30 days after due date or to bring an action at law against the owner personally obligated to pay the same.
- 6) Issue or appropriate, upon demand of any person, a certificate stating whether or not assessment is paid
- 7) Procure and maintain adequate liability and hazard insurance on property owned by the Association
- 8) Cause all officers or employees having fiscal responsibilities to be bonded as it deems appropriate.
- 9) Maintain common areas.

July 14, 2009