

PANTHER CREEK HOMEOWNERS
ASSOCIATION, INC
BY - LAWS

ARTICLE I - NAME

Section 1 The name of the Association shall be Panther Creek Homeowners Association, Inc. In the following Articles, the term "Association" will be used referring to the body as a whole including all members.

ARTICLE II – PURPOSES

Section 1 The Association is a membership organization, not-for-profit, of individuals and families residing in the development of Panther Creek Subdivision. Its purposes are:

- a. To keep its members informed of actions and proposals of community officials and individuals which may affect their interests as residents and taxpayers.
- b. To provide an agency through which the common interests of its members may be brought to the attention of community officials and the general public.
- c. To represent the common interests of its members before the various legislative and administrative bodies of the community on matters affecting the health, safety, welfare, education or personal or property rights of its members, or members of their families.
- d. When necessary, to represent the legal interests of its members before the courts; or to support the actions of others before the courts, the successful outcome of which would serve the common interests of its members.
- e. To promote fellowship among its members.
- f. To advance the general welfare and interests of its members through such projects as the Board of Governors may authorize from time to time.

ARTICLE III – MEMBERSHIP

Section 1 Each and every lot owner, as that is defined in the then effective Declaration of Covenants for Panther Creek, shall be a member of the Association. Each member shall be entitled to one vote on matters affecting the association.

ARTICLE IV – Budget and Assessment

Section 1 The annual budget and assessment shall be presented to and approved by the Association, at the Association's annual meeting. The assessments shall be paid equally by each member/lot owner. Such assessments shall be established at an amount estimated as sufficient to meet the expenses of the association. The annual assessment shall not be reduced for members joining for part of the year.

ARTICLE V – OFFICERS & Governors

Section 1 The officers shall consist of a President, Vice President, Secretary and Treasurer. The officers of the Board of Governors shall have power to speak and act on behalf of the Association in all matters affecting the interests of its members.

Section 2 Number of Governors. The number of Governors of the Association shall be seven [7] unless otherwise constituted by the members. It is the express intent to require there be an uneven number of Governors. At least [2] Governors shall not be members of Panther Creek Country Club.

ARTICLE VI - MEETINGS

Section 1 The Association shall hold an annual meeting each year at a time and place to be designated by the Board of Governors. Advance notice of this meeting shall be given to each member. Five [5] percent of the membership shall constitute a quorum for the transaction of business.

Section 2 Special meetings of the Association, be called by the President at the written request of three [3] percent of the membership. Advance notice stating the purpose of such meetings shall be given, and five [5] percent of the membership shall constitute a quorum.

Section 3 Every member may attend any meeting via proxy. The signed proxy may only be voted by Governor. Each proxy shall count as a member present.

ARTICLE VII – DISBURSEMENT OF FUNDS AND KEEPING OF RECORDS

Section 1 The Treasurer shall be custodian of such funds as the Association accumulates and shall make disbursements therefrom on approval of the President or the Board of Governors. Funds remaining at the close of any fiscal period shall be available for disbursement as the Board of Governors may direct for any of the purposes of the Association. Upon dissolution of the Association, any remaining ordinary funds shall be donated to some charitable organization.

Section 2 The Secretary shall keep minutes and documents of the association. When necessary, the secretary shall distribute all documents on behalf of the association.

ARTICLE VIII – AMENDMENTS

Section 1 These articles may be amended by three-quarter vote of the members present by any annual or special meeting of the Association provided that at least 10 days advance notice in writing, shall be given to all members in good standing; such notice to include the text of the proposed amendment or amendments. Such amendments may be further amended prior to adoption, at the meeting at which they are considered; but no new amendments may be introduced.

ARTICLE IX – ELECTION OF GOVERNORS

Section 1 Governors of the association shall be elected at the annual meeting. A plurality of the votes cast shall determine the election.

Section 2 The President shall appoint a nominating committee consisting of three [3] members, one of which shall, report no later than 15 days before the annual meeting-a proposed slate of governors, which slate shall be transmitted to the membership by mail or flyer, with this call for the annual meeting.

Section 3 Any member may propose additional nominations, either in writing in advance of the meeting or from the floor.

ARTICLE X – TERMS OF OFFICE

Section 1 The officers of the association shall be elected by the Board of Governors within one month of the annual meeting. They shall take office January 1st and serve for a period of two years, or until their successors have been duly elected.

Section 2 Each retiring president shall become an ex – officio member of the Board of Governors to serve for one year, as an addition to the Board, and not a member of the Board of Governors.

Section 3 All vacancies occurring among the officers or members of the Board of Governors of the Association by reason of death, resignation or inability of the duly elected Officer or member of the Board of Governors to so serve, shall be filled by interim appointment of the Board of Governors and any officer or member of the Board of Governors of the Association so appointed shall serve until their successor has been duly elected.

ARTICLE XI – FISCAL YEAR

Section 1 The fiscal year of the association shall commence on January 1 and terminate on December 31st.

ARTICLE XII – COMMITTEES

Section 1 The President shall have the power to appoint or dissolve committees as the need or situation warrants.

ARTICLE XIII – INDIVIDUAL PARTICIPATION

Section 1 Any member shall have the right to bring before the Board of Governors or any appropriate committee, or any general meeting of the membership, any matter which in his opinion affects or may affect the interests of residents of the area. Such vigilance is to be encouraged, and a full hearing granted.

As amended 01/30,2019, 01/31/2024 and 01/29/2025

01/29/2025