

AMENDED AND RESTATED CODE OF REGULATIONS
OF THE

OF
BRITTON FARMS HOMEOWNERS ASSOCIATION

As of _____, 2018

Article I

Membership

Section 1. Eligibility/Membership

ANY INDIVIDUAL EIGHTEEN (18) YEARS OR OLDER EITHER LIVING OR OWING
PROPERTY WITHIN THE AREAS DESIGNATED ARTICLE I
DEFINITIONS

Except as Britton Farms and the surrounding areas bounded by Hayden Run Road on the North, the Britton Road on the East, Davidson Road on the South and the railroad tracks on the West is considered a member of this organization.

Section 2. Voting Rights

Voting rights are restricted to residential households located within the above designated geographic area. Business or commercial owners, tenants or addresses shall not have any voting rights. Each residential household within the aforementioned areas shall be entitled to one vote each. Each street address shall constitute a single and separate household. Each apartment or condominium shall constitute a single household. In the case of rental property, only one vote per single street address shall be allowed and only the owner or the tenant, but not both, may vote as they may decide between themselves. Those individuals, businesses, and other entities who desire membership in the organization and who do not have a residential household within the defined area or are otherwise not entitled to vote, may be considered nonvoting members and may enjoy all other privileges of membership in the Association.

Article II.

Meetings of Members

Section 1.

A general meeting of the members of this organization shall be held quarterly. Meetings shall be held in April, July, October and January, or as the Trustees may otherwise decide.

Section 2.

All general and/or special meetings of the membership may be called by (1) the President or in his or her absence, death or disability, by the First Vice President; (2) the trustees by action at a meeting; (3) or by the membership if representatives of twenty five percent (25%) of the households sign a petition directing the trustees or officers to call a special meeting.

Article III

Trustees

Section 1.

~~There shall be five (5) trustees who shall be elected by the general membership and who shall serve without compensation. This board will consist of the President, First Vice President and three (3) non-office holding members of the association. In addition, for one year following the election of a new President, the immediate past President shall serve on the Board of Trustees as a nonvoting member. The trustees shall be elected in the same manner as provided in Article IV, Section 1.~~

~~Section 2.~~

~~No person is eligible to be a trustee of this Association unless his or her primary residence is located within the area known as the Britton Farms or the area described in Article I, Section I.~~

~~Section 3.~~

~~In the event a duly elected trustee loses his or her eligibility to serve as a trustee of this Association by the operation of the provisions of Article 111, Section 2, such person must resign immediately his or her position as trustee and any offices. The nominating committee will immediately be notified of such vacancy and a general election by the members of the Association will be held to fill such vacancy. The newly elected trustee shall serve the remainder of the unexpired term and shall also assume any office which was held by the resigning trustee.~~

~~Section 4.~~

~~The term of office shall be two years. Three trustees shall be elected in odd-numbered years, and two trustees shall be elected in even-numbered years. The elections for trustees and officers shall be simultaneous.~~

~~Section 5.~~

~~Meetings of the trustees shall be called by the President, any Vice President, or by any two trustees. Three (3) trustees shall constitute a quorum. Any action taken by the Board of Trustees shall be by majority vote of those trustees present but the Board shall not take any action at a meeting unless a quorum is present. The Board of Trustees may also take any action in writing and without a meeting provided a majority of the trustees approve of such action and the President has been notified and informed of such action.~~

~~Section 6.~~

~~The trustees are authorized to accept and assume control of architectural control matters as may be provided in any herein, all of the terms used herein shall have the same meaning as set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions, deed or and Easements, recorded plat of any portion of the geographic area designated in Article I, Section 1. Such authority includes any enforcement or other powers granted by such Declaration of Restrictions, deed, or recorded plat, and shall include the authority to assess any fees permitted by such documents. The trustees may establish an Architectural Control Committee(s) and may delegate such powers and authority to such Architectural Control Committee. The trustees, on behalf of the Association, are authorized to initiate or join any legal proceedings and to retain legal counsel as may be necessary to enforce any restrictions contained in any Declaration of Restrictions, deed or recorded plat or carry out any other powers therein provided the members of the Association are given seven (7) days written prior~~

notice.

