AMENDMENT TO BYLAWS* OF
LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

WHEREAS, it is well settled that controls and limitations upon the rights of members of Little Cumberland Island Homes Association, Inc. to transfer their property are necessary and rationally related to the protection, preservation, and proper operation of said property and the purposes of the Association as set forth in its governing documents; and

WHEREAS, one such method of control which the Association has exercised in the past has been the granting of pre-emptive rights to itself and members who have had the first right to purchase a member's stock and property associated therewith in the event of a resale, gift, devise, or involuntary sale (e.g., judicial sale); and

WHEREAS, the Association is desirous of amending its bylaws and restrictive covenants, where necessary, so that such preemptive rights shall be exercised in a fair and non-discriminatory manner, and so that they do not constitute unreasonable restrictions on the rights of members to alienate their respective property interests; and

WHEREAS, another method of control which the Association has exercised since its inception, as derived from the Association's
original by-laws, has been limiting membership in the Association through the ownership of at least fifty (50) shares of stock, and

the real property associated therewith, to one individual and prohibiting fractional or joint ownership thereof; and

WHEREAS, the Association is desirous of amending its bylaws for the purpose of clarifying such restriction so as to prevent overuse of the Island; to avoid the administrative problems inherent with multiple ownership of Association stock, and property; and to comply with the Association's September 1975 Agreement with the United States of America to maintain the Island in its natural state;

ACCORDINGLY, effective the date hereof, the Association's bylaws shall be amended as follows to provide for the abovementioned restrictions on the transfer of stock in the Association and the real property which is associated therewith:

(A) By deleting Section 3 of Article IV and substituting in lieu thereof the following:

Section 3. Transfer of Stock.

(a) In General.

Stock may be transferred only upon the books of the Association. Any such transfer of stock shall carry with it also a sale or a transfer of such land or leasehold interest as such shareholder may own at the time of sale or transfer and any land purchase rights vesting in him by reason of being the holder of such shares, each two (2) acre site on Little Cumberland Island to continue in the same ownership with fifty (50) shares of stock and each four (4) acre site on the Island in the same ownership with one hundred (100) shares of stock, all subject to present or future alienation restrictions of the Association.

Stock may only be transferred in units of fifty (50) shares and may only be transferred to one individual. Joint or fractional ownership of fifty (50) share units, or the two (2) acre sites

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associated therewith, shall be prohibited. Each stock certificate issued by the Secretary and deed transferring title to property associated with stock in the Association shall be appropriately endorsed disclosing this restriction and stating that shares and/or deeds transferred in violation of the restriction are void.

Unless otherwise provided for herein, no sale, or transfer for value, of any stock or rights of title thereto, together with any rights in the real property associated therewith, may be made to an individual who is not already a shareholder of the Association. Such sale or transfer may be made, however, to an individual who is not already a shareholder of the Association but who has been approved by the Association to become a shareholder pursuant to membership application guidelines procedures which have been, and shall continue to be, formulated and maintained in writing by the Board and which are rationally related to the attainment of the Association's goal of actively preserving the natural wilderness of Little Cumberland Island.

(b) Sale or Transfer of Stock to Non-Shareholder Approved Member Applicants of the Association.

Upon receipt of the Secretary of notice in writing of a sale, or transfer for value, of any stock or right or title thereto, together with any rights in the real property associated therewith, to a non-shareholder approved member applicant of the Association, the Association shall have the right, within sixty (60) days (Sundays and holidays excepted) from the date of receipt of such notice, to purchase said stock, together with the real property associated therewith, upon the same terms as the proposed sale, which option shall be exercised before a period of sixty (60) days following the date of receipt of such notice. If such option is not exercised by the Board within sixty (60) days, the shareholders of the Association (in the order of their priority as shown on the books of the Association), who, shall have received written notice by the Secretary of the proposed sale within the sixty (60) day period shall have a period of thirty (30) days within which to purchase the property upon the same terms. In the event that neither the corporation nor its shareholders exercise their respective rights of first refusal within the above specified time periods, the member wishing to sell or transfer his stock, together with the real property associated therewith, may, within ninety (90) days after the expiration of the last option period contract to sell such property to the proposed purchaser named in such notice upon the terms specified therein. If the member fails to close said proposed sales transaction within said ninety (90) day period, the property shall again become subject to the right of first refusal of the Board and its shareholders as herein provided.

(c) Gifts to Non-Shareholder Approved Member Applicants of the Association.

Any member who wishes to make a gift of his stock, together with the real property associated therewith to a non-shareholder approved member applicant of the Association shall give to the Secretary not less than ninety (90) days' written notice of his intent to make such gift prior to the contemplated date thereof, together with the identity of the intended donee. The members of the Board shall at all times have the first right and option to purchase such property for cash at fair market value to be determined by arbitration as herein provided, which option shall be exercisable until the date of expiration as provided herein. Within fifteen (15) days after the receipt of said written notice by the Board, the Board and the member desiring to make such gift shall appoint a qualified real estate appraiser to act as arbitrators.

The two arbitrators so appointed shall, within ten (10) days after their appointment, appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days after the appointment of said third arbitrator, the three arbitrators shall determine, by majority vote, the

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fair market value of the real property associated with the stock, which the member contemplates conveying by gift, and shall thereupon give written notice of such determination to the member and the Board. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's option to purchase the member's stock, together with the real property associated therewith, shall expire forty-five (45) days after the date of receipt by it of such written notice of such determination of fair market value.

(d) Devise.

