

Chickasaw Bluff Lakes



Maintenance Association

P. O. Box 67

Hernando, MS 38632

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MAP OF CHICKASAW BLUFF LAKES SUBDIVISION



Chickasaw Bluff Lakes
 P. O. Box 67
 Hernando, Ms 38632

CASINOS are located in Robinsonville, which is about 20 minutes west on Highway 304.
COUNTY SEAT (Courthouse) is located in Hernando, which is about 20 minutes east on Highway 304.

COMMUNITY NUMBERS AND INFORMATION

EMERGENCY		911	Revised: October 2017
DeSoto County Departments – Hernando			
	Board of Education	662-429-5271	5 East South Street, Hernando
	Fire Coordinator	662-429-1358	Must call before burning anything
	Health Department	662-429-9814	Septic System Perk Test
	Planning Commission	662-429-1303	(See *NOTE)
	Sheriff's Department	662-429-1470	311 South Street, Hernando
	Tax Collector - Car Tags	662-429-1340	365 Losher Street, #110, Hernando
	Tax Collector - Property	662-429-1341	365 Losher Street, #110, Hernando
	Fire Dept (Volunteer) - Eudora	662-429-9308	There are Annual Dues
Post Offices			
	Hernando (Zip - 38632)	662-429-6311	12 West Commerce Street, Hernando
	Lake Cormorant (Zip - 38641)	662-781-1628	12744 Star Landing Road, Lake Cormorant
Public Schools for DeSoto County (main number) – 662-429-5271			
	Lake Cormorant Elem. School	662-781-1135	3285 Wilson Mill Road, Lake Cormorant
	Lake Cormorant Middle School	662-781-0778	3203 Wilson Mill Road, Lake Cormorant
	Lake Cormorant High School	662-996-3060	10201 Star Landing Road, Lake Cormorant
	Telephone Company – A T & T	888-757-6500	
Utilities – Hernando			
	WastePro (Trash)	662-469-5800	2187 Stateline Road, Southaven
	Amerigas (Propane Gas)	662-429-6211	1585 Memphis Street, Hernando
	Sayle Propane (Propane Gas)	662-622-7070	59 Campground Drive, Coldwater
	Coahoma Electric Company	662-363-2931	3970 White Oak Road, Tunica
	Eudora Utilities Association (Water)	662-985-6531	10013 Greenriver Road, Lake Cormorant
<p>CASINOS are located in Robinsonville, which is about 15 minutes west on W Commerce St. COUNTY SEAT (Courthouse) is located in Hernando, which is about 15 minutes east on W Commerce St. OUTDOOR RECREATIONAL FACILITIES are located at Arkabutla Reservoir, which is east on W Commerce St., south on Highway 301, and east on Pratt Road.</p>			

***NOTE:** Building plans must be signed by the **Chickasaw Bluff Lakes Building Committee** before the *DeSoto County Planning Commission* will issue a Building Permit.

Chickasaw Bluff Lakes

Maintenance Association

The following was taken from Plat Book 6, Page 22, located in the Chancery Court Clerk's Office in the Courthouse in Hernando, Mississippi.

PLAT PROTECTIVE COVENANTS

These Covenants, Limitations, and Restrictions are to run with the land and shall be binding on all parties and all Persons claiming under them until December 1992, at which time said Covenants, Limitations, and Restrictions shall be automatically extended for successive ten (10) year periods, unless by a vote of the MAJORITY of the owners of lots in Subdivision, it is agreed to change said Covenants in whole or in part.

If the parties hereto or any of them or their heirs or assignees shall violate or attempt to violate any of the Covenants, Limitations, or Restrictions herein, it shall be lawful for any other person or persons owning any real estate situated in the subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such Covenants, Limitations, or Restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these Covenants, Limitations, or Restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Approved by the Board of Supervisors of DeSoto County, Mississippi on the 5th day of March 1969.

R. E. Darby, President
H. G. Ferguson, Clerk of the Board

Approved by the DeSoto County Planning Commissioner on the 25th day of February 1969.

Wm. W. Ker, Vice Chairman

Restrictions Pertaining to Chickasaw Bluff Lakes Subdivision

The following instruments control the building construction in the subdivision and the use of the lakes:

I. Plat Protective Covenants

1. All numbered lots to be for residential use only.
2. Minimum building setback to be 35 feet.
3. The minimum main floor area of residences, exclusive of open porches, garages, or carports, shall be 750 feet.