~~In the event the Association assumes control of areas which have different restrictions, then a separate Architectural Control Committee shall be established for each area. In any event, no person shall serve on any Architectural Control Committee unless his or her primary residence is subject to the same restrictions as such committee has the power to enforce, other than restrictions concerning the square footage of buildings.~~

Article IV

Officers

~~Section 1.~~

~~All officers of this Association shall include the following: a President, a First Vice-President, Second Vice-President, a Secretary, and a Treasurer. Officers shall serve without compensation and shall be elected by the general membership by a plurality vote of those members who are present at the election. There shall not be any absentee voting. The trustees may provide for additional non-trustee officers who shall be elected by the general membership and who shall satisfy the eligibility requirements set forth in Article VI, Section 1 and Article 111, Section 2.~~

~~Section 2.~~

~~The term of each office shall be two years.~~

~~Section 3.~~

~~The President, Secretary and Second Vice-President shall be elected in odd-numbered years. The Treasurer, First Vice-President and any other officers shall be elected in even-numbered years.~~

~~Section 4.~~

~~No officer may serve more than two (2) consecutive terms in the same office, unless an officer has not held such office for more than 180 days at the time of the election.~~

~~Section 5.~~

~~Upon a vacancy arising in any of the offices stated in Article IV, Section I, and not filled by the provisions stated in Article V, Sections 1-8, the Board of Trustees shall appoint one of the non-office holding members of the Executive Committee to fill the vacancy until the next general meeting of the membership takes place where an election can be held to fill such vacancy.~~

~~Section 6.~~

~~The eligibility requirements for all officers of the Association are the same as for trustees.~~

Article V

Duties of Officers

~~Section 1.~~

~~The President shall preside at all meetings of the general membership and any meetings of the Executive Committee. The President shall be an ex-officio member of all permanent and~~

~~temporary standing committees. The President shall make an annual report to the membership.~~

~~Section 2.~~

~~The First Vice President shall perform all the duties of the President in case of the absence or disability of the latter. If the Presidency becomes vacant, the First Vice President shall immediately assume the responsibilities of the Presidency and complete the current term of office of the President.~~

~~Section 3.~~

~~The Secretary shall keep minutes of all proceedings of the Board of Trustees, meetings of the officers of the Association, any general or special meetings of the membership, and any Executive Committee meetings and properly record same. Copies of such minutes shall be forwarded to the Publicity Committee for inclusion into the Association newsletter. The Secretary shall oversee all correspondence and office in the records of the Association other than financial. The Secretary shall maintain a post office box for the Association Franklin County, Ohio Recorder's Office on _____, 2018, as Instrument No. _____ (the "Declaration"), as may be amended from time to time.~~

~~Section 4.~~

ARTICLE II
NAME

~~The Treasurer shall receive name of the Corporation is "Britton Farms Homeowners Association" (hereinafter referred to as the "Association").~~

ARTICLE III
PURPOSES

~~(a) To own, manage, and disburse all funds develop for residential use that property in the development commonly known as Britton Farms in Hilliard, Franklin County, Ohio;~~

~~(b) To collect periodic homeowner's association dues;~~

~~(c) To pay expenses in connection with the Development and shall submit the Association;~~

~~(d) To maintain insurance on the Development and the Association;~~

~~(e) To enforce the Declaration and the Articles; and~~

~~(f) To perform such other and further acts are necessary and appropriate to accomplish the foregoing purposes.~~

ARTICLE IV
MEMBERS

Section 1. Composition. Each record Owner of a ~~financial report to the~~ Lot in the Development shall be a "Member" of the Association. An Owner becomes at Member automatically when such Owner takes fees simple title to a Lot. ~~The membership which shall be read into the minutes of an Owner shall automatically terminate at such time as that Owner ceases to own a fee interest in a Lot.~~

Section 2. Privileges of Membership. Membership shall entitle the holder thereof, or its representatives in the event that a Member is not an individual, to all the privileges of membership, including the right to vote and to have access to all Common Areas of the Development. Persons in the family of a Member who live with the Member and are over the age of eighteen (18) years, tenants in possession of a Lot and those who live with such tenant and who are over the age of eighteen (18) years, but who are not themselves Members, shall have all privileges of membership, except that they shall not have the right to vote or to hold office. Any Person entitled to membership shall make such fact known to the Association. Until such fact is made known to the Association, the Member or other Person entitled to membership may not vote, receive notice of meetings, nor enjoy any other privileges or benefits of membership, as the case may be.

