

**BY-LAWS OF  
CONGRESS STREET CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE I  
Name and Location**

The Name of the Association is **CONGRESS STREET CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the “Association”). The principal office of the Association (until otherwise designated by the Board, as hereinafter defined) shall be located at 1901 Bull Street, Savannah, Georgia 31401, but meetings of Directors may be held at such other places within the State of Georgia, as may be designated by the Board of Directors.

**Section 1. Registered Office.** The registered office of the Association shall be located at 1901 Bull Street, Savannah, Georgia 31401, or such other offices as the Board of Directors shall select.

**Section 2. Other Offices.** The Association may also have offices at such other places both within and without the State of Georgia as the Board of Directors may from time to time determine or the business of the Association may make appropriate.

**ARTICLE 2  
Membership**

**Section 1. Establishment of Membership.** The Association shall have one class of membership. Membership shall be established by the acquisition of title to a Unit, whether by conveyance, devise, judicial decree or otherwise. This does not include persons who hold an interest merely as security for the performance of an obligation. The membership of any party shall be automatically terminated upon his being divested of all title to the Unit, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more Units, so long as such party shall retain title to a Unit.

**Section 2. Membership Interest.** The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Unit. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration and in the Articles of Incorporation of the Association.

**Section 3. Membership Rights.** Exercise of membership rights in the Association is contingent upon the payment of annual and special assessments levied by the Association, the obligation of which is imposed upon each Owner of, and becomes a lien upon, the Unit against which such assessments are made as provided by the Declaration.

**Section 4. Suspension of Membership Rights.** The membership rights of any member of the Association may be suspended by action of the Board during the period when the assessments remain unpaid; but, upon payment of such assessments, his or her rights and privileges shall be automatically restored. If the Board shall have adopted and published rules and regulations governing the use of the common elements and facilities and personal conduct of any person thereon, the Board may, in their reasonable discretion, suspend the rights of such person for violation of such rules and regulations for a period not to exceed thirty (30) days.

### **ARTICLE 3** **Meetings of Members**

**Section 1. Location of Meetings.** All meetings of members shall be held at such place within or without the State of Georgia as may be from time to time fixed by the Board of Directors or as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof, or at the Association's registered office if not so fixed or stated.

**Section 2. Annual Meetings.** Annual meetings of members shall be held on a date during June or July of each year. The Board shall decide on a date and send notice to the members as provided for herein. At each such meeting, the members shall, by majority vote unless stated otherwise in the Declaration of Condominium or in these Bylaws, transact such business as may be properly brought before the meeting.

**Section 3. Special Meetings.** Unless otherwise prescribed by law, by the Declaration, or by the Articles of Incorporation, special meetings of members may be called for any purpose or purposes by the unanimous consent of the Board of Directors, or such other officers or persons as may at the time be provided for in the Articles of Incorporation, or upon the written request of fifteen (15%) percent of the Unit Owners.

**Section 4. Notice of Meetings.** Written notice of a meeting stating the place, day and hour of meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) days nor more than sixty (60) days before the date of any annual or special meeting.

**Section 5. Business of Meetings.** At an annual meeting of members, any matter relating to the affairs of the Association, whether or not stated in the notice of meeting, may be brought up for action (unless otherwise provided by law). Unless a majority of the members of this Association entitled to vote are present and specifically agree thereto in writing, no matter that was not stated in the notice of a special meeting of members shall be brought up for action at such a special meeting.

**Section 6. Quorum.** The presence of twenty-five (25%) percent of the interests entitled to vote, present in person or by proxy, shall constitute a quorum at all meetings of members for the transaction of business except as otherwise provided by law. If a quorum shall not be present, the members present in person or by proxy shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present. At such reconvened meeting, any business may be transacted which might have been transacted at the adjourned meeting.

**Section 7. Majority.** If a quorum is present, the affirmative vote of a majority of the members entitled to vote and represented at the meeting shall be the act of the members, except that unanimous vote of all members entitled to vote and represented at the meeting shall be required to approve matters at a special meeting of members with respect to which matters no notice had been given in the notice of such special meeting.

**Section 8. Voting.**

(a) Anything herein to the contrary notwithstanding, all voting contemplated by these ByLaws shall be governed by the Declaration and any reference herein to the voting rights of any member shall be governed by the relevant provisions of the Declaration. If an owner is more than 30 days in arrears in paying assessments as special assessments, then the Board may suspend that member's voting rights.

