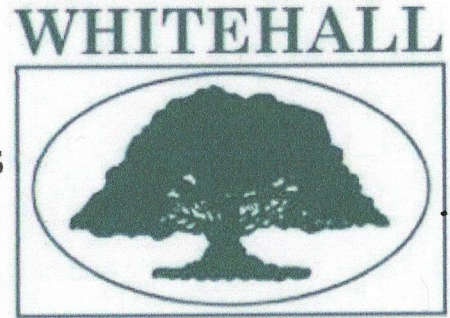


**AMENDED BYLAWS
OF
WHITEHALL AT CREEDMOOR HOMEOWNERS
ASSOCIATION, INC.**

DATE: December 16, 2022



Amended to include:

1. 19JAN2001: Original
2. 10DEC2021 Renamed: ARTICLE SIXTEEN - MISCELLANEOUS to ARTICLE SEVENTEEN - MISCELLANEOUS
3. 10DEC2021 Added: ARTICLE SIXTEEN - CODE OF CONDUCT OF DIRECTORS
4. 10DEC2021 Added: ARTICLE EIGHTEEN - PRIOR REMOVAL OF DIRECTOR
5. 10DEC2021 Added: ARTICLE NINETEEN - REFUSAL TO AGREE TO AND SIGN CODE OF CONDUCT OF DIRECTORS
6. 16DEC2022 Revised: ARTICLE SIXTEEN - REFUSAL TO AGREE TO AND SIGN CODE OF CONDUCT OF DIRECTORS

ARTICLE ONE - NAME AND LOCATION:

The name of the corporation is Whitehall at Creedmoor Homeowners Association, Inc., herein referred to as the "Association". The principal office of the corporation shall be located in Wake County, North Carolina. Meetings of members and directors may be held at such places within the State of North Carolina, County of Granville, as may be designated by the Board of Directors.

ARTICLE TWO - DEFINITIONS:

Section 1. "Association" shall mean and refer to Whitehall at Creedmoor Homeowners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Protective Covenants, Conditions and Restrictions for Whitehall at Creedmoor affecting property now within the jurisdiction of the Association and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties.

Section 4. "Member" shall mean and refer to every person or entity who holds a membership in the Association.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers but excluding those having such interest merely for the performance of an obligation.

Section 6. "Common Area" shall mean all real property including private streets and amenities, if any, located thereon owned by the Association for the common use and enjoyment of Members of the Association.

Section 7. "Declarant" shall mean and refer to The New Fortis Corporation and its successors and assigns to whom the rights of Declarant are expressly transferred, in whole or in part, and subject to such terms and conditions as the Declaration may impose.

Section 8. "Declaration" shall mean and refer to the Declaration of Protective Covenants, Conditions and Restrictions for Whitehall at Creedmoor applicable to the Properties recorded in the office of the Register of Deeds of Granville County, North Carolina, and all valid amendments thereto.

ARTICLE THREE – MEMBERSHIP:

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to the Declaration. Ownership of such Lot shall be the sole qualification for membership. As evidence of each owner's membership, the Association may require each Owner to furnish a photocopy of the page(s) of his deed(s) which contains the name of the member and the Lot(s) owned by such member

Section 2. Suspension of Membership. During any period in which a member shall be in default in the payment of any annual or special assessment levied by the Association, the voting rights in the Association may be suspended by the Board of Directors of the Association until such assessment has been paid. Such rights of a member may also be suspended, after notice and hearing, for a period not to exceed 30 days, for violation of any provision of the Declaration or any rules and regulations established by the Board of Directors of the Association governing the use of the Lots.

ARTICLE FOUR - PROPERTY RIGHTS: RIGHTS OF ENJOYMENT:

Each member shall be entitled to the use and enjoyment of the Common Area, including the rights of ingress and egress, as provided in the Declaration. Any member may delegate his rights of enjoyment of the Common Area to the members of his family, his tenants or contract purchasers, who reside on the property. Such member shall notify the secretary in writing of the name of any such delegee. The rights and privileges of such delegee are subject to suspension to the same extent as those of the member.

ARTICLE FIVE - BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE:

Section 1. Number. The affairs of the Association shall be managed by a Board of not less than three (3), nor more than nine (9) directors, who need not be members of the Association.

Section 2. Election. At the first annual meeting the members shall elect one-third of the directors for a term of one year, one third of the directors for a term of two years and one-third of the directors for a term of three years; and at each annual meeting thereafter the members shall elect one-third of the directors for a term of three years, and thereafter until their successors are elected and qualified.

Section 3. Removal. Any director may be removed from the board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and he shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association in the capacity of director. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE SIX - MEETINGS OF DIRECTORS:

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually, without notice, after the annual meeting of members as provided in ARTICLE TEN, Section 1. In addition, the Board of Directors may provide, by resolution, the time and place for the holding of additional regular meetings. Should said meetings fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days' notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Decisions made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE SEVEN - NOMINATION AND ELECTION OF DIRECTORS:

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as

many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE EIGHT - POWERS AND DUTIES OF THE BOARD OF DIRECTORS:

Section 1 - Powers:

The Board of Directors shall have the following powers:

(a) The power to exercise for the Association all powers, duties and authority vested in or delegated to the Association not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation of the Association or the Declaration.

