

ARTICLE I NAME AND LOCATION

SECTION 1.

THIS ASSOCIATION SHALL BE KNOWN AS THE BRUCE MEADOWS HOME OWNERS ASSOCIATION, A NON-PROFIT CORPORATION. ITS PRINCIPAL PLACE OF BUSINESS SHALL BE LOCATION IN THE AREA DESIGNATED AS BRUCE MEADOWS HOME OWNERS ASSOCIATION, IN THE TOWNSHIP OF BRUCE, MACOMB COUNTY, MICHIGAN. THE POST OFFICE ADDRESS FOR THE TRANSACTION OF BUSINESS SHALL BE SUCH PLACE OR PLACES DESIGNATED BY BRUCE MEADOWS HOME OWNERS ASSOCIATION'S BOARD OF DIRECTORS.

ARTICLE II NATURE AND PURPOSE

SECTION 2.

THE REASON AND FUNCTION OF THIS ASSOCIATION IS: (1) TO PROTECT AND EXERCISE THE RIGHTS PROVIDED BY OWNERSHIP EVIDENCED BY EITHER DEED OR A PURCHASE CONTRACT. (2) TO PROMOTE THE ENFORCEMENT OF THE RESTRICTIONS AS CONTAINED IN THE SALES AGREEMENT AND AS RECORDED WITH THE MACOMB COUNTY REGISTRAR OF DEEDS, THEREBY PROTECTING THE CHARACTER AND VALUE OF ALL THE PROPERTY. (3) TO MAINTAIN AND IMPROVE THE HIGH RESIDENTIAL CHARACTER OF BRUCE MEADOWS HOME OWNERS ASSOCIATION. (4) TO CONTACT THE TOWNSHIP AS TO SUBDIVISIONS AND THEIR RESTRICTIONS THAT MIGHT BORDER ON BRUCE MEADOWS HOME OWNERS ASSOCIATION, AND TO PROTEST AGAINST INADEQUATE RESTRICTIONS ON THE BORDERING SUBDIVISIONS IN THE IMMEDIATE AREA. (5) AND TO PROMOTE CORDIAL AND FRIENDLY RELATIONS AMONG ITS MEMBERS.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

SECTION 3.

ANY OWNER OF A LOT OR A PART OF A LOT IN BRUCE MEADOWS HOME OWNERS ASSOCIATION, AS RECORDED IN LIBER MACOMB COUNTY RECORDS, SHALL BE ELIGIBLE FOR A MEMBERSHIP IN THIS ASSOCIATION, AS AN INDIVIDUAL OR AS REPRESENTED BY HIS LEGAL REPRESENTATIVE. THERE SHALL BE NOT MORE THAN ONE (1) MEMBERSHIP FOR AN ONE LOT. MEMBERSHIP SHALL BE GRANTED UPON PAYMENT OF DUES. OWNERS OF MORE THAN ONE LOT ARE ENTITLED TO MEMBERSHIP FOR EACH LOT SO OWNED. EACH MEMBERSHIP SHALL BE ENTITLED TO ONE (1) VOTE AT ALL TIMES.

ARTICLE IV MEETING OF THE MEMBERS

SECTION 4.

AN ANNUAL MEETING OF THE MEMBERS OF THE ASSOCIATION SHALL BE HELD ON THE 1ST. SUNDAY IN MAY OF EACH YEAR. PLACE AND HOUR TO BE SELECTED BY THE BOARD OF DIRECTORS.

SECTION 5

SPECIAL MEETINGS OF THE MEMBERS OF THE ASSOCIATION MAY BE CALLED AT ANY TIME AT THE DISCRETION OF THE OFFICERS, OR BY PETITION SIGNED BY A MAJORITY OF THE MEMBERSHIPS IN GOOD STANDING.

SECTION 6

WRITTEN NOTICE OF THE TIME AND PLACE OF ALL MEETINGS OF THEM MEMBERS OF THE ASSOCIATION SHALL BE MAILED BY THE SECRETARY TO EACH MEMBER. SUCH NOTICE IS TO BE DISTRIBUTED AT LEAST SEVEN(7) DAYS BEFORE THE DATE OF THE MEETING. THE NOTICE OF THE MEETING MUST STATE THE PURPOSE FOR WHICH THE MEETING IS BEING CALLED.