Section 3. Voting Rights. The Owners of each ~~general~~ Lot shall have one (1) vote for each Lot owned in all elections and in all matters requiring a vote as set forth herein; provided, however, joint, common or other multiple ownership of a Lot shall not entitle the Owners thereof to more than the number of votes which would be authorized if such Lot was held by one Owner. If more than one Owner owns any Lot, then such Owners shall determine, among themselves, who shall be entitled to exercise the single vote for such Lot and shall notify the Secretary in writing of who may exercise such vote. If the Owners of any Lot cannot jointly agree as to which of them shall be entitled to exercise the vote attributable to that Lot, then the right to vote shall be forfeited until such time as the Owners designate which of them shall exercise such vote.

Section 4. Annual Meetings. Except as otherwise decided by the Board, a regular meeting of the Association. ~~The treasurer shall maintain all financial records of the Association. The Members shall be held during January, April, July, and October of each calendar year, on a date, at an hour, and at a location in Franklin County, Ohio, as determined from time to time by the Board.~~

Section 5. Special Meetings. Special meetings of the Members may be called at any time by (a) the President of the Association, or in the President's absence, by the First Vice President of the Association, (b) by the members of the Board (the "~~Trustees may appoint~~"), or (c) by the Members entitled to exercise one-fourth (1/4) or more of the voting power of Members. Any special meeting duly called shall be held on such date, hour, and location, within Franklin County, Ohio as specified by the Person(s) authorized to call the meeting.

Section 6. Notice of Meetings. Written notice of each meeting of Members shall be given by the Secretary of the Association, or at the direction of the Person or Persons authorized

to call the meeting, by mailing a copy of such notice, postage prepaid, not less than thirty (30) days nor more than sixty (60) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice, or by delivering a copy of that notice at such address not less than thirty (30) days nor more than sixty (60) days before the meeting. The notice shall specify the place, day, and hour of the meeting and, in case of a special meeting, the purpose of the meeting.

Section 7. Quorum. The presence of those Members, in person or by proxy, at any duly called and noticed meeting of Members entitled to exercise twenty percent (20%) of the voting power of Members shall constitute a quorum for such meeting, but no action required by law, the Articles, or these Regulations to be authorized or taken by a specific proportion or number of voting Members may be authorized or taken by a lesser proportion of Members.

Section 8. Proxies. At any meeting of Members, a Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary prior to the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance of the Member's Lot.

Section 9. Voting Power. Except as otherwise provided herein, in the Articles or in the Declaration, the vote by the holders of sixty percent (60%) of the voting power of Members voting on any matter that may be determined by the Members at a duly called and noticed meeting shall be sufficient to determine that matter.

Section 10. Action in Writing Without Meeting. Any action that could be taken by Members at a meeting may be taken without a meeting with the approval, in a writing or writings, of Members having not less than sixty percent (60%) of the voting power of Members.

ARTICLE V **BOARD OF TRUSTEES**

Section 1. Eligibility. No Person may serve as a Trustee unless he or she is an actual or beneficial Owner of a Lot in the Development

Section 2. Initial Trustees. The Trustees shall initially be those Trustees who have been duly elected and are serving as Trustees as of the date of these Regulations. The terms of office of such initial Trustees shall be deemed to have begun on the most recent date such Trustees were elected.

Section 3. Term. Each Trustee shall serve for a term of two (2) years from the date of his or her election or appointment. Three (3) Trustees shall be elected in odd-numbered years and two (2) Trustees shall be elected in even-numbered years.

