\* *DISCLAIMER* – The following list of by-laws has been retyped using the original hard copy and should not be referenced as the official version. Those interested in obtaining an official copy of the covenants or the by-laws should pursue them through the proper channels.

\**NOTE* - The blue underline words are to be used as summary of the list for quick reference. They are not included in the official bylaws.  
  
**BY-LAWS OF CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC. – ADOPTED FEBRUARY 24, 2004**

**ARTICLE A - Definitions**   
The following terms as used in these By-Laws are defined as follows:

1. "Articles" means the Articles of Incorporation of Creekside Village Homeowners Association, Inc., and any amendments thereto.
2. "By-laws" means the By-laws of the Creekside Village Homeowners Association, Inc. and any amendments thereto.
3. “Common Areas” means all real property (including the improvements thereto) and interest in real property now owned or hereafter acquired by the Corporation for the common use and enjoyment of the Owners. The Common Areas to be conveyed by Declarant to and owned by the Corporation are those tracts depicted as “Common Area” consisting of 5.24 acres, more or less, on the plat of Creekside Village Section One-A. The Common Areas are subject to those easements set forth in this instrument, including, but not limited to, Article I hereof.
4. “Corporation” means Creekside Village Homeowners Association, Inc., its successors and assigns.
5. “Declarant” means Gene Dunn Construction Company of New Bern, Inc., and any other person or entity who acquires title to six or more lots.
6. “Dwelling” means a structure located on a lot built in accordance with the requirements of Article L hereof and “stick built” on the lot.
7. "Lot" means a separately numbered tract of land shown on the aforesaid plat and, any other separately numbered tract of land which is annexed into the Subdivision upon which a dwelling is to be built. At the present time, the lots are numbered 301 through 336 inclusive. “Lot” shall not include any portion of the common areas as defined herein.
8. "Owner" means the record owner, whether one or more persons, of fee simple title to any lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
9. “Person” or “persons” means any individual, group of individuals, corporation, partnership or any other entity, including and combination thereof.
10. “Subdivision” means all of the property defined herein as lots and common areas and such additions or annexations of property hereafter brought within the jurisdiction of the corporation. No property other than that in the Creekside Village area as described may be annexed into the subdivision.
11. "Board of Directors" means the Board of Directors of the Creekside Village Homeowners Association Inc.
12. "Declaration" means the Declarations of Covenants, Conditions, Restrictions, and Easements of Creekside Village Section One-A.
13. "Committee” means the Creekside Village Section One-A, Architectural Control Committee constituted and having the powers as provided in Article J hereof.