(b) The power to declare the office of a member of the Board of Directors to be vacant in the event that such member shall be absent from three consecutive regular meetings of the Board of Directors.

Section 2. Duties:

It shall be the duty of the Board of Directors:

(a) To cause to be kept a complete record of all its acts (Report of the Association) and to present said statement thereof to the members at the annual meeting of the members.

(b) As more fully provided herein and in the Declaration, to fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period.

(c) To oversee, direct and plan for the maintenance of the Properties as more fully provided in the Declaration.

(d) To adopt, amend and publish rules and regulations governing the use of the Properties, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.

(e) To direct and supervise the affairs of the Association and require the Association to fulfill all of its obligations and duties as set forth in the Declaration.

ARTICLE NINE - COMMITTEES:

Section One. The Board of Directors of the Association may appoint committees as deemed appropriate in carrying out its purposes, such as:

1. Maintenance Committee which shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Properties, including budget preparation, and shall perform such other functions as the Board in its discretion, determines;

2. A Publicity Committee which shall inform the members of all activities and functions of the Association and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interests of the Association.

3. Architectural Committee which shall review plans and specifications for construction of improvements or alterations to buildings or lots submitted to the committee for approval.

Section 2. It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented.

ARTICLE TEN - MEETINGS OF MEMBERS:

Section 1. Annual Meetings. The annual meeting of the members shall be held at such time and at such place as is fixed by the Board of Directors. The Directors may change the date of the annual meeting from time to time. The first annual meeting should be held one year after the date of incorporation of the Association.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the entire membership or who are entitled to vote one-half (1/2) of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, (unless the meeting is to make assessments for capital improvements, or to increase the annual assessments, in which case a 30-day notice shall be given) addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

ARTICLE ELEVEN - OFFICERS AND THEIR DUTIES:

Section 1. Enumeration of Offices. The officers of the Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members. Officers shall be elected by a majority of the directors present at a duly held meeting at which a quorum is present.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at such time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled in the manner prescribed for regular election or by written approval of all directors in the manner prescribed in ARTICLE FIVE, Section 5. The officer elected to fill such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board of Directors and all meetings of the members; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all promissory notes.

(b) Vice-President. The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and shall be the custodian of the corporate seal of the Association and shall affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

ARTICLE TWELVE - BOOKS AND RECORDS:

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member or his designated agent. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE THIRTEEN - CORPORATE SEAL:

The Association shall have a seal in circular form having within its circumference the words "Whitehall at Creedmoor Homeowners Association, Inc. and in its center the words, "Corporate Seal".

ARTICLE FOURTEEN - AMENDMENTS:

Section 1. These Bylaws may be amended at a regular or special meeting of the members, by a vote of a majority of a quorum of the members present in person or by proxy.

Section 2. Notwithstanding any provision in this instrument to the contrary, as long as the Declarant controls the Association and if Declarant desires to qualify sections of this subdivision for approval by the Veterans Administration and the Federal Housing Administration for loans guaranteed by the Veterans Administration or the Federal Housing Administration (but not otherwise), any amendment of these Bylaws will require the prior approval of the Federal Housing Administration or the Veterans Administration.

ARTICLE FIFTEEN - CONFLICTS:

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in case of any conflict between this Declaration and these Bylaws, the Declarations shall control.

ARTICLE SIXTEEN - CODE OF CONDUCT OF DIRECTORS:

Prior to the commencement of his or her term as a Director of the Whitehall at Creedmoor Homeowners Association, Inc., each director shall sign a written agreement to comply with the following Code of Conduct. In the event that a Director thereafter violates one or more of the provisions of the Code of Conduct appearing hereinafter, he or she shall be subject to censure to include HOA membership notice by means of a majority vote of the other Directors. The Code of Conduct of the Directors is as follows:

I, _____, A DIRECTOR OF
WHITEHALL AT CREEDMOOR HOMEOWNERS ASSOCIATION (HOA), **DO HEREBY PROMISE**
THAT:

I SHALL REMEMBER THAT THE HOA IS A BUSINESS AND TREAT IT IN SUCH A MANNER;

I SHALL KEEP IN MIND THE BEST INTEREST OF MY COMMUNITY AT ALL TIMES AND NOT TAKE ACTION OR ALLOW INACTION THAT PUTS MY SELF-INTEREST FIRST OR DAMAGES THE COMMUNITY;

I SHALL ATTEND ALL BOARD MEETINGS AND APPEAR AT SUCH MEETINGS ON TIME. IF I CANNOT ATTEND A MEETING DUE TO UNAVOIDABLE CIRCUMSTANCES, I SHALL INFORM ANOTHER BOARD MEMBER AS TO THE REASON FOR MY ABSENCE IN A TIMELY MANNER BEFORE THE MEETING BEGINS, OR SHORTLY THEREAFTER IF I HAVE AN EMERGENCY;

I SHALL COME TO ALL MEETINGS FULLY PREPARED TO DISCUSS ANY AND ALL ITEMS ON THE AGENDA AND EXECUTE THE DUTIES OF MY OFFICE.