In the event that a member dies leaving a will devising his stock in the Association, together with the real property associated therewith, or any interest therein, and said will is admitted to probate, the members of the Board acting on behalf of the other members, shall have a like option (to be exercised in the manner hereinafter set forth) to purchase said stock, together with the real property associated therewith, either from the devisee or devisees thereof named in said will, or if a power of sale is conferred by said will upon the personal representative named therein, from the personal representative acting pursuant to said power, for cash at fair market value which is to be determined by arbitration as herein provided. Within sixty (60) days after the appointment of a personal representative for the estate of the deceased member, the Board shall appoint a qualified real estate appraiser to act as an arbitrator, and shall thereupon give written notice of such appointment to the said devisee or devisees or personal representative, as the case may be. Within fifteen (15) days thereafter, said devisee or devisees or personal representative, as the case may be, shall appoint a qualified real estate appraiser to act as an arbitrator. Within ten (10) days after the appointment of said arbitrator, the two so appointed shall appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days thereafter, the three arbitrators, shall determine, by majority vote, the fair market value of the real property associated with the deceased's stock, and shall thereupon give written notice of such determination to the Board and said devisee or devisees or personal representative, as the case may be. If either party shall fail to select an appraiser, then the appraiser designated by the other party shall make the appraisal. The Board's right to purchase the deceased's stock, together with the real property associated therewith, at the price determined by the three arbitrators shall expire sixty (60) days after the date of receipt by it of such notice if the personal representative of the deceased's owner is empowered to sell, and shall expire ten (10) months after the appointment of a personal representative who is not so empowered to sell. The Board shall be deemed to have exercised its option if it tenders the required sum of money to said devisee or devisees or to said personal representative, as the case may be, within the said option periods.

(e) Involuntary Sale.

In the event that any member's stock, together with the real property associated therewith, is sold at a judicial or execution sale (other than a mortgage foreclosure sale) the person acquiring title through such sale shall, before taking possession of the real property sold, give sixty (60) days' written notice to the Board of his intention so to do, whereupon members of the Board acting on behalf of the other members shall have an irrevocable option to purchase said real property, together with the stock associated therewith, at the same price for which it was sold at said sale. If said option is not exercised by the Board within sixty (60) days after receipt of such notice, it shall thereupon expire and said purchaser may thereafter take possession of said real property and the stock associated therewith. The Board shall be deemed to have exercised its option if it tenders the required sum of money to the purchaser within said sixty (60) day period.

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In the event any member shall default in the payment of any monies required to be paid under the provisions of any mortgage or trust deed against the property associated with his stock in the Association, the Board shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefore against such property, which lien shall have the same force and effect as liens imposed against property for the recovery of assessments and may be enforced in the same manner as provided in the Association's bylaws and restrictive covenants.

(f) Board's Exercise of Option.

If the Board shall adopt a resolution recommending that it shall exercise its option to purchase any stock or right or title thereto, together with the real property associated therewith, the Board shall promptly call a meeting of all the shareholders for the purpose of voting upon such option, which meeting shall be held within the option period. If two-thirds of the holders of the Association stock voting in person or by proxy at a meeting duly called for this purpose authorize the Board to exercise such option to make such purchase, then the Board shall promptly give written notice of such election as herein provided. In such event, such purchase by the Board shall be closed and consummated, and, for such purpose, the Board shall have the authority to make such mortgage or other financing arrangements, and to make such assessments proportionately among all the respective shareholders, and to make such other arrangements, as it may deem desirable.

(g) Release or Waiver of Options.

Upon the written consent of at least two-thirds (2/3rds) of the Board members, any of the above-mentioned options may be released or waived and the stock or real property associated therewith which is subject to an option may be sold, conveyed, or devised free and clear of these provisions.

(h) Proof of Termination of Option.

A certificate executed and acknowledged by the acting Secretary stating that these provisions have been met by a member, or duly waived by the Board, and that the rights of the Board hereunder have terminated, shall be conclusive upon the Board and the members in favor of all persons who rely thereon in good faith, and such certificate shall be furnished to any member who has in fact: complied with these provisions or in respect to whom the provisions have been waived.

Breach of Restriction.

In the event of any default by any member under the foregoing provisions, or if any sale of Association stock, or real property associated therewith, is made or attempted without complying with the provisions, the Board or its agents shall have each and all of the rights and remedies which may be provided for in the Association's bylaws and restrictive covenants *or* which may be available at law or in equity, and may prosecute any action or other proceeding against any defaulting member and/or others for the appointment of a receiver for the property at issue or for injunctive relief or specific performance. All expenses of the Board in connection with any such actions or proceedings, including court costs and attorneys, fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen (18%) per cent per annum until paid, shall be charged to and assessed against the defaulting member, and shall be added to and deemed part of the member's annual assessment provided by the Association's restrictive covenants. In the event of any such default by any member, the Board

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shall further have the authority to correct such default, and do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting member. Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board.

(j) Exceptions to Restrictions on Property Transfers.

The above restrictions on the transfer of right or title to a member's stock in the Association and the real property associated therewith shall not apply to any sale, gift, or other transfer to any other stockholder member of the Association. They shall also not apply to transfers made to the spouse; to any lawful child of the member; to any trustee of a trust, the sole beneficiary of which is either the member, the spouse, or a lawful child of the member; or to a lineal descendant of a common ancestor of the transferring member who was himself a member, whether intervivos or otherwise.

(k) Perpetuities and other Rules of Property.

If any of the above provisions would otherwise be unlawful or void for violation of the rule against perpetuities or some analogous statutory provision, then such provision shall continue only until Twenty-one (21) years after the death of the survivor of the now living law descendants of the incumbent Mayor of Woodbine, Georgia, and the incumbent President of the United States.

Adopted by Little Cumberland Island Homes Association, Inc., at the meeting of the stockholders, held at Jekyll Island, Georgia, on the 20th of April, 1991.

LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

By:_____
CHARLES L. THOMAS, JR.

By:_____
MARY M. (PEG) WOOD

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AMENDMENT TO BYLAWS*
OF
LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

WHEREAS, Little Cumberland Island Homes Association, Inc., is desirous of amending its bylaws, where necessary, so that its Board of Directors may be elected through elections handled by mail to accommodate those of its members who reside in distant states and who are unable to regularly attend the annual stockholders' meeting; and

WHEREAS, the Association is desirous of further amending its bylaws, where necessary, so that preferential voting may be used to elect its Board of Directors, said method having been found to be useful in elections by mail where it is impracticable to take more than one ballot, and having been found to be fair in that the second or less preferred choices of voters can be taken into account if no candidate for a certain position attains a majority,

ACCORDINGLY, effective the date hereof, the Association's bylaws shall be amended as followws to provide for preferential voting by mail for the election of the Association's Board of Directors:

(a) By adding the following Section 7 to Article VII:

Section 7. Nomination and Election of Directors.

(a) Nomination.