Section 4. Removal. Trustees may be removed from the Board, with or without cause, by approval of sixty percent (60%) of the Members as provided in Article III, Sections 9 and 10, above. In the event of death, resignation, or removal of a Trustee without the election of a successor Trustee at the same meeting, that Trustee's successor shall be selected by the remaining Trustees and shall serve until the next annual meeting of Members, when a Trustee shall be elected to complete the term of such deceased, resigned, or removed Trustee. If a

Trustee conveys his or her Lot such that he or she is no longer an actual or beneficial Owner of a Lot, such Trustee shall be automatically removed as Trustee upon such conveyance.

Section 5. Nomination. Nominations for the election of Trustees to be elected by the Members shall be made by the Nominating Committee (described below). Nominations may also be made from the floor at the annual meeting of Members.

Section 6. Election. Trustees shall be elected at the first meeting of the Members held each year (except that Trustees shall be elected at the first meeting of the Members held after the date hereof). Election to the Board of Trustees by the Members shall be by secret, written ballot. At such election the Members or their proxies may exercise, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions hereof. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

Section 7. Compensation. Unless otherwise determined by the Members at a meeting duly called and noticed for such purpose, no Trustee shall receive compensation for any service rendered to the Association as a Trustee. However, any Trustee may be reimbursed for his or her actual expenses incurred in the performance of duties.

Section 8. Regular Meetings. Regular meetings of the Board shall be held no less frequently than annually, without notice, on such date and at such place and hour as may be fixed from time to time by resolution of the Board.

Section 9. Special Meetings. Special meetings of the Board shall be held when called by the President, or by any two (2) Trustees. Such meetings shall be held not less than three (3) days after written notice to each Trustee is given by the President or the Board, as applicable.

Section 10. Quorum. The presence at any duly called and noticed meeting, in person or by proxy, of Trustees entitled to exercise a majority of the voting power of Trustees, shall constitute a quorum for such meeting.

Section 11. Voting Power. Except as otherwise provided in the Declaration, the Articles, or by law, the vote of a majority of the Trustees voting on any matter that may be determined by the Trustees at a duly called and noticed meeting shall be sufficient to determine that matter.

Section 12. Action in Writing Without Meeting. Any action that could be taken by the Trustees at a meeting may be taken without a meeting with the affirmative vote or approval, in a writing or writings, signed by all of the Trustees.

Section 13. Powers. Except as may otherwise be provided in the Declaration, the Articles, or applicable law, the Board shall exercise all powers and authority, under applicable law, and under the provisions of the Articles, the Declaration, and these Regulations, that are not specifically and exclusively reserved to the Owners. Without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

(a) take all actions deemed necessary or desirable to comply with all requirements of applicable law, these Regulations, the Declaration, and the Articles;

(b) obtain insurance coverage, and cause officers, Trustees, and employees having fiscal responsibilities to be bonded, as the Board deems appropriate;

(c) enforce the covenants, conditions, and restrictions set forth in the Declaration with respect to the Lots;

(d) maintain and landscape entrance areas and to own and to maintain aesthetically and functionally any Common Areas and construct and maintain any improvements thereon;

(e) establish, enforce, levy, and collect Association Assessments as provided in the Declaration;

(f) adopt and publish rules and regulations governing the use of the Development and Common Areas by Owners, their guests and any business invitees, and the personal conduct of such Owners, their guests, and any business invitees thereon, and establish penalties for the infraction thereof;

(g) suspend the voting rights of a Member, including the use of the Common Areas, and any Improvements thereon during any period in which such Member shall be in default in the payment of any Association Assessment;

~~(a)(h) declare the office of a member of the Association to audit the books on an annual basis. The auditor's report shall be read into the minutes of the general membership meeting next following the audit.~~ Board to be vacant if such Trustee shall be absent from three (3) consecutive regular meetings of the Board;

Section 5.