(AMENDMENT PASSED BY PROXY - 1992) “The minimum main floor area of residences, exclusive of open porches, garages, or carports, shall be 1,200 square feet.”

(AMENDMENT PASSED BY PROXY - 2009) **It now reads,** “The minimum floor area of residences shall be 1,500 heated square feet, which is exclusive of open porches, garages, and carports.”

4. No trailer, tent, basement, shack, garage, barn, or other structure of a temporary nature to be used as a residence at any time.
5. No noxious or offensive trade or activity shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. No porches or open carports may be enclosed without permit from the proper authorities of DeSoto County, Mississippi.
7. Minimum side lot line setback to be 5 feet on one side of the lot and 13 feet on the other side. Total of side line setbacks must conform to a minimum of 18 feet.
8. The use of the lakes shall be limited to property owners and guests.
9. All further restrictions set out in the deeds to the several lots in this subdivision shall run with the land and shall be enforceable under these covenants as if fully set out hereon.

II. Covenants, Limitations, and Restrictions in the Warranty Deed to each Lot

1. Each owner, corporate or otherwise, of any lot in the said subdivision shall become a member in the Chickasaw Bluff Lakes Maintenance Association, a non-profit corporation created for the purpose of owning and maintaining the lake, dam site, drives, and other common areas, which membership is subject to by-laws and other rules and regulations thereof. Such landowner shall have the right to the use of the lakes in the subdivision only so long as his is a member of said Association.
2. No inboard or outboard motorboat having in excess of 6 horsepower shall be used on any lake in the subdivision. Each boat shall be plainly marked "CB" with the owner's lot number, in order that all boats may be identified. Any boat without a lot number will not be permitted on the lake.

(AMENDMENT PASSED BY PROXY - 2009) **It now reads,** "All motorboats, except pontoon boats, can use a **short shaft motor** up to 6 horsepower on any lake in the subdivision. Pontoon boats can also use a **long shaft motor** up to 9.9 horsepower on any lake in the subdivision. Each boat shall be plainly marked "CB" with the owner's lot number, in order that all boats may be identified. Any boat that is not marked with CB and the owner's lot number will not be permitted on the lake."

3. The property herein conveyed is subject to an assessment by the Chickasaw Bluff Lakes Maintenance Association on an annual basis, when same is assessed, and thereafter for the same amount annually until changed by a majority of the total votes eligible to be cast by the members of the Association, such amounts to be used only for the maintenance of the lakes, dam, dam sites, drives, and other common areas. Said assessments shall be due and payable as the Board of Directors shall determine, and if not so paid shall bear interest rate of 6% per annum from the due date until paid; such assessments shall be a lien on the property so assessed and collectible by proper action at law, or proceeding in Chancery, for enforcement of such lien. Each lot in said subdivision shall be subject to such assessment, and to such lien, whether or not the owner thereof is a member of the Association.

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2022) **It now reads,** The property herein conveyed is subject to an assessment by the Chickasaw Bluff Lakes Maintenance Association on an annual basis, when same is assessed, and thereafter for the same amount annually until changed by a majority of the total votes eligible to be cast by the members of the Association, such amounts to be used only for the maintenance of the lakes, dam, dam sites, drives, and other common areas. Said assessments shall be due and payable as the Board of Directors shall determine, and if not so paid shall bear interest rate of 15% per annum from the due date until paid; such assessments shall be a lien on the property so assessed and collectible by proper action at law, or proceeding in Chancery, for enforcement of such lien. Each lot in said subdivision shall be subject to such assessment, and to such lien, whether or not the owner thereof is a member of the Association.

4. No pier shall extend more than 15 feet out into the lake from the shoreline, except such piers that may be erected in lake access areas by the Maintenance Association.

(AMENDMENT PASSED AT ANNUAL MEETING - 2022) **It now reads,** “No pier shall extend more than 20 feet out into the lake from the shoreline, except such piers that may be erected in the lake access areas by the Maintenance Association. All piers must be approved by the Chickasaw Bluff Lakes Maintenance Association Board of Directors before construction can commence.”