The entire membership shall be invited to participate in the nominating process The Board of Directors shall actively seek nominations by informing stockholders annually by mail of the process and dates for qualifying No limitation is set on the number of nominations. Nominees shall complete a "Nominee Information Sheet" signifying their willingness to be considered a candidate; their understanding that Directors serve without compensation or reimbursement for personal expenses related to serving as a director; and providing information about their qualifications to be a director.

(b) Qualifications.

Availability of time, a record of responsibility in paying Association bills, adherence to Association policies, and previous work on Association committees are desirable qualifications.

(c) Selection of a Slate.

At the Winter quarterly meeting of the Board of Directors, the information provided for each nominee shall be reviewed by the Board, acting as a committee of the whole. A vote shall be taken by secret ballot to choose the slate of candidates to be mailed to stockholders. The slate will include, if available, at least two more than or up to twice the number of vacancies. A simple majority of directors present is required for one to become a candidate on the slate. This slate fulfills a responsibility of the board to inform stockholders of its recommendation concerning the candidates in light of the needs of the Association. Nominees not chosen by the directors for the slate may be included on the ballot to Stockholders if the nominees so desire. The Board shall vote to (a) endorse the slate for stockholder vote with a recommendation for approval or (b) send the slate forward for stockholder vote but without recommendation.

(d) Election Process.

At least 60 days before the annual meeting, the Treasurer shall prepare a list of stockholders eligible to vote as defined by Article IV of the Bylaws. The Secretary shall prepare and mail to eligible stockholders a printed ballot for each 50 shares of stock with space for the signature to assure

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ballots are cast by eligible voters. Included in the mailing shall be the position taken by the Board concerning the slate and a prepaid, preaddressed envelope for returning the ballot to the Secretary. An accompanying standard biographical summary prepared by each candidate at the time the candidates were considered by the Board of Directors may be included if the information has not been sent to the stockholders previously.

Stockholders without voting rights as defined in Article IV of the Bylaws shall be notified at the time the ballots are mailed.

(e) Voting Procedure.

Voting on the ballot shall be by a preferential selection procedure described in Roberts Rules of Order Revised. Voted ballots must be received seven days before the annual meeting.

(f) Counting Procedure.

The counting procedure will follow Roberts Rules of Order, Revised for preferential vote counting.

(g) Notification and Verification of Results.

Immediately following the count, the Secretary shall notify the Chairman, the Board of Directors, and the stockholders present at the meeting simultaneously concerning the election results. The Secretary shall submit a formal, certified report of elections, signed by those who participated in the counting, to the Board of Directors at the next quarterly Board meeting following the annual stockholders meeting.

The Chairman of the Board shall inform candidates not elected and not present within one week following the annual meeting.

ADOPTED by Little Cumberland Island Homes Association, Inc. at the meeting of the stockholders, held on Jekyll Island, Georgia, on the 11th day of April, 1992.

LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

By: _____
CHARLES D. WEBB, President

[CORPORATE SEAL]

By: _____
CAROL B. EMMONS, Secretary

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AMENDMENT TO BYLAWS
OF
LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

WHEREAS, Little Cumberland Island Homes Association, Inc., is desirous of amending its Bylaws, where necessary, so that a limitation may be placed on the number of consecutive terms an individual may serve on the Association's Board of Directors, and

WHEREAS, the Association is of the position that such a limitation would serve its best interests by promoting sound and democratic management, and

WHEREAS, at the annual meeting of the stockholders of the Association held on April 11, 1992, of five thousand (5,000) shares of stock authorized, issued, and outstanding, 3,475 (69.5%) shares were voted in favor of effecting the above-mentioned amendment with 425 (8.5%) shares opposed.

NOW, THEREFORE, the Association hereby amends its Bylaws as follows to provide for a limitation on the number of consecutive terms that an individual may serve on the Association's Board of Directors:

(a) By adding the following Section 8 to Article VII:

Section 8. Limitation on Terms of Directors.

Effective January 1, 1993, no director may serve longer than nine (9) consecutive years or three (3) full consecutive three- (3-) year terms. This provision shall retroactively affect any Board member who was elected prior to January 1, 1992, and whose term expires after January 1, 1992, once he/she has served on the Board continuously for three (3) or more full terms or longer than nine (9) years. For the purpose of enforcing this provision, a Board member shall be considered to have served a full term if he/she has served over one-half (1/2) a term, or over one and one-half (1 _) years, in office. If a director has served less than one-half of a term or one and one-half (1 _) years, such partial service shall not be counted as a full term toward the three-term limitation. This paragraph, however, shall not require any director who was elected prior to 1992 and who has already served more than three full terms to terminate service before the end of his/her current term. Upon obtaining approval of two-thirds (2/3) of the votes cast at a regular or properly called meeting of the Board at which a quorum is present, the Board shall have the authority to waive this limitation and exempt a director therefrom in any case where such a waiver would, in the Board's sole discretion, further the best interests of the Association.

ADOPTED by Little Cumberland Island Homes Association, Inc., at the meeting of the stockholders, held at Jekyll Island, Georgia, on the 11th day of April,1992.

LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

By: _____ Attest: _____

CHARLES D. WEBB
President

CAROL B. EMMONS
Secretary

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STATE OF GEORGIA
COUNTY OF CAMDEN

AMENDMENT TO BYLAWS* OF LITTLE CUMBERLAND ISLAND_ HOMES ASSOCIATION, INC.

WHEREAS, under the present by-laws for Little Cumberland Island Homes Association, Inc., membership in the Association has been limited to the ownership of at least fifty (50) shares of stock, and the real property associated therewith, by only one individual; and

WHEREAS, the Association is desirous of modifying such restriction so that same does not constitute an unreasonable restriction on the rights of members to alienate their respective property interests upon death; and

WHEREAS, the purpose of the Association's desired change is to accommodate the situation where, as a result of a member's death, that member's stock and the real property associated therewith are transferred, through intestacy or pursuant to a will, to the member's spouse, and/or to the member's lawful children, and/or to lineal descendant(s) of a common ancestor of the deceased member, and/or to a trustee of a trust, the sole beneficiaries of which are any of the above-listed relatives.

