

COPY

BYLAWS OF  
REDMOND PLACE HOMEOWNERS ASSOCIATION

ARTICLE I: NAME AND PURPOSE

- 1.01 The name of the corporation is Homeowners Association of Redmond Place LP, hereinafter referred to as "Association." Meetings of members and directors may be held at places within the Commonwealth of Pennsylvania as may be designated by the Board of Directors.
- 1.02 The Association is incorporated under the Non-Profit Corporation Law of the Commonwealth of Pennsylvania for the following purposes:
  - (a) To manage, administer, maintain and enforce the covenants and restrictions of the Redmond Place, for the purpose of preserving and enhancing the value of the properties for the benefit and enjoyment of the members of the Association subject to such restraints or suspensions of voting rights of members as are provided herein.
  - (b) To own, manage and maintain any and all Common Areas conveyed to the Association, including all equipment, facilities, buildings, roads and other improvements located or erected thereon.
  - (c) To establish an orderly and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes, and to properly collect and disburse any assessments so collected.
  - (d) To approve any additions or other improvements erected in Redmond Place.
  - (e) To promulgate such rules and regulations and perform such deeds as are deemed necessary to achieve the above objectives.
- 1.03 The term for which the Association is to exist is perpetual unless earlier terminated according to the terms of these articles.

ARTICLE II: DEFINITIONS

- 2.01 "Association" shall mean and refer to Redmond Place Homeowner Association, a Non-Profit Corporation.
- 2.02 "Properties" shall mean and refer to that certain real property described in the Protective Covenants and Use Restrictions affecting the Redmond Place Development, Cranberry Township, Butler County, Pennsylvania.

## ARTICLE IV: MEETINGS OF MEMBERS

### *Annual Meetings*

- 4.01 The first annual meeting of the Members shall be held on \_\_\_\_\_  
Subsequent regular annual meetings of the Members shall be held on the third  
Wednesday of January of each year thereafter at 7:30 p.m., or at which time is  
otherwise noticed.

### *Special Meetings*

- 4.02 Special meetings of the Members may be called at any time by the president or by  
the Board of Directors or on written request of the Members who are entitled to  
vote one-fourth of all of the Membership votes.

### *Notice of Meetings*

- 4.03 Written notice of each meeting of the Members shall be given by, or at the direction  
of, the secretary or person authorized to call the meeting, by mailing a copy of the  
notice, postage prepaid, at least fifteen days before the meeting to each member  
entitled to vote at the meeting, addressed to the member's address last appearing on  
the books of the Association, or supplied by the member to the Association for the  
purpose of notice. The notice shall specify the place, day and hour of the meeting  
and, in the case of a special meeting, the purpose of the meeting.

### *Quorum*

- 4.04 The presence at the meeting of Owners entitled to cast, or of proxies entitled to cast,  
50% of the votes shall constitute a quorum for any action except as otherwise  
provided in the Articles of Incorporation, the Declaration, or these Bylaws. If,  
however, a quorum shall not be present or represented at any meeting, the Owners  
entitled to vote at the meeting shall have power to adjourn the meeting from time to  
time, without notice other than announcement at the meeting, until a quorum shall  
be present or be represented.

### *Proxies*

- 4.05 At all meetings of Members, each Owner may vote in person or by proxy. All  
proxies shall be in writing and filed with the secretary. Every proxy shall be  
revocable and shall automatically cease on conveyance by the owner of his or her  
Lot.

### *Election*

- 6.02 Election to the Board of Directors shall be by secret written ballot. At the election, the Owners or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

## ARTICLE VII: MEETINGS OF DIRECTORS

### *Regular Meetings*

- 7.01 Regular meetings of the Board of Directors shall be held at such time and place as shall be determined from time to time by a majority of the Owners, but such meetings shall be held at least one a year during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Member, by mail or in person, at least five business days prior to the date named for such meeting.

### *Special Meetings*

- 7.02 Special meetings of the Board of Directors shall be held when called by any director, after not less than three days notice to each Director.

### *Quorum*

- 7.03 A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

## ARTICLE VIII: POWERS AND DUTIES OF BOARD OF DIRECTORS

- 8.01 The Board of Directors shall have power to:
- (a) Adopt and publish rules and regulations governing the use of the Common Areas and facilities and the personal conduct of the Members and their guests on the Common areas and facilities, and establish penalties for the infraction of the rules and regulations.
  - (b) Suspend the voting rights of a Member during any period in which the Member shall be in default in the payment of any assessment levied by the Association; these rights may also be suspended after notice and hearing, for a period not to exceed sixty days for infraction of published rules and regulations.

common areas and to pay the taxes and insurance on the same, and to pay such other costs as are provided in these By-Laws or the Covenants, and to them divide the total annual estimated cost by the total number of lots in the Plan;

- (b) Send written notice of each assessment to every Owner subject to assessment at least thirty days in advance of each annual assessment period; and
- (c) Fix the amount of any special assessment they may be necessary from time-to-time to maintain the common areas, enforce the Covenants and Restrictions or take other actions approved by vote of the members.
- (d) Bring suit to establish a lien against any property for which assessments are not paid within thirty days after the due date, and take such further action as the Board deems appropriate to collect the same, including interest at such rate as the Board may determine from time to time and reasonable, actual attorney fees.
- (e) Issue or cause an appropriate officer to issue, on request by any person, a certificate setting forth whether or not any assessment has been paid; a reasonable charge may be made by the Board for the issuance of these certificates; if a certificate states an assessment has been paid, the certificate shall be conclusive evidence of the payment.

#### ARTICLE IX: COMMITTEES

- 9.01 The Board of Directors may appoint committees as determined to be appropriate in carrying out its purposes.

#### ARTICLE X: BOOKS AND RECORDS

- 10.01 The books, records, and papers of the Association shall, upon reasonable notice, be subject to inspection by any member. The Covenants, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

#### ARTICLE XI: AMENDMENTS

##### *Vote*

- 11.01 These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of owners present in person or by proxy.

## ARTICLE IV: MEETINGS OF MEMBERS

### *Notice of Meetings*

4.03 Notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by **E-Mail** at least fifteen days before to the meeting to each member entitled to vote at the meeting, addressed to the member's address last appearing on the books of the Association, or supplied by the member to the Association for the purpose of notice. The notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

- The change to the section above appears in red.