5. All residences in this subdivision shall have inside toilets. No outside privies will be permitted. No septic field shall be allowed to drain into the lake.
6. No failure or neglect on the part of the grantor or of any owner of lands embraced in said Chickasaw Bluff Lakes Subdivision, to demand or insist upon the observance of any provision, requirement, covenant, limitation, restriction or condition herein contained or referred to or to proceed for the restraint of violations thereof, shall be deemed a waiver of such violation or operate as an estoppel to restrain a continuance there under; nor shall a waiver thereof, in any particular be deemed a waiver of any other default there under; whether of the same or of a different nature; but any such provision, requirement, covenant, limitation, restriction, or condition, may be enforced at any time, notwithstanding violations thereof any have been suffered or permitted theretofore.
7. All lots in the subdivision will have a water service tap at the road property line and are subject to a water service charge by Eudora Utilities Association under its schedule of rates, terms, and conditions on file with the Mississippi Public Service Commission. Any unpaid charge for water service shall be a lien on the property and collectible by proper action at law, or proceeding in Chancery, for enforcement of such lien.
8. All improvements placed upon any lot in the subdivision shall be of permanent type construction, with exterior of wood, shingles, brick, or stone, which preserve the character of the subdivision as an area of attractive vacation cottages and homes. No more than one residential structure shall be placed on any lot. No fence shall be erected more than six feet in height.
9. No lot in the subdivision shall be advertised for sale by the display of a sign, placard, or bill or poster prior to August 1, 1971.

A complete set of plans must be submitted to and approved by the Chickasaw Bluff Maintenance Association’s Building Committee at CBLMA.MS@gmail.com and then the DeSoto County Planning Commission before construction can commence.

Property owners must comply with all rules and regulations.

BY-LAWS

ARTICLE I: POWERS AND PURPOSES

Section 1 - General: The purpose of this Association shall be to encourage and promote the general civic improvement and development of Chickasaw Bluff Lakes Subdivision in DeSoto County, Mississippi. The powers of this Association are those set out in its Charter. The provisions of the Charter shall control in the event of any conflict between said provisions and any part of these by-laws.

Section 2 - Management of Property: This Association shall hold title to the lakes, dams, dam-sites, common areas, and other common property, in the subdivision, in trust; however, for the use and benefit of its members and in the event of the dissolution of the Association, the property of the association shall revert to and become the property of its members.

ARTICLE II: MEMBERS

Section 1 - Eligibility: Any owner, corporate or otherwise, of any interest in land in the Chickasaw Bluff Lakes Subdivision shall be a member of this Association. Each member whose dues and lot assessments are paid in full at the time shall have one vote for each lot owned by the member, at each meeting of the membership. In the event the ownership of a lot is held by more than one owner jointly, such joint owners shall have one vote divided between them according to their respective interests.

Section 2 - Termination of Membership: Membership in this Association shall be terminated by:

- a. Death of a member.
- b. Resolution of the Board of Directors for failure to pay within thirty (30) days of the due date of dues or assessments assessed by the Association.
- c. Resolution adopted by a majority vote of the members of the Association for violation of any provision, requirement, covenant, limitation, restriction, or condition of the subdivision plat or any Warranty Deed to his lot, the By-Laws, Charter of Incorporation, law or other Rules and Regulations pertaining to this Association.

Upon termination of membership, a lot owner shall have no further right or privilege to the use or enjoyment of any lakes, dams, common areas, or other property or facilities of the Association.

ARTICLE III: MEETING OF MEMBERS

Section 1 - Annual Meeting: The Annual Meeting of the members of this Association shall be held during the second week of December of each year hereafter, at a time and place to be determined annually by the Board of Directors.

(AMENDMENT PASSED BY PROXY - 1981) “The Annual Meeting of the members of this Association shall be held during the month of October each year hereafter, at a time and place to be determined annually by the Board of Directors.”

(AMENDMENT PASSED AT ANNUAL MEETING - OCTOBER 1985) **It now reads,** “The Annual Meeting of the members of this Association shall be held during the month of May each year hereafter at 2:00 p.m. on a day determined by the Board of Directors.”

(AMENDMENT PASSED AT ANNUAL MEETING – MAY 2022) **It now reads,** “The Annual Meeting of the members of this Association shall be held once per fiscal year each year hereafter, at a time, date and place to be determined annually by the Board of Directors.”

Section 2 - Special Meeting: Special meetings of the members of the Association may be called from time to time by the Board of Directors or upon petition of members representing not less than 20% of the votes eligible to be cast. The members shall receive not less than seven (7) days notice of any special meeting, beginning with the date of mailing the notice. If a petition with the required number of signers is presented to the Board of Directors requesting call of a special meeting of the member, it shall be mandatory upon the Board of Directors to call such meeting for the purpose stated in the petition at the earliest convenient time and place, provided not less than seven (7) notice shall be given the members as provided above. Every call for a special meeting must state the matters to be considered at such meeting and only the matters named in the notice may be considered at such meeting.