Accordingly, effective the date hereof, the Asm0ation's bylaws shall be amended as follows:

(A) By adding the following paragraph to Section 30) of Article IV, as amended:

The above restriction limiting membership in the Association to the ownership of at least fifty (50) shares of stock, and the real property associated therewith, by only one individual, shall not apply where, as a result of a member's death, that member's stock and the real property associated therewith [CORPORATE SEAL] is transferred, through intestacy or a will, to the member's spouse and/or to the member's lawful children and/or to lineal descendent(s) of a common ancestor of the deceased member, and/or to a trustee of a trust, the sole beneficiaries of which are any of the above-listed relatives. In such a situation, the Association will accommodate the settling of the estate of the deceased member by recognizing fractional or joint ownership of the stock, and the real property associated therewith by those who have inherited an interest in the stock, and the real property associated therewith, for three (3) years after the filing of the federal estate tax return of the deceased member, or for five (5) years measured from the date of death of the deceased, whichever time period is shortest, at which time the ownership of the stock, and the real property associated therewith, must be held by one individual. Whenever fifty (50) shares of stock in the Association, and the real estate associated therewith, shall be so owned by more than one individual, one of the co-owners must be designated to the Association as the "property manager," who shall exclusively possess the following responsibilities:

(a) To supervise the maintenance, preservation, and operation of the jointly owned property in a manner which satisfies in all respects the obligations imposed on the co-owners hereto, with respect to such maintenance, preservation, and operation by the bylaws of the Association and the Declaration of Covenants and Restrictions for Little Cumberland Island, as well as by the agreement between the United States of America and Little Cumberland Island Homes Association, recorded in the Office of the Clerk of the Superior Court of Camden County, Georgia, in Deed Record Book 132, Folio 475.

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(b) To make all payments to the Association as required by the bylaws of the Association and Declaration of Covenants and Restrictions for Little Cumberland Island.

(c) To pre-empt a sale of island property and the stock in the Association associated therewith as provided for under the bylaws of the Association, and the Declaration of Covenants and Restrictions for Little Cumberland Island.

In addition, at any one particular time, only one co-owner may sponsor guests or visitors on Little Cumberland Island. ADOPTED BY Little Cumberland Island Homes Association, Inc., at the meeting of the stockholders held on St. Simons Island, Georgia, on the ___23____day of April 1994.

LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

By: _____ Attest: _____
Charles D. Webb, Jr. Joyce B. Murlless

(SEAL)

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AMENDMENT TO BYLAWS
OF
LITTLE CUMBERLAND ISLAND
HOMES ASSOCIATION, INC.

WHEREAS, Little Cumberland Island Homes Association, Inc., is desirous of amending its bylaws, where necessary, so as to create a method of establishing seniority amongst members of the Association to be used to determine the order in which members will be given the opportunity to preempt sales of Association stock and the property associated therewith, and to apply in any situation where seniority between members must be determined; and

WHEREAS, the Association is of the opinion that the seniority of a member should be based on the length of time he/she has continued to be a member or a spouse thereof;

ACCORDINGLY, effective the date hereof, the Association's bylaws shall be amended as follows to provide for a method of establishing seniority amongst members of the Association by adding the following paragraph to Section 5 of Article VI concerning the duties and responsibilities of the Association's Secretary:

The secretary shall keep a list of members indicating thereon the length of time, from longest to shortest, each has continued to be either a member of the Association, or a spouse thereof. The term "member" shall include the sole beneficial owner of stock in the Association pursuant to the terms of a trust agreement, guardianship, or other legal arrangement whereby the stock has been legally committed to a person to be administered for the benefit of the beneficiary. The list shall be used to establish the order in which members will be given the opportunity to preempt sales of Association stock, and the property associated therewith, and shall apply in any situation where seniority between members must be determined. ADOPTED by Little Cumberland Island Homes Association, Inc., at the meeting of the stockholders, held on Saint Simons Island, Georgia, on the 22 day of April 1995.

LITTLE CUMBERLAND ISLAND HOMES
ASSOCIATION, INC.

By: _____
CHARLES D. WEBB
President

Attest: _____
JANE FLEETWOOD
Secretary

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AMENDMENT TO BYLAWS*
OF
LITTLE CUMBERLAND ISLAND
HOMES ASSOCIATION, INC.

WHEREAS, Little Cumberland Island Homes Association, Inc., is desirous of amending its bylaws, where necessary, so that directors will no longer be elected through a preferential or weighted voting procedure but rather by a plurality of votes cast so that the candidates receiving the highest number of votes will be elected as directors; and,

WHEREAS, the Association is also desirous to address in such a bylaw amendment the nominating process for directors; the eligibility of nominees; the election process; the voting and vote-counting procedures; the invalidation of ballots; and, how tie votes for directors will be broken; and,

WHEREAS, at a called meeting of the Stockholders of the Association held April 15, 2000 of 5,000 shares of stock authorized, issued, and outstanding, 3,850 shares were voted in favor of effecting the following amendment addressing the above-mentioned voting issues, with 450 shares opposed;

NOW, THEREFORE, effective as of the date hereof, the Association hereby amends its bylaws as follows:

(A) By deleting Article VII, Section 7, in its entirety and substituting in lieu thereof the following:

Section 7 Nomination and Election of Directors

(a) Nominations

At least sixty (60) days before the regularly scheduled winter quarterly Board of Directors meeting, the Secretary shall mail to all stockholders a nomination form and the date by which nominations must be received by the Secretary.

Nominees for director vacancies shall complete a Nominee Information Form, which shall include their qualifications and signify their understanding that directors serve without compensation or reimbursement for personal expenses related to serving as a director. No limitations shall be set on the number of nominations, which may include self-nominating directors.

(b) Eligibility of Nominees

At the regularly scheduled winter quarterly meeting of the Board of Directors, the nominees shall be reviewed by the Board for the purpose of establishing eligibility. The only basis for disqualification of nominees shall be the late submission of a nomination to the Secretary.

Should there be fewer nominees than vacancies to be filled, the Board of Directors shall seek additional candidates so that the total number of nominees equals the number of vacancies. If the number of eligible candidates needed to satisfy this requirement cannot be found, the number of directors shall be reduced to no less than seven (7). (See Article VII, Section 1.)