(b) To the extent not in conflict with the Declaration the following provisions shall apply. Each Unit shall be entitled to one vote on each matter submitted to a vote at a meeting of members. A member may vote either in person or by proxy executed in writing by the member or by his duly authorized attorney-in-fact. Any proxy must be in writing, signed by the Unit Owner (or owners as provided below) and submitted to the President or Secretary prior to the meeting. If any Unit is owned by a corporation, partnership, trustee or other entity or by a group of owners in any form of joint tenancy, the vote allocated to such Unit shall be exercisable by such owner or owners only as provided by the Declaration as amended from time to time. Unless the holder of a valid proxy, a mere lessee of any Unit shall have no right to vote and shall in no respect be deemed a member of the Association. In all elections for directors, every member entitled to vote shall have the right to vote, in person or by proxy, the number of units owned by him for as many persons as there are directors to be elected and for whose election he has the right to vote but members may not cumulate their votes.

**Section 9. Action by Consent.** Any action required or permitted to be taken at a meeting of members may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by the holders of all interests entitled to vote with respect to the subject matter thereof.

**Section 10. Written Ballots.** In the Board's discretion, any action that may be taken

by the members at an annual, regular, or special meeting may be taken without a meeting if the Board delivers a written ballot to every member entitled to vote on a matter. A written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approval by written ballot shall only be valid when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

The Board may deliver written ballots by personal delivery, mail, facsimile, or electronic mail. Ballots may be returned by whatever means specified by the Board.

All solicitations for votes by written ballot shall: (i) include the number of responses needed to meet the quorum requirements, (ii) state the percentage of approvals necessary to approve each matter other than election of directors; and (iii) specify the time by which a ballot must be received by the Board in order to be counted. A written ballot may not be revoked.

#### **ARTICLE 4** **Directors**

**Section 1. Number; Election; Qualification.** The affairs of the Association shall be managed by the Board. The number of directors may be as few as one (1) and no more than five (5) individuals. If an individual is a corporation or institution, one of its principal officers may serve as a director. The directors shall be elected at the annual meeting of members by a plurality vote, and each director elected shall serve until the next succeeding annual meeting and until its successor shall have been elected and qualified.

**Section 2. Vacancies.** Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining directors even though the remaining directors may constitute less than a quorum of the Board of Directors. A director elected to fill a vacancy shall be elected for the unexpired portion of the term of his predecessor in office.

Any directorship to be filled by reason of an increase in the number of directors may be filled by the affirmative vote of a majority of the remaining directors present at a meeting even though less than a quorum of the Board of Directors is present. A director elected to fill a newly created directorship shall serve until the next election of directors by the members and the election and qualification of his successor.

**Section 3. Compensation of Directors.** The members of the Board of Directors shall receive no compensation, except as provided in Section 4 of this Article 4.

**Section 4. Indemnification.** As an inducement to the officers and directors of the Association to act on the Association's behalf, the Association shall, out of its general funds or by special assessment, indemnify and hold harmless each officer or director acting in accordance with these ByLaws and the Declaration, including without limitation all actions taken in connection with the levying, collection and enforcement of assessments. All such indemnification shall be paid upon written request of such officer or director setting forth in reasonable detail the reason for such indemnification, which request shall be given to each of the officers of the Association.

## **ARTICLE 5**

### **Meetings of the Board of Directors**

**Section 1. Location of Meetings.** Meetings of the Board of Directors, regular or special, may be held either within or without the State of Georgia.

**Section 2. First Meeting of New Board.** The first meeting of each newly elected Board of Directors shall be held immediately following the annual meeting of members at the place where such annual meeting is held. Such meeting shall be designated as the annual meeting of the Board of Directors, and no notice of such meeting shall be necessary to the newly elected directors in order legally to constitute the meeting, provided a quorum shall be present. Alternatively, the new Board of Directors may convene at such place and time as shall be fixed by the consent in writing of all its members.

**Section 3. Regular Meetings.** Regular meetings of the Board of Directors may be held with such frequency and at such time and at such place as shall from time to time be determined by the Board. If the Board has so fixed the frequency, time and place of regular meetings, no notice thereof shall be necessary.

**Section 4. Special Meetings.** Special meetings of the Board of Directors may be called by the Chairman of the Board, by the President, or by any two (2) directors on at least ten (10) days notice to each director in accordance with Article 6.

