

PROPOSED BY-LAWS of the CHARNWOOD HILLS ASSOCIATION

ARTICLE I

Name and Area

Section 1 - The name of this Association shall be the Charnwood Hills Association.

Section 2 - The area of jurisdiction embraced by the activities of this Association shall comprise all of the lands and property of the area commonly known as Charnwood Hills.

ARTICLE II

Purposes

Section 1 - The purpose of this Association shall be to promote the best interests of the property owners and residents within the area named, and in a broad way to foster, further, advocate and protect the best interests of the area as a residential section; to encourage all propositions that may be deemed helpful to the development of the area; to discourage and oppose all propositions that may be detrimental to the residents and property owners of the area, not however, to be construed as endorsing or promoting of political parties or candidates.

Section 2 - To procure the construction of necessary public improvements and to insure their proper maintenance within said area.

Section 3 - To maintain high standards of community and family progress and development.

Section 4 - To strengthen the bonds of community relationship between all property owners and residents.

Section 5 - To preserve the best interests of property owners in the subdivision, both singly and collectively, by lending support to the enforcement and maintenance of subdivision restrictions; and to review all proposed building plans in the area prior to the start of construction, with a view to maintaining the subdivision restrictions governing said building, in co-operation with the Architectural Control Committee provided for in said restrictions.

Section 6 - To preserve the present natural charm of wooded areas and beautiful landscapes, in keeping with ideals of modern suburban residential communities.

ARTICLE III

Membership

Section 1 - Each property owner or resident and his or her spouse within the Geographical area of this Association shall be entitled to become a member of this Association.

Section 2 - The annual dues shall be Five Dollars (\$5.00) and/or as the Council decrees.

Section 3 - The fiscal year shall begin January 1 and end December 31.

Section 4 - The Secretary of this Association shall prepare and issue each member or member and spouse of this Association a suitable membership card, upon receipt of dues and special assessments, if any, for each year.

Section 5 - General meeting of the membership shall be called at reasonably regular intervals as the Council may decree, together with such special meetings as the Council on notice deems necessary. The annual meeting for the election of Officers shall take place within the month of November each year.

ARTICLE IV

Organization and Officers

Section 1 - The governing body of this Association shall be the Charnwood Hills Association Council.

Section 2 - The Charnwood Hills Association Council shall be comprised of the four Officers and the Standing Committee Chairmen.

continued

Article IV, Continued:

Section 3 - The Council of the Association shall meet at least one time in each three-month period. Additional meetings of the Council may be called by the President, or upon the written request of any three (3) members of the Council.

Section 4 - The Officers of this Association shall be elected at the annual meeting, by a majority of those present at the meeting and shall consist of the following:

President
Vice-President
Secretary
Treasurer

Section 5 - The President of this Association shall preside at all general meetings and meetings of the Council of the Association, and shall call to order all meetings of said Council. The President shall make a written report to the Council and to the membership at the close of each year.

Section 6 - The Council shall select a Bank for the deposit of all monies of this Association, and the signature card shall contain three signatures, to wit: The President, The Vice-President and the Treasurer, of which the Treasurer and one other authorized signature will be honored by the Bank.

Section 7 - The Vice-President of this Association shall preside at the meetings in the absence of the President.

Section 8 - The Treasurer of this Association shall have the custody of all funds of this Association, which he shall deposit in a Bank designated by the Council of this Association. He shall sign all checks, bills, etc., with the President or the Vice-President of this Association. He shall at all reasonable times exhibit his books to any representative of the Council or to any officer of this Association. He shall submit a written report to the Council and the Membership at the close of each year. The Treasurer shall be responsible for the collection of dues and special assessments of this Association.

Section 9 - The Secretary of this Association shall keep minutes of all meetings and shall attend to all correspondence of this Association assigned to him, and shall keep an accurate list of the membership of this Association, notify all delinquent members of the status of their membership, notify the Council members of the time and place of all Regular, Special and Annual meetings at least one (1) week prior to said meetings, as well as the general membership as to the time of the general meetings.