SECTION 7

AT ANY MEETING OF THIS ASSOCIATION, THE MEMBERS PRESENT SHALL CONSTITUTE A QUORUM. WRITTEN PROXIES RECEIVED PRIOR TO OR AT THE MEETING ARE TO BE INCLUDED. A MAJORITY VOTE OF MEMBERS PRESENT AND EXCEPTED PROXIES SHALL PREVAIL. NO NEW BUSINESS SHALL BE BROUGHT UP FOR VOTE, UNLESS IT HAS TO BE ADDRESS IMMEDIATELY.

SECTION 8

AFTER THE PRESIDENT OF THE ASSOCIATION HAS CALLED THE MEETING TO ORDER, THE FOLLOWING ORDER OF BUSINESS SHALL PREVAIL. THIS ORDER MAY BE CHANGED BY VIA VOICE VOTE OF MEMBERS PRESENT. ROBERTS RULES OF ORDER SHALL GOVERN.

1. ROLL CALL OF OFFICERS AND COMMITTEE CHAIRMEN.
2. SELF INTRODUCTION OF MEMBERS PRESENT.
3. READING OF THE MINUTES OF THE PREVIOUS MEETING
4. TREASURER'S REPORT.
5. REPORTS OF COMMITTEES AND CORRESPONDENCE.
6. OLD BUSINESS
7. NEW BUSINESS (OPEN FLOOR.)
8. ANNOUNCEMENTS
9. ADJOURNMENT.

ARTICLE V ELECTED OFFICERS.

SECTION 9

THE OFFICERS OF THE ASSOCIATION SHALL BE:

1. PRESIDENT- THE PRESIDING OFFICER
2. VICE- PRESIDENT- PRESIDES AND SERVICES IN THE ABSENCE OF THE PRESIDENT.
3. SECRETARY- MAINTAINS MINUTES OF MEETINGS, RESPONSIBLE FOR CORRESPONDENCE AND SUCH OTHER APPROPRIATE DUTIES.
4. TREASURER- RECEIVES, RECORDS, BANDS AND DISBURSES ALL MONIES.

SECTION 10

THE PRESIDENT, VICE-PRESIDENT, SECRETARY AND TREASURER SHALL BE ELECTED AT THE REGULAR MEETING OF THE ASSOCIATION.

SECTION 11

THE TERM OF OFFICE FOR PRESIDENT, VICE-PRESIDENT, SECRETARY AND TREASURER SHALL BE FOR ONE (1) YEAR AND SHALL EXTEND FROM THE TIME OF CERTIFICATION OF ELECTION AT THE ANNUAL MEETING UNTIL MAY 31 ST WHEN SUCH OFFICERS SHALL SUCCEDED BY NEWLY ELECTED OFFICERS.

SECTION 12

IN THE CASE OF A VACANCY ARISING OF AN ELECTED OFFICER, THE BOARD OF DIRECTORS SHALL SELECT AND ELECT A SUCCESSOR TO SERVE THE BALANCE OF THE UNEXPIRED TERM, UNLESS OVER-RULED BY A MAJORITY VOTE AT THE MEETING OF THE ASSOCIATION.

SECTION 13

AN ELECTED OFFICER MAY BE REMOVED FROM OFFICE AT A MEETING OF THE ASSOCIATION CALLED, BY A PETITION SIGNED BY THE MAJORITY OF THE MEMBERS OF THE ASSOCIATION.

ARTICLE VI APPOINTMENT OF COMMITTEE CHAIRMAN

SECTION 14

STANDING COMMITTEES. THERE SHALL BE THREE STANDING COMMITTEES, TO BE APPOINTED BY THE PRESIDENT WITHIN ONE(1) MONTH AFTER ELECTION. EACH STANDING COMMITTEE SHALL CONSIST OF 2 OR MEMBERS NOT TO EXCEED 5. THE FIRST NAMED TO BE THE CHAIRMAN. THE PRESENCE OF 2 MEMBERS AT A COMMITTEE MEETING SHALL CONSTITUTE A QUORUM. THE PRESIDENT OF THE ASSOCIATION SHALL CAST THE DECIDING VOTE IF COMMITTEE IS DEAD LOCKED.

