\* *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 F – Special Assessments**

Special assessments may be levied against lots for such reasons as are provided in these restrictions, the articles or the bylaws, and on such terms as provided by the directors and the members. Upon a two-thirds (2/3) vote of the directors and a two-thirds (2/3) vote of each class of members who are voting in person or by proxy at a meeting duly called for this purpose, the corporation may levy and impose special assessments. A special assessment shall not exceed 100% of the then current assessment of each lot. The purposes for which special assessments may be levied include, but are not limited to, providing funds to pay community expense which exceed the general assessment fund then on hand to pay same (specifically including the cost of any construction, reconstruction or repair or replacement of a capital improvement upon the common areas, including fixtures and personal property related thereto) and providing a contingency fund for capital improvements and extraordinary expenses. Furthermore, special assessments may be assessed against specific lots. Special assessments, together with interest, costs and reasonable attorns’ fees, shall be a charge and lien on the land and subject to the provisions of paragraph 8 of article E, shall be a continuing lien upon the property against which each such assessment is made. Furthermore, each such assessment, together with interest, cost, and reasonable attorneys’’ fee, shall be the personal obligation of the person who was the owner of the lot at the time when the assessment fell due. The personal obligation for delinquent special assessments shall not pass to a successor in title to a lot unless expressly assumed by them but, subject to the provisions of this declaration, delinquent assessments shall continue to be a lien upon such lot. Written notice of any meeting of the members called for the purpose of levying and imposing special assessments shall be sent to all members not less than thirty (30) days, nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to case sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.