Section 10 - In addition to the foregoing duties, the Officers shall have such duties as are implied by their respective titles, and such as are specified in these By-Laws.

Section 11 - A Quorum of the Council shall consist of a majority of its members. A Council vacancy may be declared by the Council if a member is absent three (3) consecutive meetings. The Council shall fill its own vacancies.

Section 12 - A Majority of the Representatives to the Council of this Association or the President may call such meetings of the members of this Association as they deem advisable, or as may be required to conduct elections on matters requiring the approval of a majority of the members of this Association.

ARTICLE V.

Expenditures - Assessments - Agreements

Section 1 - All expenditures except for postage, stationery and incidental expenses, which expenses shall be subject to the approval of the President, shall be approved by the Council of this Association.

Article V, Continued:

Section 2 - No Officer, Committee Chairman, Representative or Member shall have the authority to incur any obligations on behalf of this Association, except as hereinbefore provided, unless he or she has been so authorized by the Council of this Association.

Section 3 - No compensation shall be paid to any Officer, Chairman, Committee Member, Representative or Member of this Association. Services by the members of this Association shall be voluntary and without fee.

Section 4 - At any Regular or Special Meeting of the Council of this Association, special assessments upon the members of this Association, to finance expenditures consistent with the purposes of this Association may be recommended by a majority of the Council members attending and voting, of which the membership shall be duly notified.

Section 5 - If, after twenty (20) days from the date of billing, any statement for dues and/or special assessments, the Treasurer of this Association shall have had no response from any member he shall notify the Council of this Association and thereupon a representative shall make such courteous effort to secure a response from said member as he deems advisable under the circumstances.

Article VI

Committees

Section 1 - The President with the approval of the Council of this Association shall appoint: (A) An Architectural Control Committee on subdivision and zoning restrictions and violations, and name a Chairman to fulfill the purposes of Article II, and particularly Section 1, 3, 5, and 6. (B) A Government and Civic Affairs Committee Chairman and Committee to fulfill the purposes of Article II, and particularly Section 1, 3, and 7.

Section 2 - The Council of this Association may, from time to time, by a majority vote, create such Standing Committees as may seem appropriate. (At least one member of each such Committee shall be a member of the Council of this Association.)

Section 3 - The duties of Committees shall be as provided by the Council of this Association. The President of the Council shall be a member ex-officio of any Committee created by the Council.

Section 4 - The Architectural Control Committee on subdivision and zoning restrictions and violations shall handle all matters as implied by its title, and co-operate with existing governmental authorities and the Architectural Control Committee provided by the restrictions.

Article VII

Adoption and Amendment of These By-Laws

Section 1 - These By-Laws may be Amended or Repealed by a Two-Third (2/3) vote of the Council of this Association and must be ratified by a majority of the members of this Association voting at a general meeting.

Section 2 - Before any proposed Amendment or Repeal of the provisions of these By-Laws is submitted to a vote of the membership the Secretary of this Association shall mail a copy of said proposed Amendment or Repealer to the members of this Association.

Article VIII

Parliamentary Authority

Section 1 - All General Meetings and Meetings of the Council shall be conducted by the President in accordance with the forms and regulations set forth in Robert's Rules of Order. This Constitution was Adopted at a General Meeting on _____
at _____ Signed: President _____
Vice-President _____ Secretary _____ Treasurer _____

By-Laws Revisions - changes underlined.

Article III, Section 5.

General meetings of the membership shall be called at reasonably regular intervals as the Council may decree or by a request, submitted in writing, signed by at least 5 members of the association, together with such special meetings as the Council on notice deems necessary. The annual meeting for the election of Officers shall take place within the month of November each year.

Article V, Section 4.

At any Regular or Special Meeting of the Council of this Association, special assessments upon members of this Association, to finance expenditures consistent with the purposes of this Association may be recommended by a majority of the Council Members attending and voting and approved at a general membership meeting by a majority of those members present and voting, of which the membership shall be duly notified.

Article VII, Section 1.

These By-Laws may be Amended or Repealed by a two-third (2/3) vote of the Council of this Association and must be ratified by a majority of the members of this Association present and voting at a general meeting.