

CHARTER  
SHERWOOD FOREST ESTATES PROPERTY OWNERS ASSOCIATION

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**NAME.** The name of this association is SHERWOOD FOREST ESTATES PROPERTY OWNERS ASSOCIATION.

**PURPOSE.** The purpose of this Association is to promote the safety, peace, and well-being of the owners, and help in the protection of their property against fires, vandalism, and other hazards wherein the Association can be of assistance.

**MEMBERSHIP.** The Sherwood Forest Estates Property Owners Association shall be comprised of all owners of property in Sherwood Forest Estates who wish to join. Owners automatically become eligible for membership in the Association. Each owner or joint owner shall have one vote only per parcel. This entitles them to vote on items of business brought before the Association at annual meetings or other regular meetings, and special meetings of the owners which can be called by the Board of Directors, or members as provided herein.

**BOARD OF DIRECTORS.** The Board of Directors shall consist of six members and one alternate elected by the majority of those present at the initial meeting. Terms of office of the Board members shall be: three members serving two years, and three members serving one year, and an alternate member serving one year. The alternate member shall be a permanent resident of Sherwood Forest Estates. A quorum shall consist of four Board members, either regular members or the alternate. The alternate shall attend all meetings possible, and will act in the absence of any Board member.

**OFFICERS.** The Board of Directors, including the alternate, will elect its Chairman, a Secretary, and a Treasurer. The Chairman will serve for one year by a majority vote of the Board, and may succeed himself by only a two-thirds majority of the Board. Whereas, it is preferable that the Chairman be a permanent resident of Sherwood Forest Estates, either a permanent or part-time resident may serve.

**DUTIES OF THE CHAIRMAN.** The Chairman shall preside at meetings of the Board of Directors, and at meetings of the Association. He shall appoint committees, and shall be ex-officio member of each committee. If there are funds to be collected and disbursed, the Chairman shall direct the collection and disbursement of such funds, and account for the same by reports prepared by the Treasurer.

**DUTIES OF THE SECRETARY.** The Secretary shall keep minutes of all meetings, maintain records, and supervise all Association correspondence and reports.

**DUTIES OF THE TREASURER.** The Treasurer shall keep financial records and funds, and submit financial statements to the Board as required, and to the Association at annual meetings or other regular meetings.

**METHOD OF OPERATION.** No member of the Board of Directors shall receive any compensation whatsoever for any work done on behalf of the Association. Car mileage allowance, and incidental expenses may be reimbursed by the Board where applicable.

**DUES.** No dues will be initially assessed. However, a donation of \$5.00 or more will be requested from members to pay for incidentals such as postage and stationary, and gasoline for designated persons to attend to Association business. At some future time, the Charter may be revised to require the collection of dues.

**MEETINGS.** The Chairman of the Board of Directors shall be required to call an annual meeting of the Association during July or August of each year. Since more meetings may be necessary, the number is not limited to one, and more meetings may be voted upon in the future. Notice of the annual meeting or other regular meeting will be mailed to all members whose addresses are known to the secretary at least two weeks prior to the meeting giving the date, time and place of the meeting. A notice will also be posted near the main entrance to Sherwood Forest Estates large enough to be read from the road, announcing the meeting. Special meetings of the Association may be called by the Chairman in the same manner. Any owner may request a special meeting of the Board of any Board member, and such request will be considered by the Board. The Board of Directors shall meet as often as they deem necessary, and, in any case, the dates set by the Board.

MODIFICATION OF THE CHARTER. Modification, changes, additions or deletions to this Charter shall be by a majority of those voting at any called meeting of the Association, and may be by secret ballot. Proposed changes to the Charter shall be presented in writing to the mailing list not less than two weeks prior to the meeting at which the vote is taken. Any member unable to be present at the meeting called for the purpose of modifying the Charter shall mark his copy of the proposal with a "yes" or "no," sign it, and return the notice to the Secretary, and the marked-up notice will be honored as the member's proxy.

## Section 2

### RULES AND REGULATIONS:

1. GENERAL. Owners in Sherwood Forest Estates have an investment which must be protected at all times, requiring the cooperation of all members for maintenance of the beauty of the area, and the safety and well-being of residents. Recognizing that one person or one small group of persons has little clout in trying to have enforced local and State laws and codes, the need presents itself for an impersonal association to work for the good of all, and to work state and county government to see that laws and codes applicable to Sherwood Forest Estates are being enforced and obeyed.
2. APPLICATION OF RESIDENTIAL LAWS AND CODES TO SHERWOOD FOREST ESTATES. The Association supports the enforcement of all codes and laws, state and county, applicable to Sherwood Forest Estates. Cases in point are the operation and street-worthiness of motor vehicles, the discharging of firearms, the adherence to building codes, maintenance of sanitary facilities, the containment of pets, fire containment, and noise abatement.
3. FIRES. It is suggested that members of Sherwood Forest Estates Property Owners Association use only barbecue fires or small wood fires that are carefully watched, maintained, and extinguished. Do not start a fire if you do not have an adequate water supply, a fire extinguisher, or a shovel to put out the fire. If a fire should get out of control and you are deemed negligent, under state and federal law, you are legally responsible for all property damaged by the fire, and all forest land damaged by the fire, plus expenses incurred for extinguishing the blaze. The Sherwood Forest Estates Property Owners Association supports these reasonable and just laws enacted for the protection of all who enjoy the privilege of living in a heavily wooded area and enjoy the scenic wonders that surround us.

### Section 3

#### INFORMATION AND COOPERATION.

1. SUGGESTIONS AND COMPLAINTS. Complaints and suggestions shall be made in writing, signed, and presented to any one of the Board of Directors, who will bring it to the attention of the full Board.
2. NEIGHBORHOOD WATCH. It is a great asset to meet and know your neighbors. It would be an advantage to each resident to have an understanding with your neighbors and give them permission to inquire of persons on your property in your absence as to their business there. If they are friends or acquaintances of yours, they should not mind identifying themselves and/or showing identification. This action is solely the function of each individual owner, but if implemented, it would be an advantage to each property owner.
3. ALARM SYSTEM. In the event of a fire or other emergency, a call for help should be made if a phone or C. B. radio is close by. In order that members and property owners can respond to an emergency fire, a continuous blowing of a car horn shall be a signal that such a blaze exists and needs to be extinguished.
4. GENERAL NOTES. Each member should try to be as considerate of other members and property owners as he would have them be of him. It is not the intention of the Association or the Board of Directors to impose any restrictions that are not necessary to accomplish the purposes of this Association. Any decisions made by the Board shall be in the best interest of the entire Association, and not to favor themselves or any other member, as all must be treated equally.

THE END

I certify that this is a true copy of the Charter of the Sherwood Forest Estates Property Owners Association.

/s/ Anne Dudley, August 10, 2017