I SHALL FOLLOW UP AND COMPLETE ALL TASKS ASSIGNED TO ME AT ANY BOARD MEETING;

I SHALL ATTEND THE ANNUAL MEETING AS A MEMBER OF THE BOARD FULLY PREPARED TO DISCUSS MY ROLE AND DUTIES WITH THE FULL MEMBERSHIP;

I SHALL TREAT ALL BOARD AND OTHER MEMBERS AT A MEETING WITH RESPECT FOR THEIR IDEAS AND PERSONS;

I SHALL NEVER BRING TO ANY MEETING MY OWN BIASES OR PREJUDICES;

I SHALL NEVER DISCUSS SENSITIVE MATTERS OUTSIDE OF THE BOARD MEETING WHEN THE BOARD MEETS IN AN EXECUTIVE SESSION UNTIL SUCH TIME AS THE RELEASE OF SUCH MATERIALS IS APPROVED BY THE BOARD OR REQUIRED BY THE PROPER LEGAL AUTHORITY;

I SHALL EXCUSE MYSELF FROM ANY VOTES WHERE I HAVE A PERSONAL CONFLICT OF INTEREST, OR A PERCEIVED CONFLICT OF INTEREST WHICH A FRIEND, RELATIVE OR MYSELF MAY PROFIT;

AND I SHALL USE MY TALENT TO LOOK FOR WAYS TO IMPROVE MY COMMUNITY AND INCREASE ITS VALUE AND ENJOYMENT TO ITS MEMBERS, AT ALL TIMES PUTTING THE NEEDS AND INTEREST OF THE COMMUNITY FIRST.

ARTICLE SEVENTEEN - MISCELLANEOUS:

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE EIGHTEEN - PRIOR REMOVAL OF DIRECTOR:

Section 1. A Director previously removed from the HOA Board of Directors for cause may not again be elected to the Board of Directors until such time as any current Director that was party to the removal of that Director position has:

- (a) Completed his/her elected term;
- (b) Is not again elected and accepts another successive term;
- (c) Resigns as Director;
- (d) Is removed as Director in a manner provided herein or within the Declaration

ARTICLE NINETEEN - REFUSAL TO AGREE TO AND SIGN CODE OF CONDUCT OF DIRECTORS:

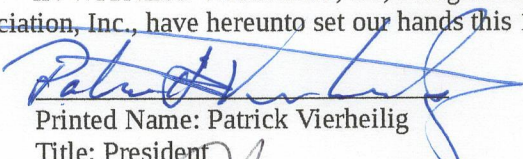
Section 1. As stated in **ARTICLE SIXTEEN - CODE OF CONDUCT OF DIRECTORS**, all Directors must sign, acknowledge and agree to the CODE OF CONDUCT OF DIRECTORS.

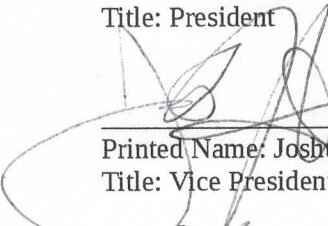
Section 2. Refusal to sign the CODE OF CONDUCT OF DIRECTORS removes that person from any and all participation of, in and for Board activities and representation of the HOA.


Section 3. Refusal to sign the CODE OF CONDUCT OF DIRECTORS effectively negates any prior acceptance of nomination for an HOA Board seat and community representation.

Section 4. Refusal to sign the CODE OF CONDUCT OF DIRECTORS removes that person from any and all Board activities, information, and participation as a board member.

IN WITNESS WHEREOF, we, being all of the Directors of the Whitehall at Creedmoor Homeowners Association, Inc., have hereunto set our hands this 10th day of December, 2021.


Printed Name: Patrick Vierheilg
Title: President


Printed Name: Joshua Hudson
Title: Vice President


Printed Name: Amberly Hudson
Title: Secretary

Printed Name: Edward Cespedes
Title: Director

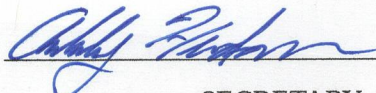
Printed Name: Christopher Cleaver
Title: Director

Printed Name: Gregory Scott
Title: Director

I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of Whitehall at Creedmoor Homeowners Association, Inc., a North Carolina corporation, and that the foregoing bylaws constitute the original bylaws of said corporation, as duly adopted at a meeting of the Board of Directors thereof, held on the 10th day of December, 2001.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the seal of said corporation, this the 16 day of December, 2022.



SECRETARY

SEAL