Section 3 - Quorum: At all meetings of the members, 25% of the total votes eligible to be cast shall constitute a quorum, and a majority of the quorum shall decide any questions at all meetings, except on the question of change of lot assessments, or expulsion of members for any reason except for non-payment of dues, which actions may be taken only on favorable note of a majority of the votes eligible to be cast by the members of this Association. Written proxies shall be counted on quorum and on all matters considered at meetings of the members, and shall be valid only when voted by the members of this Association.

(AMENDMENT PASSED BY PROXY - 1981) “All matters of business of the Association can be decided by a vote of the majority of members present at the Annual Meeting of the Association.”

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 1992) **It now reads,** “No proxy votes will be allowed for voting at Annual Meeting except that they are prepared and mailed by the Board for a specific purpose; a minimum of thirty (30) days prior to the Annual Meeting.”

Section 4 - Order of Business: The order of business at the meetings of the members, as far as practical, shall be:

Call to Order.
Proof of Quorum.
Reading and action on any Unapproved Minutes.
Election of Directors.
Unfinished Business.
New Business.
Adjournment.

ARTICLE IV: BOARD OF DIRECTORS

Section 1 - Members: The Board of Directors shall consist of nine members. The members of the initial Board shall serve for a period of two (2) years, and until their successors are duly qualified and elected; thereafter Board members must be members of the Association as provided for in Article II, and shall be elected for a term of one (1) year, and until their successors are duly qualified and elected. Representatives of corporate members are eligible to be members of the Board of Directors.

(AMENDMENT PASSED AT ANNUAL MEETING - DECEMBER 1973) “The Board of Directors shall consist of nine members. The members of the initial Board shall serve for a period of two (2) years and until their successors are duly qualified and elected; thereafter Board Members must be members of the Association as provided for in Article II, and shall be elected for a term of two (2) years, and until their successors are duly qualified and elected. Four (4) members of the Board will be elected in even numbered years and five (5) members will be elected in odd numbered years. Representatives of corporate members are eligible to be members of the Board of Directors.”

REPEALED – MAY 2003 - (AMENDMENT PASSED AT ANNUAL MEETING - MAY 1997)
Even if multiple lots are owned, a husband and wife can not serve on the Board at the same time.

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2002) **It now reads,** “The Board of Directors shall consist of nine members. The members of the initial Board shall serve for a period of two (2) years and until their successors are duly qualified and elected; thereafter Board Members must be members of the Association as provided for in Article II, and shall be elected for a term of two (2) years, and until their successors are duly qualified and elected. Four (4) members of the Board will be elected in even numbered years and five (5) members will be elected in odd numbered years. Representatives of corporate members are eligible to be members of the Board of Directors. If a lot owner is the only one on the deed and chooses not to vote or serve on the Board as a Director, then the spouse shall be allowed the privilege to cast votes for each lot owned by the lot owner or to serve on the Board. This will be allowed as long as the lot dues are current.”

Section 2 - Directors Meetings: The Board of Directors shall meet following the Annual Meeting of the members at a place designated by them, and shall meet as often as they may fix by resolution. Special Meetings of the Directors may be called by the President from time to time, and shall be called at the request of three (3) members of the Board. Not less than one (1) day shall be given the Directors before call of any Special Meeting unless notice is waived. Any business may be transacted at Regular or Special Meeting.

Section 3 - Discharge of Directors: Any member of the Board of Directors may be discharged in the discretion of the Directors, with or without cause, at any Regular or Special Meeting. Any Director may be discharged by the members of the Association at any Special Meeting called for that purpose and the members may immediately elect the successor of any Director so discharged to serve the remainder of the term.

Section 4 - Vacancies: When a Director ceases to own land in the subdivision, his office shall be immediately vacated. Vacancies in the Board of Directors created other than by vote of members shall be filled by majority vote of the remaining Directors and the new Director shall fill the vacancy until the next Annual Meeting of the members.

Section 5 - Quorum: A majority of the members of the Board of Directors shall constitute a quorum, and not less than three (3) Directors must concur on all final votes on matters considered.

Section 6 - Compensation: The members of the Board of Directors shall receive no compensation for their services as members of the Board but may receive a reasonable per diem to cover necessary expenses while engaged on the business of the Association.

ARTICLE V: DUTIES AND POWER OF DIRECTORS

Section 1 - Supervision: The Board of Directors shall have general supervision and control of the affairs of the Association and shall make all Rules and Regulations consistent with law, the Charter of Incorporation, and these By-Laws for the management of the business and guidance of the employees and agents of the Association. The Directors shall have the active management.

