


HENSEL
STONE  *Woods* PROPERTY OWNERS'
ASSOCIATION, INC.



Bylaws
of the Henselstone Woods Property Owners Association, Incorporated
Front Royal/Warren County, Virginia
as Amended September 9, 2016

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ARTICLE 1.

DEFINITIONS

1. The term "Association" shall mean the Henselstone Woods Property Owners' Association, Inc.
2. The term "Restrictive Covenants" shall mean the Declaration of Restrictions on file with Warren County Circuit Court Land Records Division.
3. The term "Articles of Incorporation" shall mean the Articles of Incorporation of the Association, as amended.
4. The term "Bylaws" shall mean the Bylaws of the Association, as amended.
5. The term "Board of Directors" shall mean the Board of Directors of the Henselstone Woods Property Owners' Association, Inc.
6. The term "Subdivision" shall mean the Subdivision known as Hensel Stone Woods, which is situated in Warren County, Virginia.
7. The term "Member of the Association," "member," or "membership" shall mean the owner (legal or equitable) of one or more numbered residential lots located in Henselstone Woods Subdivision.
8. The term "member or lot in good standing" shall mean a member who has fully paid and discharged all dues, assessments, fines, charges, and penalties imposed or levied upon him/her by the Association, and is not in violation of any Restrictive Covenants, Architectural rules, or County or State building code.

ARTICLE II

MEMBERS

Every lot owner shall be a member of the Corporation and entitled to one vote per lot owned. Thus, there are 110 total votes in the Corporation. Any one of the owners of a lot may vote such lot's vote.

ARTICLE III

NON-TRANSFERABILITY

Membership rights and privileges shall not be transferable.

ARTICLE IV

MEETING OF MEMBERS

Section 1. Annual Meeting. An annual meeting of the members shall be held in the vicinity of Front Royal, Virginia, during the month of January of each year for the purpose of the transaction of such business as may come before this meeting, and for new Board Members to publicly certify their acceptance of the Code of Ethics. The members will be polled in November requesting proposals for topics of community-wide importance that they wish presented to the membership. If no such proposals are received, and if there is no Association business that the Board needs to present to the membership, the annual meeting will be scheduled for a later date when there is such business to be conducted. The Board will determine the date, time and place of this meeting.

Section 2. Special Meeting. Special meetings of the members may be called by the President at the request of at least three (3) Directors, or not less than fifty (50%) percent of the members having voting rights. The convening date of the meeting will be contingent upon the timeliness of the topics presented with the request. All such requests shall be made in writing and presented to the Secretary or Office Manager.

Section 3. Place of Meeting. The Board may designate any place in the vicinity of Front Royal, Virginia, as the place of meeting for any annual meeting, or for any special meeting called by the

Board or by member request.

Section 4. Notice of Meetings. Written notice shall be given by the Secretary stating the place, day, and hour of any meeting of members not less than fourteen (14) days, nor more than fifty (50) days before the date of such meeting. Notice may be by mail, by an announcement posted at the community information center, by e-mail to those members in the e-mail group, and/or published on the Association's Facebook page, by or at the direction of the President. In case of a special meeting or when required by statute or by these By-laws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of the meeting shall be deemed to be delivered when deposited in the United States *mail* addressed to *the member at* his/her address as it appears on the records of the Corporation, with postage thereon prepaid. Notice to act on an amendment of the By-Laws, the Articles of Incorporation, or on a plan of merger or consolidation shall be delivered not less than fourteen (14) days nor more than fifty (50) days before the date of the voting deadline. A copy of the proposed amendment or plan of merger or consolidation or a summary thereof shall accompany the notice.

Section 5. Quorum. The members holding fifteen percent (15%) of the votes shall constitute a quorum at such meetings. In the absence of a quorum, the Members present in person or by proxy, by majority vote taken, and without notice other than by announcement, may adjourn the meeting from time to time until a quorum shall attend. In addition, at such a meeting where a quorum of Members is not present, the Members present in person or by proxy by majority vote taken without notice other than by announcement, may call a further meeting of Members, and at such further meeting the percentages of votes required to constitute a quorum shall be reduced to one-half (1/2) of the percentage specified above and by proxy. The Members present may take any action without limitation that which might have been taken at the original meeting had a sufficient number of members been present.