(i) authorize the officers of the Association to enter into one or more contracts relating to maintenance of the entrance areas to the Development, Common Areas and any Improvements thereon and the operation of the Association's affairs;

(j) borrow funds to finance authorized activities, and grant security and pledge and/or assign revenues received or to be received as security for repayment thereof;

(k) cause excess funds to be invested in such investments as the Board deems desirable and prudent;

(l) authorize the President to execute deeds, easements, mortgages, and other conveyances of all or any portion of any real or personal property owned by the Association; and

(m) do all things and take all actions permitted to be taken by the Association by law, hereby or by the Articles or Declaration, and not specifically reserved thereby to others.

Section 14. Duties. It shall be the duty of the Board to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of Members, or at any special meeting when such statement is requested in writing by Members representing a majority of the voting power of Members.

(b) supervise all officers, agents, and employees of the Association and see that their duties are properly performed;

(c) as more fully provided in the Declaration:

(i) fix the amount of Association Assessments against each Lot;

(ii) give written notice of each Association Assessment to every Member;

(iii) foreclose the lien against any Lot for which assessments are not paid within a reasonable time after they are due, or bring an action at law against the Members personally obligated to pay the same, or both;

(iv) issue, or to cause an appropriate officer to issue an Estoppel Certificate;

(v) maintain property, liability, and directors and officers insurance for in such amounts as are deemed sufficient by the Board;

(vi) cause any real or personal property subject to the Association's scope of authority to be maintained within the scope of authority provided in the Declaration;

(vii) cause the restrictions created by the Declaration with respect to the Lots to be enforced; and

(viii) take all other actions required to comply with all requirements of applicable law, the Articles, the Declaration, and these Regulations.

ARTICLE VI **OFFICERS**

Section 1. Enumeration of Offices. The officers of the Association shall be a President, a First Vice President, a Second Vice President, Secretary, Treasurer, and such other officers as the Board may from time to time determine. An officer need not be a Member of the Association or a Trustee. The same individual may hold more than one office.

Section 2. Selection and Term. The officers of the Association shall be elected by the Board, from time to time, to serve until the Board elects their successors.

Section 3. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 4. Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board or the President. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and the acceptance of such resignation shall not be necessary to make it effective.

Section 5. Duties. The duties of the officers shall be such duties as the Board may from time to time determine. Unless the Board otherwise determines, the duties of the officers shall be as follows:

(a) President. The President shall preside at all meetings of the Board, shall have the authority to see that orders and resolutions of the Board are carried out, shall sign all mortgages, easements, deeds, and other written agreements, and will have such other powers and duties as are delegated to him or her from time to time by the Board.

(b) First Vice President. The First Vice President will have such powers and duties as are delegated to him or her from time to time by the President or the Board and shall act in the place and stead of the President in the event of the President's absence or refusal to act.

(b)(c) Second Vice President. The Second Vice-President shall coordinate the activities of all standing and special committees, and shall ensure that such committees make regular reports to the ~~officers of~~Board. The ~~Second President shall act in the Association. Upon vacancy~~place and stead of the First Vice-President ~~office,~~in the ~~Second Vice-President shall immediately assume the responsibilities~~event of the First Vice-President ~~President's absence or refusal to act.~~

(d) Secretary. The Secretary shall record the votes and keep the minutes and proceedings of meetings of the Board and of the Members; shall serve notice of meeting of the Board and of the Members; shall keep appropriate current records showing the names of all Owners and Members of the Association, together with their addresses; and shall act in the place and stead of the Second Vice President and/or Treasurer in the event of the Second Vice President's and/or Treasurer's absence or refusal to act

(e) Treasurer. The Treasurer shall receive, deposit, and have custody over all monies and securities of the Association; shall invest monies of the Association as directed by the Board; shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; shall keep proper books of accounts; shall prepare an annual budget and a statement of income and expenditures to be presented to the Lot owners at the annual meeting of Members and shall deliver or mail a copy of each to each of the Owners; and shall act in the place and stead of the Secretary in the event of the Secretary's absence or refusal to act.

(f) **Other Officers.** Other officers of the Association appointed by the Board will have such duties as may be delegated to them from time to time by the Board.

Section 6. Delegation and Assumption of Authority. The Board may from time to time delegate the powers or duties of any officer to any other officers or agents, and the Trustees may assume the powers or duties of any officer, in either case notwithstanding any contrary provision of these Regulations.

