

**GOVERNING DOCUMENTS of DUTCH ISLAND DEVELOPMENT  
SUPPLEMENTAL TO STATE and CHATHAM COUNTY LAWS and  
REGULATORY GUIDELINES**

**ARTICLES of INCORPORATION**

Dutch Island Resident's Association, Inc.

[Changed in 1991 to "Dutch Island Homeowners Association, Inc."]

"The corporation is formed to promote the *health, safety and welfare of the residents of Dutch Island Development*, a residential development on Dutch Island, Chatham County, Georgia, in accordance with recorded plats thereof and such additions thereto as hereafter may be brought within the jurisdiction of this corporation as provided in Article VI herein, hereafter referred to as "the properties", and for this purpose to (i) own, acquire, build, operate and maintain recreational parks, playgrounds, swimming pools, bicycle paths, common streets, footpaths, docks, structures, landscaping, and other properties designed for the common use of the members of this corporation, hereinafter referred to as "the common properties and facilities"; (ii) provide exterior maintenance for lots and structures in the properties; (iii) *provide for such services as may be from time to time required, including protection, grounds maintenance, and supplemental municipal services*; (iv) fix assessments or charges to be levied against the properties and pay expenses in connection with the operation and maintenance thereof, including taxes, if any, with respect to the common properties; (v) enforce any and all covenants; (vi) *and insofar as permitted by law to do any other thing that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of the properties.*"

**BY LAWS of Dutch Island Homeowners Association as of October 18, 2005**

Deal primarily with meetings of the Association and the Board; meeting notices; and voting restrictions. {Meetings and voting must comply with Georgia Law: See the Official Code of Georgia (O.C.G.A.) Title 14 [Corporations, Partnerships and Associations], Chapter 3 [Non-Profit Corporations], Article 7 [Meetings], Parts 1 thru 4 // General Provisions, Voting, Voting Agreements; and Derivative Proceedings.} Further, (1) establishes terms, composition, method on nominating and electing and Board Members, as well as actions upon resignation, removal, vacancies, and any compensation; (2) how the Board will conduct business; (3) establishes the powers and duties of the Board; (4) 'Officer' positions and duties; (5) voting rights; (6) Committees and their responsibilities; (7) liability of officers; (8) fiscal year and need for an annual audit, competitive bidding and guarding against conflicts of interest; (9) inclusion of residents not subject to the declarations; (10) how to amend these By Laws; and establishes 'Roberts Rules of Order' to govern the conduct of meetings.

## APPLICABLE COVENANTS

Establishes the necessity for a Homeowners Association and its broad guidance in the establishment of its duties, including:

1. Are the successors to the developers --- to insure a pleasant environment for gracious living, which shall include ecological harmony and recreational opportunity for the residents; and to provide for the preservation of the values and all the amenities in the Dutch Island Development and to supplement certain restrictive covenants as already in existence and incorporated within the various covenants of the Island's development. This provides the responsibility for the association to enforce the covenants.
2. Establishes membership criteria for the association, voting rights and quorum requirements for any action by the association.
3. Establishes personal obligation of assessments and the authority to place 'liens' as a power of enforcement for payment of assessments.
4. Establishes purposes of assessments.
5. Establishes the Board of Directors of the Association and their general duties.