Section 6. Proxies. At any meeting of members, a member entitled to vote, may vote by proxy, executed in writing by the member or by his/her duly authorized attorney-in-fact. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

ARTICLE V

USE OF FACILITIES

In order to promote recreation safety and welfare, the number of guests permitted for using the recreational facilities at any one time may be limited. Use of recreational facilities by members and their guests shall be subject to rules and regulations adopted and published by the Board. Failure to abide by these regulations may result in withdrawal of use of these facilities and fines as prescribed by the Board. Members shall be responsible for informing their guests and invitees of the conditions governing use of recreational facilities and shall be responsible for the conduct of such guests and invitees.

ARTICLE VI

BOARD OF DIRECTORS

Section 1. General Powers. The affairs of the Corporation shall be managed by its Board of Directors and shall consist of five constitutional officers. The Board shall be members of the Corporation by virtue of being a property owner in Henselstone Woods.

Section 2. Qualifications. No person shall be qualified to serve as Director unless, at the time of his/her election and at the time of his/her taking office, he/she shall not be: in arrears in the payment of any dues or assessments owed to the Corporation, in violation of any covenant, county or state law, nor convicted of any felony. Directors must sign the Code of Ethics statement. Directors must reside in Henselstone Woods.

Section 3. How Elected. During an Election Year, elections of Board Members shall be by mail-in ballot. The Board may form an election committee. Requests by property owners to be included on the ballot for open positions shall be submitted in writing to the Secretary or Election Committee beginning the first day of November, no later than the last day of November. Ballots will be mailed to Members no later than December 7. Ballots shall be returned no later than the last day of December. In the event of ties, the President, in the presence of at least two members of the Board, will conduct a draw of names, with the first name drawn declared the Director.

Section 4. Term of Office. In order to maintain the continuity of the management of the corporation, and ensure the best service to the Membership, the Board of Directors shall be elected in staggered terms. The formula for staggered terms shall be three directors serving three-year terms, and two directors serving two-year terms. Every sixth year when all five Board positions come open, no election will be held. This is to prevent the possible replacement of the entire Board in one year with inexperienced, untrained Directors, which could disrupt the business management of the Association and inhibit its ability to meet its legal responsibilities. The three-year/two-year cycle begins again the following year. In the event of an exact number of nominees to open positions, the election will be considered “uncontested” and no ballot vote will be required. In the event of a lack of nominees, those Board members serving shall constitute the Board for the ensuing year.

Section 5. Duties of Directors. The Board of Directors shall have the control and general management of the affairs and business of the Corporation. Such Directors shall in all cases act as a Board, regularly convened, by a majority, and they may adopt such rules and regulations for the conduct of their meetings, the management of the Corporation, and the use of facilities, as they may deem proper, not inconsistent with these By-laws and the laws of the State of Virginia.

a. Principle Duties shall include but are not limited to:

1. Protect and maintain the value of both the private and communal property in the community and maintain the safety, security, appearance, and quality of life in the community.
2. Develop, establish, and supervise methods for the carrying out of policies which will best promote the interests of all property owners in Henselstone Woods Subdivision through adequate maintenance and efficient operation of all facilities and common property owned by the Association.
3. Create and adopt any resolution, rule, regulation, policy, procedure, or process necessary to enact, enforce, maintain, or regulate the operation of the Association and meet its responsibilities and duties as defined in the governing documents.
4. Maintain oversight and appropriate regulation of rental properties in Henselstone Woods Subdivision as prescribed in the *Rental Policy and Procedures* document and/or under guidelines approved by state law.
5. Provide for the security and enhancement of Henselstone Woods Subdivision by enforcement of these Restrictive Covenants, the Articles of Incorporation, the Bylaws, and other Rules and Regulations adopted by the Board from time to time, and setting fines and penalties for violation.
6. Determine the fiscal needs of the Association, review and approve an annual budget, levy appropriate charges on the lot owners, tenants and users of the facilities, and provide an annual financial report to all lot owners.
7. Plan for future replacement, expansion, acquisition, use of land, facilities, and equipment owned by the Association.

b. Other Significant Duties Include:

1. Selecting and appointing the officers of the Association and members of committees;
2. Adopting and amending Bylaws, Regulations, and Committee Charters;

3. Providing for the maintenance of adequate communication with the members of the Association;
4. Promoting full use of facilities and common areas in the Subdivision;
5. Maintaining appropriate relationships with the surrounding communities, and with state and local government agencies which may impinge upon the interests of the Association;
6. Establishing an organizational structure, employing or recruiting adequate, effective and efficient office staff and other support staff necessary to carry out the prescribed security, maintenance, development and operational functions;
7. If efforts to recruit and employ staff for maintenance and repair work are unsuccessful, and Board members have to perform maintenance and repair work that falls outside the duties of a Board member, they will be paid at the same rate as those who would be hired and paid to perform that work and until such time that an individual(s) applies and is hired to perform the work;
8. Facilitating by whatever means necessary the completion of the following tasks: see that all notices are duly given in accordance with the provisions of these By-laws and/or as required by law; appoint a custodian for the corporate records and of the seal of the Corporation and see that the seal of the Corporation is affixed to all documents, the execution of which on behalf of the Corporation under its seal is duly authorized in accordance with the provisions of these By-laws; keep a register of the post office address of each member and tenant which shall be furnished by such member; the production of any documents or newsletters as may be requested by the Board for the purpose of communicating with members about Association business; the production of any documents or forms needed to maintain Association business; the production and issuing of Resale Disclosure Packets as required by the State of Virginia; appoint someone to serve as the initial point of contact with the Board for members and the community at large.

Section 6. Insurance. The Board shall procure and maintain in force and effect at all times insurance in compliance with the requirements of the Declaration and/or state law. The Board also must cause all persons or entities employed, authorized, or contracted with to collect, disburse, and manage this Association's funds, including this Association's officers, directors, and uncompensated volunteers, to be bonded or insured with standard fidelity and errors and omissions coverage for the benefit of this Association. The premiums for the forgoing shall be paid from Association funds.

Section 7. Indemnification. The Board may provide indemnification for this Association's officers, directors, employees (including volunteer employees), agents, and Members to the extent and in the manner from time to time permitted by the laws of the State of Virginia, except that the Board cannot provide such indemnification for criminal intention, or willful misconduct. Except to the extent such determination from time to time is reserved to the membership by the laws of the State of Virginia, the Board's determination to provide or refuse indemnification is conclusive.

Section 8. Directors' Meetings. Regular meetings of the Board of Directors shall be held immediately following the annual meeting of the members and at such other times as the Board of Directors may determine. Special meetings of the Board of Directors may be called by the President at any time, and shall be called by the President or the Secretary upon the written request of three (3) Directors specifying the subject matter of the meeting and the business at such special meeting shall be limited to the items so specified.

Section 9. Notice of Meetings. The Board of Directors meets as necessary and the date and time of such meetings are scheduled at the convenience of the Board members. Notice will be posted at the Community Board and/or on the Association's Facebook page. At any meeting in which every member of the Board of Directors shall be present, although held

without notice, any business may be transacted which might have been transacted if the meeting had been duly called. Board work sessions may be held as necessary without notice.

When necessary for expediency, Board members, at the direction of the President, may through the use of email, exchange information, review, comment upon, and approve proposals, policies, procedures, and documents, and conduct any such business as necessary to promote the management of the Association as would be conducted in Board work sessions. All such communications and decisions by the Board through the use of email will be considered official. All such email records will serve as the minutes of Executive e-meetings.

Section 10. Emergency Meetings of the Board Notice, reasonable under the circumstances, of special or emergency meetings shall be given contemporaneously with the notice provided members of the Association's Board of Directors conducting the meeting.

Section 11. Executive Sessions. The board may convene in executive session to consider personnel matters; consult with legal counsel; discuss and consider contracts; pending or probable litigation and matters involving violations of the declaration or rules and regulations adopted pursuant thereto for which a member, his/her family members, tenants, guests or other invitees are responsible; or discuss and consider the personal liability of members to the association, and any other such matter that would constitute disclosure of information in violation of law.

Section 12. Quorum. At any meeting of the Board of Directors, a majority of the Board shall constitute a quorum for the transaction of business; but in the event of a quorum not being present, those members present shall adjourn the meeting to some future date.