ARTICLE VII **ASSOCIATION ASSESSMENTS**

Each owner of any Lot, by acceptance of a deed or other conveyance thereto, whether or not it shall be so expressed in such deed or conveyance, is deemed to covenant and agree to pay to the Association an Annual Assessment, Special Assessments, and Individual Assessments. The Declaration shall govern the determination, assessments, payment, time periods, consequences, lien rights, hearing rights, and all provisions relating to the Association Assessments.

ARTICLE VIII **COMMITTEES**

Nominating Committee. ~~Section 6-~~

~~Any officer or trustee missing two (2) consecutive meetings without giving advance notice of good reason to the President or First Vice-President may be requested by the Board of Trustees to relinquish his or her office.~~

Article VI

Section 1. Duties of- At the first Board meeting each year, the Board shall appoint a Nominating Committee. The Nominating Committee shall consist of at least one (1) Trustee and at least two (2) officers. If only one Trustee is appointed to the Nominating Committee, such Trustee shall be the chairman of the Nominating Committee. If more than one Trustee is appointed to the Nominating Committee, the Nominating Committee shall, by majority vote, elect one of those Trustees as the chairman of the Nominating Committee. The Nominating Committee shall be solely responsible for nominating individuals for election as Trustees and may make as many nominations for election to the Board as it shall, in its discretion, determine, but no less than the number of vacancies that are to be filled during that year.

~~**Section 1.**~~ **Section 2. Executive Committee.**

~~Section 1-~~

(a) ~~The~~At the first Board of Trustees meeting each year, the Board shall appoint an Executive Committee ~~which~~. The Executive Committee shall consist of the President, First Vice President, ~~First~~Second Vice- President, ~~Second Vice-Presidents~~ and two (2) non-office holding members ~~officer, non-Trustee Members~~ of the Association. The Association's immediate past President may also sit on the Executive Committee ~~Chairpersons~~, at his or her

~~discretion, but may only do not constitute office holding members under this Section and may be elected to these non-office holding positions. The immediate past president may sit on this committee at his or her discretion but will do so in an advisory, ex-officio nonvotingofficialia, and non-voting capacity.~~

~~Section 2.~~

~~(b) The day-to-day management of the property, finances, and activities of the Association shall be vested in the Executive Committee, unless otherwise provided by resolution of the trustees. The Executive Committee shall be charged with acting in the best interests of the membership at all times in duly adopted resolution of the Board.~~

~~Section 3.~~

~~(c) The Executive Committee shall meet quarterly or as required to perform their duties at least once during each calendar quarter of each calendar year.~~

~~Section 4.~~

~~All expenditures of the Association in excess of twenty-five dollars (\$25) must be approved by a majority vote. The presence at any duly called and noticed meeting of the Executive Committee or the Board of Trustees. Funds of the organization may be withdrawn for approved expenditures only upon the written approval or signature of any two of the following: the President, First Vice-President or Treasurer.~~

~~Section 5.~~

~~(d) At all meetings of the Executive Committee, of three (3) members of the Executive Committee entitled to vote at such meeting shall constitute a quorum for such meeting.~~

~~Section 6.~~

~~**Section 3. All standing Other Committees.** The Board may appoint such other committees as it deems appropriate in carrying out its purposes. Such other committees may adopt bylaws governing such committees, subject to the approval of the Board.~~

~~**Section 4. Authority of the Board.** Notwithstanding anything in these Regulations to the contrary, any action or decision of a committee chairpersons may be changed, improved, or vetoed by the Board.~~

ARTICLE IX
BOOKS AND RECORDS

~~The books, records, and financial statements of the Association, including annual financial statements when such are prepared, shall be elected by available for inspection and copying as set forth in the general membership. Special committee chairpersons shall be appointed Declaration.~~

ARTICLE X
FISCAL YEAR

~~Unless otherwise changed by the Board of Trustees based upon the recommendations fiscal year of the Nominating Committee. Unless Association shall begin on January 1 and end on December 31 of every year..~~