(c) Election Process

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At least 45 days before the annual meeting of shareholders, the Secretary shall send ballots, Ballot envelopes, a stamped, addressed return envelope, and associated materials to all stockholders.

The ballot shall (i) describe the vacancies to be filled; (ii) set forth the names of those properly self-nominated; and (iii) contain a space for a write-in vote by the stockholders for each vacancy.

The mailing shall include the list of reasons set forth in paragraph (1) for invalidating ballots and a clearly legible copy of each candidate's Nominee Information Form.

Stockholders ineligible to vote as defined in Article IV of these bylaws shall be so notified by the Secretary. Ineligibility includes being past due in the payment of Association assessments or invoices more than 60 days as of February 1. Voting eligibility may be restored by settling overdue Association accounts prior to the counting of the ballots by the Election Committee.

(d) Voting Procedure

(i) Each stockholder shall receive one ballot and one envelope for every fifty (50) shares, or fraction thereof, of stock standing in his/her name on the books of the Association, and shall exercise on any one ballot only one vote for each vacancy thereon.

(ii) No envelope marked Ballot shall contain more than one ballot. Each Ballot envelope, bearing on its face a place for the stockholder's name, the number of shares standing in his/her name on the Association's books, the lot number(s) and total number of ballots being returned, shall be sealed, then placed in the return envelope stamped and addressed to the Secretary.

(iii) The Secretary shall have the duty of maintaining custody of the ballots.

(e) Counting Procedure

The Secretary shall deliver, unopened, the envelopes containing the Ballot envelopes to an Election Committee appointed by the Chair of the Board of Directors, with the approval of the Board.

The Election Committee, which shall choose its own chair, shall be comprised of 3 to 5 members chosen from among the eligible stockholders or their families. Members of the Election Committee, or their relatives, shall not be candidates for a director vacancy. When possible, Association Counsel shall be present for the counting. The Secretary shall furnish the committee members with a current list of eligible stockholders and a copy of the following guidelines:

(i) An envelope returned by a stockholder ineligible to vote shall be placed aside, unopened.

(ii) After opening the external envelopes, the committee shall establish that the number of Ballot envelopes contained does not exceed the number of ballots allowed the stockholder named on its face.

(iii) The external envelopes shall then be placed in a separate place, and the committee shall proceed to the opening of the Ballot envelopes and the counting of the votes.

(iv) All procedures shall be undertaken in such a manner that the vote of any stockholder shall not be disclosed to anyone, including the Election Committee.

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(f) Invalidation of Ballots

The reasons for which ballots shall be ruled invalid are:

(i) Ballots received from anyone who is not an eligible stockholder of record.

(ii) Ballots whose validity cannot be determined due to the omission of identifying information on the exterior envelope.

(iii) Ballots with votes for more candidates than the number of vacancies.

(iv) A ballot envelope containing more than one ballot shall be cause to invalidate all ballots held within it.

Ballots and/or envelopes deemed invalid by the Election Committee shall be labeled with the reason for invalidation, signed by the committee members and retained by the Secretary for thirty (30) days after the publication of the election results in the Association Newsletter. If no challenge is received by the Board of Directors within that time, both the ballots and envelopes shall be destroyed.

(g) Election Results

The candidates receiving the highest number of votes cast shall be elected as directors. Their terms shall begin immediately following the adjournment of the stockholders meeting, and they shall serve until their successors are duly elected and qualified.

A tie shall be broken by a secret ballot vote by all eligible stockholders present, who may cast as many votes as they are entitled to exercise for themselves and by proxy.

The election results shall be announced at the annual meeting by the Chair of the Board of Directors and published to the Membership. The Secretary shall submit a formal report of the election, signed by the members of the Election Committee, to the Board of Directors.

ADOPTED by Little Cumberland Island Homes Association, Inc., at the meeting of the stockholders, held on Jekyll Island, Georgia, on the 15th day of April 2000.

LITTLE CUMBERLAND ISLAND HOMES ASSOCIATION, INC.

By: _____
W. CURTIS MILLS, JR.
President

Attest: _____
DEBRA K. GLIDDEN
Secretary

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Overview

Legend

- Parcels
- Parcel Numbers
- Yearly Sales
  - 2016
  - 2017
  - 2018
  - 2019
- USA Major Highways
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way
- City Labels

Parcel ID	184 063	**Owner**	LITTLE CUMBERLAND ISLAND-ASSOC 145 HAMPTON POINT DRIVE ST SIMONS ISLAND GA 31522
Class Code	n/a		
Taxing District	40 UNINCORPORATED SERVICE DIST 40 UNINCORPORATED SERVICE DIST	**Physical Address**	77 OTTER TRL
Acres	1925	**Assessed Value**	Value $812873

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/9/2019
Last Data Uploaded: 8/9/2019 7:35:58 AM

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Summary

Parcel Number	184 063
Location Address	77 OTTER TRL
Legal Description	IMPROVEMENTS/LAND LITTLE CUMBERLAND (Note: Not to be used on legal documents)
Class	J5 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	40 UNINCORPORATED SERVICE DIST (District 40)
Millage Rate	30.61
Acres	1925
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

LITTLE CUMBERLAND ISLAND-ASSOC
145 HAMPTON POINT DRIVE
ST SIMONS ISLAND, GA 31522

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	976
RUR	Woodlands	Rural	9	76
RUR	Marsh	Rural	1	873

Residential Improvement Information

Style	One Family
Heated Square Feet	1150
Interior Walls	Sheetrock
Exterior Walls	Cedar
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1967
Roof Type	Wood Shingle
Flooring Type	Hardwood
Heating Type	Floor/Wall Furnace
Number Of Rooms	4
Number Of Bedrooms	2
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$74,650
Condition	Average

Style	Multi Family
Heated Square Feet	858
Interior Walls	Sheetrock

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Exterior Walls	Cedar
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1970
Roof Type	Wood Shingle
Flooring Type	Pine/Plywood
Heating Type	Floor/Wall Furnace w/CAC
Number Of Rooms	4
Number Of Bedrooms	2
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	$40,128
Condition	Fair