Section 13. Voting. At all meetings of the Board of Directors, each Director is to have one vote.

Section 14. Vacancies. Vacancies in the Board shall be filled for the unexpired portion of the term by a vote of the majority of the remaining Directors.

Section 15. Order of Business. The order of business shall be agreed upon by the Board of Directors and shall be conducted in accordance with Roberts Rules of Order or a modified form of those Rules as agreed upon by the Board.

Section 16. Impeachment of Board Members: In the event that a Board member fails to perform the duties of his or her office or Board position or performs his or her duties in such a manner as to cause harm to the corporation or damage to the Henselstone Woods Property Owners' Association, the Board may remove or disqualify him/her from the position of Director upon failure to correct behavior after two warnings, sent by post to the board member in question. Such removal must take place at a meeting of the Board called in the manner described in **Article VI Section 9**, and must attain a majority vote of those board members present and voting. When calling a meeting for the purpose of impeaching, the agenda must be stated, or sent in writing, to each member of the Board. The membership may reinstate such Board member by a majority vote of the members. The membership may also impeach or disqualify a Board member by a majority vote and a member may be removed from the Board if the Board member's conduct, when in the opinion of a majority is such as, but not limited to: frustrate or hinder the legal or ethical obligations of the corporation, demonstrates refusal to sign or abide by the Board's Code of Ethical Conduct, demonstrates refusal to perform reasonable duties as assigned, aids a member(s) to violate Association covenants, state or county laws, demonstrates disloyalty to the corporation.

ARTICLE VII

OFFICERS

Section 1. Number and Titles. The Board of Directors shall serve as officers of the Corporation

and shall consist of a President, Vice-President, Secretary, Treasurer, and Officer at Large. At the Board of Directors first meeting, the Directors shall elect from amongst themselves, the above officer positions, and the names of the Director's positions shall be published to the membership. The Board of Directors may elect or appoint such other persons as it shall deem desirable, and to perform the duties prescribed from time to time by the President and agreed upon by a majority of the Board. The same person may hold any two (2) or more offices.

Section 2. Election and Term of Office. The Board may decide the process of electing officer positions. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

Section 3. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be appointed by the Board of Directors for the unexpired portion of the term.

Section 4. President. The President shall be the principal executive officer of the Corporation and shall, in general, supervise and control all of the business and affairs of the Corporation and the day-to-day operation of the Association business. The President shall preside at all meetings of the members and of the Board of Directors. The President may sign with the Secretary or any other proper officer of the Corporation authorized by the Board, any deeds, mortgages, bonds, contracts, or other instruments which the Board has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board or by these By-laws or by statute to some other officer or agent of the Corporation; and in general he/she shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Responsibilities of the President include but are not limited to performing or facilitating the:

- (a) Filing the annual report to the SCC in order to maintain the corporate status of the Association.
- (b) Filing the annual report to the Virginia Real Estate Board for certification of the Association.
- (c) Filing any IRS tax forms that may be required.
- (d) Filing annual renewals to maintain the liability insurance policy for the Common Property and all other insurance policies as required by state law.
- (e) Assuring the ongoing maintenance and plans for development of all Common Property.
- (f) Assuring the annual deposit is made to the Emergency Reserve Fund Account.

Section 5. Vice-President. In the absence of the President or in the event of his/her inability or refusal to act, the Vice President shall perform the duties of the President, and when acting shall have all the powers of and be subject to all of the restrictions upon the President. The Vice President shall perform such other duties from time to time as may be assigned to him/her by the President or the Board as a whole.

Section 6. Treasurer. If required by the Board, the Treasurer shall give a bond for the faithful discharge of his/her duties in such sum and with such surety or sureties, as the Board of Directors shall determine. He/she shall have oversight of and facilitate the maintenance of all funds and securities of the Corporation; have oversight of or facilitate the process of receiving and giving receipts for monies due and payable to the Corporation from any source whatsoever, and deposit all such monies, in accordance with **ARTICLE IX, Section 3**, and shall perform or facilitate such other duties as are incident to the office of Treasurer and such other duties that from time to time may be assigned to him/her by the President or Board as a whole.