THE FUNCTIONS OF THESE STANDING COMMITTEES ARE AS FOLLOWS.

1. SOCIAL COMMITTEE. (1) GREET ALL NEW MEMBERS. (2) PROMOTE CORDIAL AND FRIENDLY RELATIONS AMONG MEMBERS BY PLANNING SOCIAL EVENTS. (3) RESPONSIBILITY FOR ALL SOCIAL PUBLICITY.

2. IMPROVEMENT COMMITTEE. (1) REPORT ALL VIOLATIONS OF RECORDED LEGAL SUBDIVISION RESTRICTIONS. (2) APPROVE OR DISAPPROVE PLANS AND CONSTRUCTIONS OF NEW BUILDINGS.(SEE SECTION 22) (3) CONTACT AND WORK WITH LOCAL GOVERNMENTS FOR IMPROVEMENTS. (4) SUGGEST ANYTHING WHICH MAY IMPROVE THE VALUE AND HIGH RESIDENTIAL CHARACTER OF BRUCE MEADOWS HOME OWNERS ASSOCIATION.

3. COMMITTEE NOMINATING. THIS COMMITTEE SHALL, IN ACCORDANCE WITH SECTION 10, SELECT QUALIFIED MEMBERS OF THE ASSOCIATION, TO BE NOMINATED AT THE ANNUAL MEETING FOR THE OFFICES OF PRESIDENT, VICE-PRESIDENT, SECRETARY, AND TREASURER. THIS SHALL BE DONE AT LEAST SEVEN DAYS BEFORE THE ANNUAL MEETING, AND EACH ASSOCIATION MEMBER SHALL BE SO NOTIFIED BY THE SECRETARY, IN WRITING, OF THE ASSOCIATION. FURTHER NOMINATIONS MAY BE MADE FROM THE FLOOR BY ANY MEMBER.

SECTION 15

SPECIAL COMMITTEES. SPECIAL COMMITTEES SHALL BE APPOINTED BY THE PRESIDENT, AS DEEMED NECESSARY BY THE BOARD OF DIRECTORS, TO RESULT IN THE GOOD OF BRUCE MEADOWS HOME OWNERS ASSOCIATION, AND ITS MEMBERS.

ALL SPECIAL COMMITTEES SHALL BE APPOINTED BY THE PRESIDENT. SUCH COMMITTEES SHALL CONSIST OF AS MAY MEMBERS AS DEEMED ADVISABLE BY THE DIRECTORS.

SECTION 16

DUTIES AND FUNCTIONS(INCLUDING THOSE SET FORTH IN SECTION 14) OF ALL COMMITTEES (EXCEPT NOMINATING) SHALL BE OUTLINED AND AMENDED BY THE DIRECTORS OF THE ASSOCIATION.

SECTION 17

THE PRESIDENT OF THE ASSOCIATION SHALL CALL A MEETING OF THE OFFICERS AND ALL COMMITTEE CHAIRMAN AT LEAST EVERY THREE(3) MONTHS WHEN DEEMED ADVISABLE THROUGHOUT THE YEAR. SUCH MEETINGS SHALL BE HELD TO RECEIVE AND TO CONDUCT SUCH BUSINESS AS SHALL BE REQUIRED TO EXECUTE ARTICLE II, SECTION 2 OF THESE BY-LAWS.

ARTICLE VII DUES, ASSESSMENTS AND DISBURSEMENTS

SECTION 18

THE DUES OF THE ASSOCIATION SHALL BE \$ 50.00 A YEAR FOR EACH MEMBERSHIP AND PAYABLE BY MARCH 24 TH. MEMBERSHIP DUES NOT PAID BY THE 1 ST DAY OF APRIL, SHALL BE CONSIDERED IN ARREARS AND NOT IN GOOD STANDING. (PROPER CHANNELS WILL THEN BE PURSUED VIA LEAN ON PROPERTY TAX, VIA TOWNSHIP CLERKS OFFICE.) IF NOT PAID IN FULL BY ANNUAL MEETING, VOTING RIGHTS ARE NEGATED.