**Section 5. Notice of Meetings.** Notice of a meeting need not be given to any director who signs a waiver of notice either before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice thereof. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

**Section 6. Quorum.** A majority of the directors shall constitute a quorum for the transaction of business unless a greater number is required by law or by the Articles of Incorporation. If a quorum shall not be present at any meeting of directors, the directors present may adjourn the meeting from time to time until a quorum shall be present, without notice of the

time and place that the meeting will be reconvened other than announcement at the adjourned meeting.

**Section 7. Majority.** The act of a majority of the directors present at any meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by the Articles of Incorporation.

**Section 8. Action by Consent.** Any action required or permitted to be taken at a meeting of directors or a committee thereof may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all directors or members of the committee, as the case may be, entitled to vote with respect to the subject matter thereof. Such consent shall be filed with the minutes of the proceedings of the Board or the committee.

## **ARTICLE 6** **Notices**

**Section 1. Required Notices.** Whenever, under the provisions of applicable law, the Articles of Incorporation or these ByLaws, any notice is required to be given to any director or member, such notice shall be given in writing and delivered either personally or by first class mail, email or facsimile, addressed to such director or member, at its address as it appears on the records of the Association. If mailed, such notice shall be deemed to be delivered three (3) business days after it was deposited in the United States mail with first class postage prepaid. Notices given by other means shall be deemed delivered when received by the addressee.

**Section 2. Waiver of Notice.** Whenever under the provisions of applicable law, the Articles of Incorporation or these ByLaws, any notice is required to be given to any director or member, a written waiver thereof signed by the person or persons entitled to such notice, either before or after the time stated therein, shall be deemed the equivalent to the giving of such notice.

## **ARTICLE 7** **Powers and Duties of the Board of Directors**

**Section 1. Powers.** The Board of Directors shall have all powers granted it under the Declaration and granted to the Board of Directors of a Condominium Association under The Act, including, but not limited to, the following:

- (a) To call special meetings of the members whenever it deems necessary, and it shall call a meeting at any time upon written request of fifteen percent (15%) of the voting membership.
- (b) To appoint and remove at pleasure all officers, committees, agents and

employees of the Association, prescribe their duties, fix their compensation (if any), and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any member, officer or Director of the Association in any capacity whatsoever.

(c) To establish, levy, assess and collect the assessments or charges referred to in the Declaration.

(d) To adopt and publish rules and regulations governing the use of the common elements and facilities and the personal conduct of the members and their guests thereon.

(e) To exercise for the Association all powers, duties and authority vested in or delegated to this Association, except those reserved to the meeting or to members in the Declaration.

(f) To maintain, repair, replace, operate and manage the Condominium and the property comprising the same, including the right to reconstruct improvements after casualty and to make further improvements of the Condominium property, and to make and enter into any and all contracts necessary or desirable to accomplish said purposes.

(g) To contract for the management of the Condominium and to delegate to such contractor all of the powers and duties of the Association except those which may be required by the Declaration to have approval by the Board of Directors or membership of the Association.

(h) To acquire and enter into, now or at any time hereafter, leases and agreements whereby the Association acquires leaseholds, memberships, and other possessory or use interests in lands or facilities including, but not limited to, swimming pools, tennis courts, and other recreational facilities whether or not contiguous to the lands of the Condominium to provide enjoyment, recreation or other use or benefit to the owners of condominium units.

(i) To enforce the provisions of the Declaration, the Articles of Incorporation, these Bylaws of the Association and the Rules and Regulations governing the use of the Condominium as the same may be hereafter established.

(j) In the event that any Director shall be absent from three (3) consecutive regular meetings of the Board, the Board may, by action taken at the meeting during which said third absence occurs, declare the office of said absent Director to be vacant.

**Section 2**     **Duties.** The Board of Directors shall have all duties imposed upon it by

the Declaration and imposed upon the Board of Directors of a condominium association by The Act, including, but not limited to, the following:

- (a) To supervise all officers, agents, and employees of this Association, and to see that their duties are properly performed.
- (b) As more fully provided in Section 10 of the Declaration:
  - 1. To fix the amount of the annual and special assessments against each unit for each assessment period at least thirty (30) days in advance of such date or period, and at the same time;
  - 2. To send written notice of each assessment to every owner subject thereto.
- (c) To issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has or has not been paid. Such certificate shall be conclusive evidence of the matters therein certified.
- (d) As more fully provided in Section 11 of the Declaration, to obtain and maintain casualty and liability insurance policies as required by The Act.