Section 2 - Personnel: The Board of Directors shall have the power to employ, dismiss, or to authorize the employment and dismissal of such employees as may be deemed necessary and to fix their compensation.

Section 3 - Bond, Depositories: The Board of Directors may require any of the employees or agents of the Association charged with responsibility for custody of any of its funds, to give adequate bond. The Board of Directors shall select one (1) or more banks to serve as depositories of the funds of the Association and shall determine the manner of receiving, depositing, and disbursing such funds, the form of checks, and the person or persons by whom same shall be signed, with the power to change such banks and the person or persons signing such checks, and the form thereof at will.

Section 4 - Shall Not Encumber Property: The Board of Directors shall not have the authority to mortgage, encumber, hypothecate or pledge as security any of the assets of the Association, but may expend the funds of the Association as herein provided.

Section 5 - Investments: The Board of Directors shall have the power to invest any funds of the Association not needed for current expenses in their discretion.

(AMENDMENT PASSED AT ANNUAL MEETING - DECEMBER 1973) **It now reads,** “The Board of Directors shall have the power to invest any funds of the Association not needed for expenses. These investments will be limited to Federal Deposit Insurance Corporations, secured savings accounts, or governmental securities.”

Section 6 - Other Powers: The Board of Directors shall have the power and right to do any and all acts which they deem conducive to furthering the purposes for which this Association is formed, insofar as they are consistent with law and the Charter of Incorporation, and these By-Laws.

ARTICLE VI: OFFICERS

Section 1 - Number: The officers of the Association shall be a President, a Vice-President, a Secretary-Treasurer, and one or more Assistant Secretary-Treasurer. The President and Vice-President shall be members of the Board of Directors. The Secretary-Treasurer and Assistant Secretary-Treasurer may, or may not, be a Director of the Association; as the Board of Directors in their discretion may elect.

Section 2 - Election: All officers of the Association shall be elected by the Board of Directors and, if also Directors, shall receive no compensation for their duties. Officers shall hold offices for a term of one (1) year, unless sooner removed, and until their successors have been elected.

(AMENDMENT PASSED AT ANNUAL MEETING – MAY 1997) “All officers of the Association shall be elected by the Board of Directors and, if also Directors, shall receive no compensation for their duties. Officers shall hold offices for a term of one (1) year, unless sooner removed, and until their successors have been elected. Even if multiple lots are owned, a husband and wife can not serve on the Board at the same time.”

(AMENDMENT PASSED AT ANNUAL MEETING – MAY 2002) **It now reads,** “All officers of the Association shall be elected by the Board of Directors and, if also Directors, shall receive no compensation for their duties. Officers shall hold offices for a term of one (1) year, unless sooner removed, and until their successors have been elected. If a lot owner is the only one on the deed and chooses not to vote or serve on the Board as a Director, then the spouse shall be allowed the privilege to cast votes for each lot owned by the lot owner or to serve on the Board. This will be allowed as long as the lot dues are current.”

Section 3 - Removal: The Board of Directors may remove any officer by a majority vote of the entire Board at any meeting of the Board, with or without cause.

ARTICLE VII: DUTIES OF OFFICERS

Section 1 - President: The President shall preside at all meetings of the members and Directors. He may, and upon demand, as herein provided, shall call Special Meetings of the member and Directors, and shall perform any and all other duties as required of him by the Board of Directors.

Section 2 - Vice-President: The Vice-President shall serve in the absence of or disability of the President.

Section 3 - Secretary-Treasurer: The Secretary-Treasurer shall keep a complete record of all meetings of the members and the Board of Directors. He shall have general charge and supervision of the books and records of the Association, as may be prescribed by the Board of Directors. The books and records of the Association shall be open for inspection by the members at any reasonable time. He shall make all reports required by him by the Directors and shall keep the Directors informed as to the financial affairs of the Association as they may require.

Section 4 - Assistant Secretary-Treasurer: There shall be one or more Assistant Secretary-Treasurer, as determined by the Board of Directors any one of whom shall serve in the absence or disability of the Secretary-Treasurer.

ARTICLE VIII: FINANCES

Section 1 - Dues: Dues may be levied on the membership in such amounts as the members, by a majority vote at the Annual Meeting of the Association, may determine; provided that each lot shall be assessed an equal amount of dues, except that no dues shall be assessed with respect to Reserved Lots A, B, and C.