SECTION 19

UPON THE PAYMENT OF DUES FOR A GIVEN YEAR, THE TREASURER SHALL RECORD SUCH PAYMENTS IN AN APPROPRIATED MANNER WHICH RECORDS SHALL BE AVAILABLE TO ANY OF THE MEMBERS. ALL MEMBERS WHOSE MEMBERSHIP DUES ARE PAID IN ACCORDANCE WITH SECTION 19, SHALL BE CONSIDERED MEMBERS IN GOOD STANDING AND ENTITLED TO ONE VOTE FOR EACH MEMBERSHIP.

SECTION 20

SPECIAL ASSESSMENTS TO DEFRAY THE COSTS OF UNUSUAL EXPENDITURES SHALL BE REFERRED TO THE VOTE OF THE DIRECTORS OF THIS ASSOCIATION. UPON APPROVAL, BY AT LEAST FIFTY (50) PERCENT OF THE VOTING MEMBERSHIP, THE TREASURER SHALL NOTIFY THE MEMBERSHIP OF THE ASSESSMENT AND SHALL RECORD ALL PAYMENTS RECEIVED. THIS VOTE SHALL BE TAKEN BY LETTER BALLOT MAILED BY THE SECRETARY TO EACH MEMBERSHIP IN GOOD STANDING. FAILURE TO PAY THIS SPECIAL ASSESSMENT WITHIN THIRTY (30) DAYS OF NOTIFICATION SHALL MAKE THE MEMBERSHIP IN ARREARS AND NOT IN GOOD STANDING

SECTION 21

ALL MONIES RECEIVED FROM DUES OR ASSESSMENT PAYMENTS ARE TO BE USED FOR PURPOSE AS OUTLINED IN ARTICLE II, SECTION 2 OF THESE BY LAWS. THE BOARD OF DIRECTORS SHALL BE RESPONSIBLE AND SHALL DIRECT ALL SUCH SPENDING OF THE ASSOCIATION'S MONEY. DISBURSEMENTS OF ALL MONIES SHALL BE MADE BY THE TREASURER AS DIRECTED AND APPROVED BY THE BOARD OF DIRECTORS OF THE BRUCE MEADOWS HOME OWNERS ASSOCIATION.

ARTICLE VIII NEW OUT BUILDING CONSTRUCTION

SECTION 22

PLANS OF NEW OUT BUILDINGS SHALL BE PRESENTED TO THE IMPROVEMENT COMMITTEE. THE COMMITTEE WILL MONITOR COMPLIANCE OF THE BRUCE MEADOWS DEED RESTRICTIONS AND BY-LAWS. (REMEMBER THESE RESTRICTIONS ARE SOMETIMES DIFFERENT THAN BRUCE TOWNSHIPS.) RESPONSE BY THE COMMITTEE SHALL BE NO LONGER THAN 48 HRS. THESE REVIEWS ARE MEANT TO HELP MEMBERS, AND TO AVOID AN UNWANTED PRECEDENT SETTING SITUATIONS. ALSO TO AVOID ADDITIONAL BUILDING AND LEGAL FEES, TO THE MEMBER OR TO THE ASSOCIATION. PLEASE TAKE ADVANTAGE OF IT.

ARTICLE IX ~~PINE LAKE~~ RULES AND REGULATIONS.

SECTION 23

NO TRESPASSING, NO SWIMMING, NO ICE SKATING SIGNS WILL BE POSTED. THIS APPLIES TO UNINVITED OUTSIDERS.

SWIMMING BY MEMBERS IS NOT ADVISED AND WILL BE AT THEIR OWN RISK, AND SHALL TAKE INTO CONSIDERATION THE FOLLOWING:

1. THE WATER HAS NOT BEEN TESTED.
2. IT IS DEEP.
3. IT IS UNMONITORED.

ALSO ICE SKATING IS NOT ADVISED, AND MEMBERS WILL DO SO AT THEIR OWN RISK. THEY SHALL TAKE INTO CONSIDERATION :

1. A SPRING FED LAKE MAY CAUSE RANDOM AREAS OF THIN ICE.
2. LAKE IS UNMONITORED.