Style	One Family
Heated Square Feet	656
Interior Walls	Sheetrock
Exterior Walls	Cedar
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1900
Roof Type	Asphalt Shingles
Flooring Type	Tile/Terrazzo
Heating Type	No Heat
Number Of Rooms	2
Number Of Bedrooms	1
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$25,020
Condition	Fair

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Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building	1990	15x38 / 0	3	$7,386
Detached Garage/Shop	1990	28x38 / 0	0	$7,778
Storage Bldg D-Pole	1990	18x40 / 0	0	$1,775
Boat Dock-Wood Frame	1980	4x300 / 0	1	$5,874

Permits

Permit Date	Permit Number	Type	Description
05/05/2014	EL2014-023	ELECTRIC	

Valuation

		2019	2018	2017	2016
	Previous Value	$812,873	$812,813	$816,699	$816,700
	Land Value	$650,262	$650,262	$650,262	$650,262
+	Improvement Value	$139,798	$139,798	$135,427	$136,483
+	Accessory Value	$22,813	$22,813	$27,124	$29,954
=	**Current Value**	**$812,873**	**$812,873**	**$812,813**	**$816,699**

Assessment Notices 2019

3170

Photos

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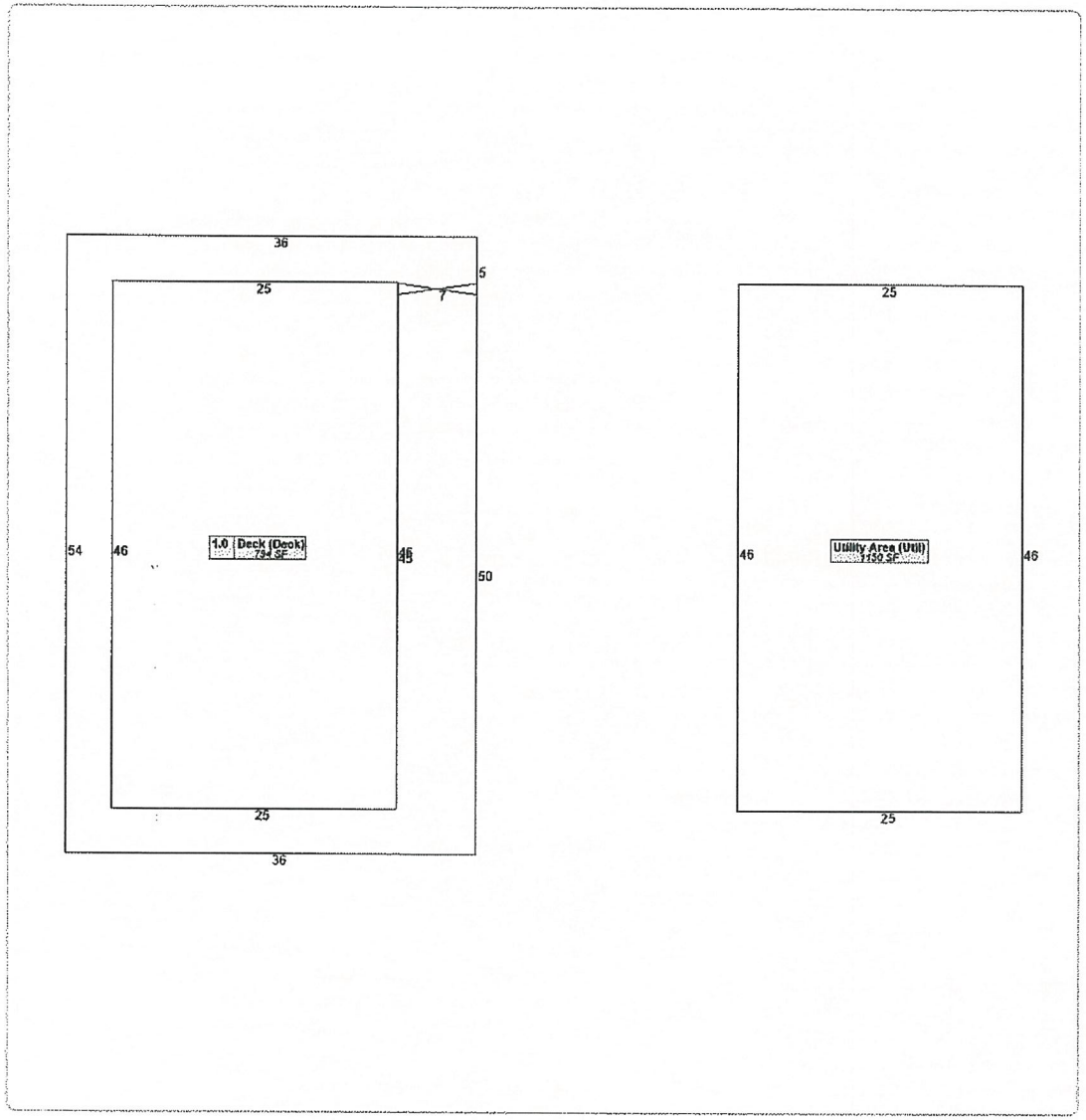
Sketches



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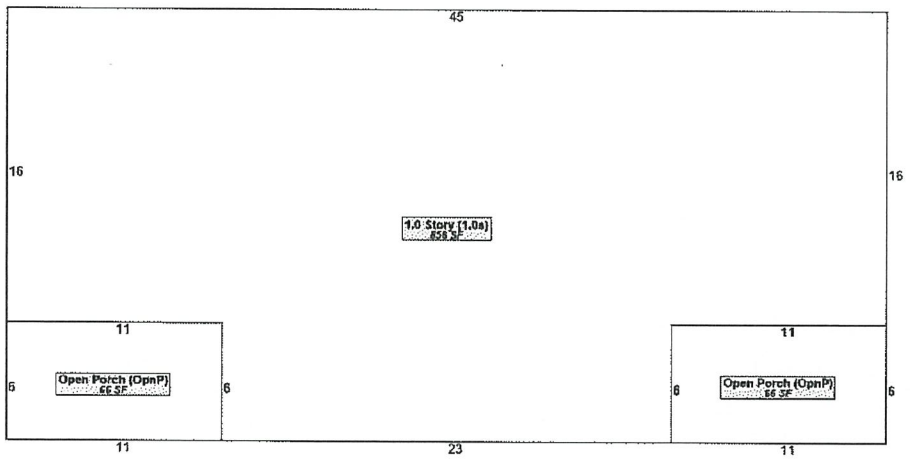