Section 7. Secretary. The Secretary shall keep the minutes of the meetings of Members and of the

Board and submit them to the POA Office for transcription to electronic form, and perform or facilitate any other duties assigned by the President or the Board as a whole.

Section 8. Officer at Large. The officer at Large has no specific duties and may be appointed to serve on committees at the discretion of the President and will perform all duties as assigned. He/She may be called upon to perform duties for any other officer.

ARTICLE VIII

COMMITTEES

Section 1. Committees. The Board, by resolution adopted by a majority of the Board Members in office, may designate one or more committees, which committees, to the extent provided in said resolution, shall have and exercise the authority of the Board in the management of the Corporation; but the designation of such committees and the delegation thereof of authority shall not operate to relieve the Board, or any individual Board member, of any responsibility imposed upon it or him/her by law.

Section 2. Other Committees. Other committees not having and exercising the authority of the Board in the management of the Corporation shall be designated by a majority of the Board Members present at a meeting at which a quorum is present. Members of each such committee shall be members of the Corporation, and the President of the Corporation shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Corporation shall be served by such removal. All Committee Members shall sign and follow the Association's Code of Ethical Conduct and shall be subject to qualification under the same terms in **ARTICLE VI, Section 2**

Section 3. Term of Office. Each member of a committee shall continue until his successor is appointed, unless the committee shall be sooner terminated, or unless such member is removed from such committee, or unless such member shall cease to qualify as a member thereof. The Board of Directors may fill vacancies in the membership of any committee.

Section 4. Rules. Each committee may adopt rules for its own government not inconsistent with these By-laws or with the rules adopted by the Board.

Section 5. Quorum. Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the action of the committee.

ARTICLE IX

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Board may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these By-laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, etc. All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall require two signatures and shall be signed by any authorized Officers.

No payment shall be made except on written voucher or with a receipt specifying nature and date of

service rendered or materials or items delivered.

The payment of Association bills may be made through the Association's bank by the use of Electronic Funds Transfer (EFT) when necessary or appropriate.

Section 3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, or trust companies, or savings and loan associations as the Board may elect.

Section 4. Gifts. The Board may accept on behalf of the Corporation any contributions, gifts, bequests, or devise for the general purposes or for any special purposes of the Corporation.

ARTICLE X

BOOKS AND RECORDS

Section 1. Inspection. The Corporation shall keep correct and complete books and records of actions and shall also keep minutes of the proceedings of its members, Board, and committees having any of the authority of the Board, and shall keep at the registered or principle office a record giving all names and addresses of the members entitled to vote. All books and records of the Corporation may be inspected by any member or his/her agent or attorney for any proper purpose at any reasonable time. The Board shall prepare and present to the membership at the annual meeting a record of the activities of the Corporation for the previous year.

Section 2. Copying. The inspection and/or copying of records of the Association shall be at the Member's expense and shall include copying cost, and actual cost for preparation time. A deposit may be required for requests estimated to be \$25.00 or more. Inspection and /or copying shall be conducted by appointment during regular business hours set by the Association Office Manager. The member shall give the Association Office Manager a written request, stating the purpose for which the inspection and/or copying is sought, at least five business days before the date which the Member wishes to inspect and/or copy such records. The Member shall receive a Proper Purpose/Limitation statement and shall complete and sign the Association Agreement Regarding Inspection of Association Records, on file with the Office Manager, prior to the inspection and copying of an Association Record.

ARTICLE XI

FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

ARTICLE XII

DUES AND ASSESSMENTS

Section 1. Annual Dues and Payment of Dues. The Board shall determine the amount of annual fees payable to the Corporation by the members. The amount of that fee will be based upon the anticipated expenses needed to maintain the business of the Association for the subsequent year. The amount of that fee will be set by November 1 and will be published to the membership at that time. Annual dues are payable as of January 1 of each calendar year. Dues not paid by February 1 of that calendar year shall be in arrears.

Section 2. Special Assessments and Payment of Special Assessments. Special Assessments for capital improvements, reconstruction or replacement of capital improvement must be approved by the membership at an annual meeting or a special meeting called for such purpose, except that when in the opinion of three (3) or more members of the Board an emergency exists, and the immediate expenditure of funds is necessary to protect any existing property or improvements of the

Corporation, the Board shall have the authority to levy a special assessment for such emergency purpose. Payment of such special assessment shall be due as determined by the issuing group.