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 1991) “Dues may be levied on the membership in such amounts as the members, by a majority vote at the Annual Meeting of the Association, may determine; provided that each lot shall be assessed an equal amount of dues, except that no dues shall be assessed with respect to Reserved Lots A, B, and C. Multiple lot owners and lot owners with delinquent dues are required to bring each lot current before any fishing cards will be issued.”

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2008) “Dues may be levied on the membership in such amounts as the members, by a majority vote at the Annual Meeting of the Association, may determine; provided that each lot shall be assessed an equal amount of dues, except that no dues shall be assessed with respect to Reserved Lots A, B, and C. Beginning in 2009, Annual lot dues will be increased to \$50.00 per lot. Multiple lot owners and lot owners with delinquent dues are required to bring each lot current before any fishing cards will be issued.”

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2009) “Dues may be levied on the membership in such amounts as the members, by a majority vote at the Annual Meeting of the Association, may determine; provided that each lot shall be assessed an equal amount of dues, except that no dues shall be assessed with respect to Reserved Lots A, B, and C. Beginning in 2009, Annual lot dues will be increased to \$50.00 per

lot. Thereafter, annual lot dues will be increased \$5.00 per each year until annual dues reach \$75.00 per lot. Multiple lot owners and lot owners with delinquent dues are required to bring each lot current before any fishing cards will be issued.”

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2022) **It now reads**, “Dues may be levied on the membership in such amounts as the members, by a majority vote at the Annual Meeting of the Association, may determine; provided that each lot shall be assessed an equal amount of dues, except that no dues shall be assessed with respect to Reserved Lots A, B, and C. Beginning in 2023, Annual lot dues will be increased to \$100.00 per lot. Multiple lot owners and lot owners with delinquent dues are required to bring each lot current before any fishing cards will be issued.”

Section 2 - Assessments: The Association may levy upon each lot, except those reserved as public lots, an equal assessment beginning with the year 1969 to defray the costs incurred by the Association in providing maintenance of the lakes, dams, dam sites, drives, and other common areas for the general benefit of the subdivision and the lots therein. Such assessments shall not be deemed dues of the Association. Such assessments shall be levied in such amounts as the members from time to time shall determine by majority vote at any duly convened meeting of the Association. Such assessments constitute a lien upon the property so assessed and the Association shall have power and authority to collect same by proper action at law, or proceeding in Chancery for the enforcement of such lien.

Section 3 - Notices: The Board of Directors shall have the authority to collect all such dues and assessments and shall give each lot owner at least sixty (60) days written notice prior to the due date thereof.

Section 4 - Interest: All dues and assessments not paid by the due date shall bear interest at the rate of 6% per annum from such date until paid.

(AMENDMENT PASSED AT ANNUAL MEETING - MAY 2022) **It now reads**, “All dues and assessments not paid by the due date shall bear interest at the rate of 15% per annum from such date until paid.”

Section 5 - Collection of Unpaid Dues and Assessments:

(AMENDMENT PASSED AT ANNUAL MEETING - JUNE 1972) Any dues and / or assessments that remain unpaid sixty days after due date shall be turned over to a collection agency for collection of the amount of the assessment, interest due and the collecting agent’s fee. Property repossessed or reclaimed by Walkem Development Company of Mississippi or any other loan institution must have the past due amounts paid to the Association before the title to said property may be transferred to another party.

ARTICLE XI: AUDITING

Section 1 - Auditing: The Board of Directors shall annually cause an audit to be made of the finances of the Association, and shall make a written report to the members at the Annual Meeting, and oftener if required by the members.

ARTICLE X: LOT IMPROVEMENTS

Section 1 - Approval: In order to preserve a proper standard of design and to maintain a uniform quality of construction, no improvements to any lot in Chickasaw Bluff Lakes Subdivision may be made by the owner thereof without the written approval by the Board of Directors of the plans and specification, which must be submitted in duplicate. Any plans not acted on within thirty (30) days by the Board of Directors shall be deemed to be approved.

Section 2 - Representative: The Board of Directors is authorized to designate a representative to act for it in the approval of plans and specifications for lot improvement.

ARTICLE XI: FISCAL YEAR

Section 1 - Fiscal Year: The fiscal year of the Association shall begin on the first day of April of each year.

ARTICLE XII: AMENDMENTS

Section 1 - Amendments: These By-Laws may be altered or amended by a vote of a majority of the votes eligible to be cast by the members of the Association, at any Annual or Special Meeting called for that purpose at which a quorum, as heretofore defined as present.