ARTICLE XI
INCORPORATION

~~All provisions governing or relating to the Board Association and/or the Board that are set forth in the Declaration are hereby incorporated into these Regulations by this reference as if such provisions were fully written herein.~~

ARTICLE XII
AMENDMENTS

~~Except as may otherwise be set forth in the Declaration or the Articles, any modification or amendment to these Regulations shall be made only upon the affirmative vote of Trustees otherwise decides, the Executive Committee shall fill any vacant chairmanships that may arise during the current term based upon the recommendations of the at least seventy-five (75%) of the Members at a duly called meeting **Nominating Committee**.~~

~~Article VII~~

~~Dues~~

~~Section 1-~~

~~Dues of this association, if any, shall be fixed by the Board of Trustees, who shall give due consideration to recommendations and reports from the officers or Executive Committee. Any member who fails to pay his or her dues within sixty (60) days after the same are due shall be dropped from the rolls of the membership without notice. Dues are to be paid annually.~~

~~Article VIII~~

~~Election of Officers~~

~~Section 1-~~

~~Officers shall be elected by written ballot by a plurality of the voting members present at the general meeting to be held in October of each year, or as close to the month of October as is practical, considering the availability of facilities and such factors. In the event of a tie, the winner shall be determined by lot.~~

~~Section 2-~~

~~The Nominating Committee shall nominate at least one person for each vacancy and shall contact each proposed candidate prior to his or her name on the ballot for the such purpose of gaining the nominee's approval of the nomination. The slate must be completed and distributed to all members at least one week prior to the election. Additional nominations may be made from the floor.~~

~~Section 3.~~

~~The newly elected officers shall be installed and will assume their duties immediately at the conclusion of the election meeting.~~

Article XI

Amendments

~~Section 1.~~

~~In order to amend this Code of Regulations, any proposed amendment must be adopted by seventy five percent (75%) of the members present at a meeting held for such a purpose.~~

~~Section 2.~~

~~Written notice of such any proposed amendments to these Regulations shall be delivered to all ~~members no less than seven (7)~~ Members at least ten (10) days prior to ~~the any~~ meeting at which the proposed ~~amendments are to be voted upon~~ amendment is to be discussed and/or voted upon. All prior codes of regulations and bylaws of the Association are hereby replaced in their entireties by these Regulations and shall have no further force or effect.~~

BY LAWS

~~1. The following permanent standing committees shall be appointed by the President to serve concurrently with the existing slate of officers:~~

- ~~a. Social Committee~~
- ~~b. Local Government Committee~~
- ~~c. Membership Committee~~
- ~~d. Nominating Committee~~
- ~~e. Publicity Committee~~
- ~~f. Improvement Committee~~

~~The President may appoint any other temporary Committees deemed necessary. Each committee chairperson whether permanent or temporary, shall be required to report at each General Meeting of the Association and at each Executive Committee meeting. Each Chairperson must appoint at least two other members excluding members of the Executive Committee to serve on the Committee. Each temporary Committee chairperson shall hold their post until the following year's President has made appointments.~~

~~2. Duties of the permanent Standing Committees shall be:~~

- ~~a. Social: To organize and conduct social functions; to promote community fellowship.~~
- ~~b. Local Government: To regularly attend City Council meetings, and meetings of any other government body affecting the welfare of the Association.~~

- ~~c.—Membership: To promote the growth of the membership in the Association.~~
- ~~d.—Nominating: To nominate at least one person for each vacant office.~~
- ~~e.—Publicity: To maintain liaison with local news media so as to keep local communities informed of the progress and activities of the Association and also to keep the membership informed of regular and special meetings of the Association.~~
- ~~f.—Improvement: To plan and arrange for the beautification and physical improvement of the neighborhood and to take action to enforce the restrictive covenants as they are recorded on the deeds.~~

~~3.—The conduct of all regular and special meetings shall be in accord with the latest revisions of Robert's Rules of Order.~~

~~These By Laws may be amended or repealed and new By Laws may be adopted at any meeting of the membership, by affirmative vote of a majority of the members present.~~_____

John Stanton, President, on behalf
of the Owners