Section 3. Other Assessments.

The Board shall determine the amount of any charge, fee, fine, or assessment to the membership necessary to support the administration of any policy, process, or procedure duly passed and authorized by the Board, including such policies, processes, or procedures that are necessary to enforce rules set forth in the covenants and Board Resolutions.

ARTICLE XIII

DISCIPLINARY ACTION

The Board may suspend the voting rights and the right to use the recreational facilities by a member for any period after sixty (60) days following which any dues or assessments remain unpaid; and for a period not to exceed thirty (30) days for any infraction of the published rules and regulations and By-laws.

ARTICLE XIV

NON-PAYMENT OF DUES AND ASSESSMENTS

Section 1. Remedies. Any dues and assessments, which are not paid by the due date, shall be delinquent after thirty (30) days. Delinquent dues and/or assessments shall be assessed a late penalty decided upon by the Board and assessed interest from the date of delinquency at the rate decided upon by the Board. Additionally, the Board may turn the delinquent account over to a collection agency or may cause an action at law to be brought against the member or members personally obligated to pay the same. Any and all collection costs and reasonable attorney's fees on any such action shall be added to the amount of such assessment. No member may waive or otherwise escape responsibility for the dues and assessments provided for herein by non-usage of the recreational facilities.

ARTICLE XV

SEAL

The seal of the Corporation shall be circular and shall bear the words "Henselstone Woods Property Owners Association, Inc.," and in the center, "Corporate Seal As Affixed Hereto."

ARTICLE XVI

WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the Articles of Incorporation or the By-laws of the Corporation, a waiver therein in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the waiving of such notice.

ARTICLE XVII

POWER TO AMEND

These By-laws shall be amended or repealed only upon a majority of the voting members at any duly constituted annual, or special meeting of the membership, or by official ballot at the discretion of the Board. Notice of intent to submit amendments to the By-laws shall be given to the membership and a copy of the proposed changes shall be distributed as specified in **ARTICLE IV, Section 4.**

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ARTICLE XVIII

VOTING BY BALLOT

All issues that come before the membership to be voted on, including amending documents, will be voted upon by mailed-in ballot. The complete process as defined in the *Voting and Ballot Procedure* is established and currently in effect. Ballots shall be delivered to each eligible member by USPS letter. In order to be counted, ballots must be completely filled out with the member's name and lot address, signed, and dated. Ballots must be returned by USPS post by the published deadline.

In addition, as adopted and as stated in the Board Resolution dated October 4, 2007, the failure to return a ballot by any eligible member by the published deadline shall be deemed a vote of acceptance of the proposed amendments.

End of Bylaws

Duly voted upon and passed by the membership, now, therefore, the Hensel Stone Woods Property Owners Association, Incorporate, sets forth the aforesaid Bylaws, as amended, of the Hensel Stone Woods Subdivision, located in the county of Warren, in the State of Virginia, and which shall be binding upon the owners (real and/or equitable) of property in the Hensel Stone Woods Subdivision and upon any of its successors or assigns, and shall be binding on all parties having or acquiring any right, title, or interest in property located in the Hensel Stone Woods Subdivision, or any part thereof, and which shall inure to the benefit of each owner thereof. These Bylaws shall run with the land and shall supersede any and all Bylaws previously recorded and/or amended.

Witness the following signatures and seals:

By: *Mike D.* _____, Director
By: *C. McGlothlin* _____, Director
By: *Carol M. Brown* _____, Director
By: *Eleanor C. Strickland* _____, Director



State of **VIRGINIA**
County of **WARREN**, to-wit:

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify the signatures whose names are signed to the foregoing BYLAWS of the Henselstone Woods Property Owners Association, Inc., as amended, and has this day personally appeared and acknowledged the same before me in my State and County aforesaid.

Given under my hand this 16th day of September 2016

My commission expires January 31, 2019

Registration Number: 136694

Margaret S. Rhodes
NOTARY PUBLIC

INSTRUMENT #180004387
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY ON
SEPTEMBER 19 2016 10:01AM