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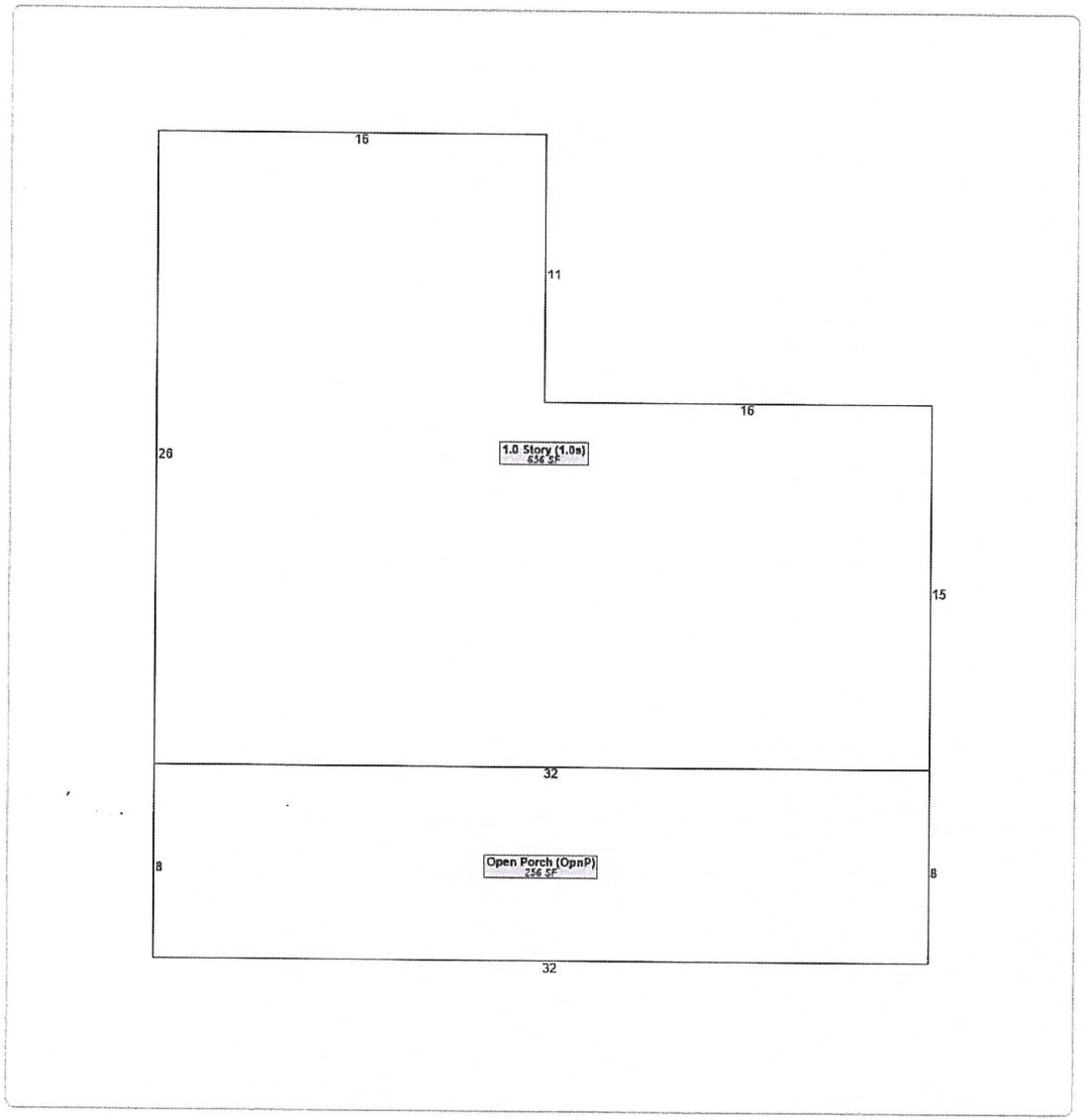

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No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sales.

The information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2019 tax digest. Parcel mapping is current with the latest update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

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DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

10/25/2019

Alton Brown
41 Park of Commerce Way, Suite 303
Savannah, Georgia 31405

Re: Application for a Coastal Marshlands Protection Act Permit for the Construction and Maintenance of a Living Shoreline, Shell Creek, Little Cumberland Island, Camden County. (GPS: 30.950182°N/-81.421036°W)

Dear Mr. Brown:

The Department has reviewed the application for the proposed Living Shoreline for Little Cumberland Island Homes Association, Inc. The proposed project provides for a 202 linear foot living shoreline that will impact approximately 4791.6 square feet (0.11 acres) of coastal marshlands and 1742.4 square feet (0.04 acres) of upland. Staff has identified additional information that is needed before the application can be placed on Public Notice. Keep in mind that an application needs to be "substantially complete" before it can be presented to the Coastal Marshlands Protection Committee (CMPC). The following items are required before the application can be placed on Public Notice:

1. A written description of the dock portion of the project that is referenced on page C1 of the provided plans.
2. The correct dimensions for the dock facility associated with this property (please reference the pending CMPA application for dock improvements)
3. OCGA § 12-5-286. (2)(b)(2) states: *"A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected"*. Provide a written description of the following activities listed on drawing C1:
    a. 4,550 cubic feet of excavation;
    b. 960 cubic feet of fill;
    c. 50 cubic feet of excavation from upland component;
    d. and 2,160 cubic feet of fill on the upland component.
4. A description of how stormwater will be treated. (*Ga. Comp. R. & Regs. r. 391-2-3-.02 Regulation of Upland Component of a Project Georgia Administrative Code.*)
5. Provide a copy of the water quality certification issued by the Department, if required for the proposed project.
6. A description of ongoing monitoring that will be conducted on this site after completion of the project.

