AMENDMENTS TO BY-LAWS

Harmony Park Lot Owners Association

Recitals

WHEREAS, the existing By-Laws of Harmony Park Lot Owners Association, formerly known as Harmony Park Water Association (the "corporation") contain provisions regarding domestic water service provided by the corporation-owned small water system that reflect conditions existing at the time of the corporation's founding in 1967 and that no longer accurately describe current circumstances; and

WHEREAS, the residence referenced in the original By-Laws has since been sold and its owner has for many years paid corporation water charges on the same basis as other residential members; and

WHEREAS, the trailer park referenced in the original By-Laws has since been developed into a commercial RV park, which now delivers water primarily to non-residential/transient customers, through a separately metered connection at the corporation's pump house; and

WHEREAS, the corporation desires to establish an equitable, metered water rate structure and billing procedure applicable to all water service recipients; and

WHEREAS, the corporation desires to update By-Laws provisions regarding water service charges and consequences of nonpayment;

NOW, THEREFORE, the members of Harmony Park Lot Owners Association hereby amend the By-Laws as follows:

Amendments

1. REPEAL, SUBSTITUTION, AND ESTABLISHMENT OF NEW WATER SERVICE PROVISIONS (ARTICLE V.)

A. Within Section 1, the existing provision reading as follows is hereby repealed in its entirety:

> *No initial hookup fee shall be charged for establishing water service to the residence or trailer park presently owned by Harry N. Carson. The corporation shall supply water to said residence and trailer park at a monthly rate equal to three times the monthly service fee for members maintaining a permanent residence in the area served by the corporation.*

B. The following provisions, comprising a new **Section 2 (Rates and Billing),** are adopted in place of the repealed language and shall govern water service billing for all recipients of water from the corporation's water system:

2.1 Base Allotment.

(a) *Member connections.* Each water service connection held by a corporation member, or such other connections as the Board designates at the member rate, shall be entitled to use up to **40,000 cubic feet (approximately 299,200 gallons) per calendar year** as part of the standard annual service fee established by the Board of Directors. This includes the residence (150 Steelhead Dr.) referenced in the above, repealed provision, which is a member of the corporation.

(b) *RV Park Connections*. The RV Park shall be entitled to use up to three (3) times the 40,000 cubic feet per calendar year single member allotment (i.e., the RV Park may consume a total of 120,000 cubic feet per calendar year for combined uses within the RV Park), as part of its base annual service fee, as established by the Board of Directors. This three-to-one ratio carries forward the proportional relationship established in the original By-Laws, updated from a rate-based formula to a volume-based allotment. Should the Board adjust the member base allotment under Section 2.1(a), the allotment for this connection shall adjust proportionally.

2.2 Annual Billing — Base Fee.

The annual service fee for all water service connections described in Subsection 2.1 shall be billed in January of each year and shall be due within 30 days of the billing date. Base fee is per lot, with the RV Park paying the equivalent of three lots.

2.3 Monthly Metering and Overage Billing — RV Park Connections.

The corporation shall read the dedicated meter for the RV Park water service connection on a monthly basis. Cumulative usage shall be tracked against the annual base allotment, which shall be set by and adjusted from time to time by corporation Board of Directors, at levels sufficient to defray all anticipated corporation costs incurred as a result of such overage, including water system wear and tear and increased electrical utility expenses.

(a) *Overages*. When the RV Park's cumulative metered usage for the calendar year exceeds the annual base allotment, the corporation shall bill the RV Park for all water used in excess of that allotment at the close of the month in which the allotment was exceeded, and monthly thereafter for any additional usage. RV Park usage is metered in gallons and shall be converted to cubic feet at the rate of 7.48 gallons per cubic foot for purposes of calculating allotment usage and any overage charges. Overage bills shall state the cumulative metered usage for the year, the applicable annual base allotment, the number of gallons in excess, and the total overage amount due. Overage bills are due within 30 days of the billing date. The current overage rate shall be published and made available to all corporation water system service recipients.

(b) *Pro Rata Overage Calculation for 2026*. For calendar year 2026, RV Park overages shall be calculated and billed based upon a *pro rata* annual base allotment, commencing the date of the corporation's adoption of these By-Laws amendments.

2.4 Member Rates.

The annual service fee and base allotment for member connections as described above are intended to reflect typical maximum residential usage, not to exceed 40,000 cubic feet per calendar year per member connection. In the event one or more individual member connections are found to have materially exceeded the 40,000 cubic feet threshold, these By-Laws may be again amended, in the manner provided for herein, to provide for the establishment and collection of member overage charges.

C. The following provisions, comprising a new **Section 3 (Consequences of Nonpayment),** are adopted:

3.1 Nonpayment by Members.

Notwithstanding any provision to the contrary under Article IX, Section 1.(a), if a member fails to pay any water charge — whether the annual base fee or a monthly overage charge — in full within 30 days after the due date:

(a) *Water shutoff.* Water service to the delinquent member's property shall be suspended. Service shall be restored immediately upon payment in full of all past-due amounts and any service fees established for reconnection.

(b) *Membership suspension.* If the delinquency continues for 60 days after the original due date, the member's membership in the Corporation shall be suspended until all past-due amounts and reconnection fees are paid in full.

3.2 Nonpayment by RV Park.

If the RV Park, as the billing point of contact on behalf of its water delivery system users located therein, fails to pay any water charge — whether the annual base fee or a monthly overage charge — in full within 30 days after the due date, water service to the RV Park shall be suspended. Service shall be restored upon payment in full of all past-due amounts and any service fees established for reconnection. Membership suspension under Section 3.1(b) does not apply to the RV Park or to users of water connections located therein as they are not members.

D. Existing Section 2 is renumbered to Section 4.

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2. EFFECT OF AMENDMENTS

The herein amendments shall take effect on **August 1, 2026**, and shall apply to all billing periods commencing on or after that date. All other provisions of the By-Laws not expressly amended herein remain in full force and effect. Upon adoption of a comprehensive By-Laws revision, including under a restated and amended by-laws instrument, the substance of the herein amendments shall be incorporated into such instrument.

Adopted at Special Meeting held July 27, 2026.