## **ARTICLE 8**

### **Officers**

**Section 1. Officers; Election; Term.** The officers of the Association shall be chosen by the Board of Directors and shall be a President, a Secretary and a Treasurer. Except as otherwise provided by law, any person may hold one or more offices. Officers shall be elected at the first meeting of the Board of Directors and shall hold offices until their respective successors have been elected and shall have qualified, and if the Board of Directors shall fail in any year or years to meet and elect officers, the officers last elected shall continue to hold office. No officer need be (i) a member of the Board of Directors, (ii) a resident of the State of Georgia, or (iii) an owner of any Unit.

**Section 2. Additional Offices and Agents.** The Board of Directors may appoint such other officers, including vice presidents, assistant secretaries and assistant treasurers, and agents as it shall deem necessary. Such officers and agents shall hold their respective offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board of Directors.

**Section 3. Salaries.** The officers shall receive no compensation except as provided in Section 4 of Article 4.



**Section 4. Removal; Vacancies.** Any officer or agent elected or appointed by the Board of Directors may be removed by the Board at any time with or without cause by the affirmative vote of a majority of the Board of Directors. Officers and agents otherwise elected or appointed may be removed in accordance with Georgia law. Any vacancy occurring in any office of the Association may be filled by the Board of Directors.

**Section 5. The President.** The President shall be the chief executive officer of the Association, shall preside at all meetings of members and the Board of Directors, shall have general and active management of the business of the Association and shall see that all orders and resolutions of the Board of Directors are carried into effect. He or she shall have the authority and power to execute on behalf of the association bonds, mortgages, notes, contracts, leases and other documents and instruments (whether or not requiring a seal of the Association) except where such documents or instruments are required by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Association.

**Section 6. Vice President.** The Vice President, if any, or if there shall be more than one, the Vice Presidents in the order determined by the Board of Directors, shall, in the absence or disability of the President, perform the duties and exercise the powers of the President. Each Vice President shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

**Section 7. Secretary and Assistant Secretaries.** The Secretary shall attend all meetings of members and the Board of Directors and shall record the proceedings of such meetings in books to be kept of that purpose, and shall perform like duties for the committees or directors when required. He or she shall give, or cause to be given, notice of all meetings of members and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or the President, under whose supervision he shall be. He or she shall have custody of the Corporate Seal of the Association and he shall have authority to affix it to any instrument requiring it and when so affixed it may be attested by his signature. The Assistant Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Board of Directors, shall, in the absence or disability of the Secretary, perform the duties and exercise the powers (including affixation of the Corporate Seal) of the Secretary and shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

**Section 8. Treasurer and Assistant Treasurers.** The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association and shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors. He or she shall disburse the funds of the Association as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and

shall render to the President and the Board of Directors, at its regular meetings or when the Board of Directors so requires, an account of all his transactions as Treasurer and of the financial condition of the Association. If required by the Board of Directors, he or she shall give the Association a bond in such sum and with surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his or her office and for the restoration to the Association, in a case of his or her death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers, in the order determined by the Board of Directors shall, in the absence or disability of the Treasurer, perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

## **ARTICLE 9** **General Provisions**

**Section 1. Checks.** All checks, drafts, demands for money and notes of the Association shall be signed by such officer or officers or such other person or persons as the Board of Directors may from time to time designate.

**Section 2. Fiscal Year.** The fiscal year of the Association shall be fixed by resolution of the Board of Directors.

**Section 3. Seal.** The Association shall have a corporate seal which shall have inscribed thereon the name of the Association, the year of its organization and the words "Corporate Seal - Georgia." The seal may be used by causing it or a facsimile thereof to be impressed or affixed or in any manner reproduced. The Board of Directors may from time to time authorize any other officers to affix the seal of the Association and to attest to such affixation by his signature.

**Section 4. Books and Records.** The Association shall keep correct and complete books and records of accounts and shall keep minutes of the proceedings of its members, Board of Directors, and committees of directors.

Not later than two (2) months after the close of each fiscal year, and in any case prior to the next annual meeting of members, the Association shall prepare a balance sheet showing in reasonable detail the financial condition of the Association as of the close of its preceding fiscal year, and a profit and loss statement showing the results of its operations during such fiscal year. Upon written request the Association promptly shall mail to any member of record a copy of such balance sheet and profit and loss statement.

**Section 5. ByLaw Amendments.** These ByLaws may be altered, amended, or replaced or new ByLaws may be adopted by a super majority vote of 75% of the members of the Association.

**Section 6. Conflict.** In the event of any conflict between these ByLaws and the following, the controlling language shall be found in the laws of the State of Georgia, the Declaration or the Articles of Incorporation, in the order listed.