Our permitting and legal staff will be reviewing your application simultaneously. Our legal staff may contact you to clarify ownership interests or to request additional

information. Once these materials have been received, and the application is substantially complete, we will begin the Public Notice process. During the public comment period, the committee will be reviewing the project. I will notify you of any additional information requested by them as provided in the Official Code of Georgia Annotated (O.C.G.A.) 12-5-286. Public comments and questions about your project will be forwarded to you for a written response. Staff will assist you throughout the process.

I appreciate your assistance in working with staff to provide a substantially complete permit application to the CMPC for their consideration. Please feel free to contact me at 912-264-7218 with any questions or comments.

Sincerely,

Sam LaBarba
Coastal Permit Coordinator

Cc: USACOE

File #: CMP20190023

Labarba, Sam

From: Alton Brown <abrown@rlandc.com>
Sent: Wednesday, November 13, 2019 11:31 AM
To: Labarba, Sam
Cc: Lexie Parker; Tom Havens
Subject: FW: LCI-Outstanding comments
Attachments: C01-COVER-LCI-081419.pdf

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Sam: See attached and below.

RLC RESOURCE+LAND CONSULTANTS

Alton Brown, Jr. PRINCIPAL
41 Park of Commerce Way, Suite 303
Savannah GA, 31405
P 912 443 5896 **F** 912 443 5898 **C** 912 659 0084
http://www.rlandc.com
Download vCard

From: Tom Havens <tomhavens@coastalcivil.com>
Sent: Wednesday, November 13, 2019 11:10 AM
To: Alton Brown <abrown@rlandc.com>
Subject: LCI-Outstanding comments

Good morning Alton....please see responses below in blue:
1) The drawing shows "4,550 LF" of excavation, I believe it is supposed to read 4,550 CF. Please clarify and update the drawing if necessary. Is any of the excavated material being removed from the site? This notation has been corrected to read "CF" on the attached drawing
What material does the 960 CF of fill below the CMPA Jurisdiction Line consist of? It consists of excavated material within the footprint of the project, no import required.
What material does the 2,160 CF of fill on the upland consist of? It consists of excavated material within the footprint of the project, no import required.

I hope this help Alton, let me know if you need anything else!

Tom

Labarba, Sam

From: Labarba, Sam
Sent: Thursday, November 7, 2019 9:29 AM
To: Alton Brown
Subject: RE: Little Cumberland Bank Stabilization Response

Alton,

Please see the additional questions to your comments:

1) The measurements for the dock that you provided on the engineered drawing and in your written response below do not match my onsite measurements or the measurements that have been provided for a separate project on the site. Please provide a scaled drawing of the dock for verification.
2) See above.
3)
    a. The drawing shows "4,550 LF" of excavation, I believe it is supposed to read 4,550 CF. Please clarify and update the drawing if necessary. Is any of the excavated material being removed from the site?
    b. What material does the 960 CF of fill below the CMPA Jurisdiction Line consist of?
    c. What material does the 2,160 CF of fill on the upland consist of?

Sincerely,

Sam LaBarba
Coastal Permit Coordinator
Coastal Resources Division
(912) 262-3127 | M: (912) 266-0277
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GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Alton Brown <abrown@rlandc.com>
Sent: Thursday, November 7, 2019 6:27 AM
To: Labarba, Sam <sam.labarba@dnr.ga.gov>
Cc: Lexie Parker <lpdecatur@gmail.com>; Tom Havens <tomhavens@coastalcivil.com>; Andrews, Jill <Jill.Andrews@dnr.ga.gov>
Subject: FW: Little Cumberland Bank Stabilization Response

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Sam: See response to each question in the attached letter from CRD.

Response 1. The existing dock totals approximately 1,334 sf and includes a walkway(+/-600sf), ramp (+/-60 sf), and five floats (+/-728sf).

Response 2. The approximate dimensions of each component of the dock are as follows:

+/- 600 sf walkway (12'x50')
+/- 60 sf ramp (3'x20')
+/- 136 sf float (8'x17')
+/- 197 sf float (8'x25' on long side/not rectangle)
+/- 155 sf float (8'x20' on long side/not rectangle)
+/- 240 sf float (20'x12')

Response 3. As required by OCGA 12-5-286, the application package included plans/drawings showing the manner and method for installation of the living shoreline including cross-sections for cut and fill. The 4,550 cubic feet of excavation below the jurisdiction line is associated with reshaping of the bank. The 960 cubic feet of fill below the jurisdiction line is associated with reshaping the bank. The 50 cubic feet of excavation and 2,160 cubic feet of excavation above the jurisdiction line is associated with reshaping the bank. This will be completed using standard earthmoving equipment (i.e. back hoe/track hoe). As a point of clarification, 391-2-3-.02 states "Upland component of the project" is all those service areas, amenities, and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project, such as, but not limited to, dry stack boat storage; dockmaster shop; fuel storage and delivery facilities to serve the marshlands component of the project; and restrooms intended for users of the marshlands component of the project. There is no traditional upland component, associated with the proposed living shoreline project (i.e. no service areas, amenities, recreational areas, dry stack boat storage, dockmaster shop, fuel storage delivery facilities, etc.). Following installation of the living shoreline, the upland area will be fully vegetated and remain undisturbed.

Response 4. Per 391-2-3, Stormwater Treatment means a process of remediation, reduction and/or elimination of the undesirable characteristics of runoff including , but not limited to, peak runoff rate, velocity, volume and quantity of solids and pollutants. As indicated in the application package the project area is currently 100% pervious and will be 100% pervious post construction. Because the project does not include development or change in surface conditions of the site, no change in volume or quality of stormwater runoff will occur as part of the proposed living shoreline construction.

Response 5. Water Quality Certification has been issued as part of the NWP program. A stand alone water quality certification is not required for this project.

Response 6. See attached description of monitoring protocol that will be used during the duration of the Fish and Wildlife Coastal Wetlands Grant. This grant may be extended but currently scheduled to end in September 2020. No discussions have occurred regarding monitoring after the grant ends. CRD will be setting up photo monitoring points that can be used once or twice a year by the property owner to track stability and vegetation.

Following review, call with any questions. We need the public notice for this project to be issued as soon as possible so any help in that regard would be appreciated.

Thanks.

Alton

RLC RESOURCE+LAND CONSULTANTS

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