

TANGLEWOOD LAKE OWNERS ASSOCIATION, INC.  
BY-LAW AMENDMENTS + RULES & REGULATIONS AMENDMENTS

**AMENDMENT**

Rules & Regulations – Gate Access Cards

Section 5: The Board Policies and By-Laws shall be amended to read: To prohibit the deactivation of two gate access cards associated with a member’s property or properties for any reason other than transfer or sale of the lot(s). This amendment will align with a previous court ruling that gate access cannot be revoked as a punitive measure.

This amendment was adopted at the Annual Meeting on August 16, 2025 by a majority vote of all the voting members.

**AMENDMENT**

Article VII – Board of Directors

Section 2: The Board Policies and By-Laws shall be amended to read: The Board of Directors to appoint a qualified individual to fulfill the remainder of a vacant board position’s term when a vacancy occurs.

This amendment was adopted at the Annual Meeting on August 16, 2025 by a majority vote of all the voting members.

**AMENDMENT**

Article XV - Assessment

Section 3: The current Special Assessment for the office project, which expires this year, to be extended for an additional two years (\$25.00 Special Assessment for 2025 and 2026) for the funding of lake related projects ending September 30, 2027.

This amendment was adopted at the Annual Meeting on August 16, 2025 by a majority vote of all the voting members.

**AMENDMENT**

Article XIII – Meeting of Members

Section 4: The Board Policies and By-Laws shall be amended to read: Only by a majority vote, requiring 51% of all votes actually cast by members, whether in person or by proxy.

This amendment was adopted at the Annual Meeting on August 16, 2025 by a majority vote of all the voting members.

**AMENDMENT**

Article XV - Assessments

Section 4: The Board Policies and By-Laws shall be amended to have an additional Annual Assessment of \$25.00, increasing the General Assessment from \$200.00 to \$225.00, beginning October 1, 2024.

This amendment was adopted at the Annual Meeting on August 17, 2024 by a majority of a quorum of the members present.

**AMENDMENT**

Article XV - Assessments

Section 2: The Board Policies and By-Laws shall be amended to have an additional Annual Assessment of \$25.00, increasing the General Assessment from \$175.00 to be \$200.00 beginning October 1, 2022.

This amendment was adopted at the Annual Meeting on August 21, 2021 by a majority of a quorum of the members present.

**AMENDMENT**

Article XV - Assessments

Section 5: The Board Policies and By-Laws shall be amended to have a Special Assessment of \$25.00 for four (4) years, ending September 30, 2025, for a new office building/community hall by Gate 3.

This amendment was adopted at the Annual Meeting on August 21, 2021 by a majority of a quorum of the members present.

**AMENDMENT**

Article XV - Assessments

Section 5: The Board Policies and By-Laws shall be amended to extend the Special Dam Assessment for another 3 years.

This amendment was adopted at the Annual Meeting on August 15, 2020 by a majority of a quorum of the members present.

**AMENDMENT**

Article XV - Assessments

Section 5: The Board Policies and By-Laws shall be amended to allow for a 3-year Special Assessment for dam repairs, assessing \$25.00 per year per lot.

This amendment was adopted at the Annual Meeting on August 23, 2018 by a majority of a quorum of the members present.

## **AMENDMENT V**

### **ARTICLE XV – Assessments**

Section 6 is a new section and shall read: Any costs and fees incurred in processing and collecting delinquent amounts, including, without limitation, interest charges, charges for preparation of delinquency notices or referral to collection, postage and copies, fees assessed by the Association's contracted designated collection agent, and attorney's fees and costs, shall become an additional charge against the owner and the owner's lot and shall become a part of the collectible debt and be subject to collection.

This amendment was adopted at the Annual Meeting on August 23, 2018 by a majority of a quorum of the members present.

## **AMENDMENT IV**

### **ARTICLE XV - Assessments**

Section 4. A. is amended to read: Any increase in annual assessments must be proposed on the annual meeting ballot mailed to all members in good standing, and must receive 51% of the vote from ballots returned.

This amendment was adopted at the Annual Meeting on August 18, 1998 by a majority of a quorum of the members present.

## **AMENDMENT III**

### **ARTICLE VI - Board of Directors**

Section 4 is a new section and shall read: No member of the Board of Directors shall be permitted to be an employee of the ASSOCIATION.

This amendment was adopted at the Annual Meeting on August 21, 1993 by a majority of a quorum of the members present.

## **AMENDMENT II**

### **ARTICLE IX - Powers and Duties of the Board of Directors**

Section 2E is a new section and shall read: Any project and/or expenditure approved by the Board of Directors which is estimated to cost over \$1,000 must be voted on by every Board member.

This amendment was adopted at the Annual Meeting on August 15, 1992 by a majority of a quorum of the members present.

## **AMENDMENT I**

### **ARTICLE IV - Voting Rights**

Section 1 is replaced in its entirety and shall read: Each member of the ASSOCIATION as stated in Article III shall be entitled to one (1) vote. When more than one person or entity is a member then the vote shall be exercised as they among themselves determine, but in no event shall more than one (1) vote cast per member.

This amendment was adopted at the Annual Meeting on August 17, 1991 by a majority of a quorum of the members present.