

**AMENDED BY LAWS
CARRIAGE HILLS #6
Revised and adopted July 1, 2018**

ARTICLE I - NAME AND LOCATION

This organization shall be known as the Homeowners of Carriage Hills #6 with its principle place of business located in the area designated as Carriage Hills #6 in Washington Township, Macomb County, Michigan. The post office address shall be such place or places within Carriage Hills #6, or a designated Post Office Box at the Post Office servicing Carriage Hills #6, as may be determined by the Board of Directors from time to time.

ARTICLE II - PURPOSE

The purpose of this organization shall be:

1. To promote and enforce the rights of property ownership of the members including the enforcement of restrictions pertaining to the subdivision comprising the area known as Carriage Hills #6 as such restrictions may be recorded in the plats with Macomb County Register of Deeds, for the purpose of protecting the character and value of such properties.
2. To promote and maintain the high quality residential character of Carriage Hills #6.
3. To promote the best interest of the membership in any matters concerning zoning regulations affecting the area known as Carriage Hills #6 and any and all other matters which may involve contact with or activity before the Township and other governmental agencies. Provided, however, the Association shall not directly or indirectly participate in any partisan or non-partisan political activity on behalf of or for the benefit of any candidate for any public office.
4. Engage in any matters and work toward any objectives for the betterment of Carriage Hills #6 and the membership of this association.

ARTICLE III - MEMBERSHIP AND VOTING RIGHT

SECTION 1

Any person or entity who is the owner of record or land contract vendee of an interest in any residential lot in the subdivision of Carriage Hills #6 in Washington Township, but not including any owners who have sold their interest under executory land contract shall be a member in this Association. Provided, however, there shall be only one (1) membership for any single lot and no individual shall be entitled to more than five (5) memberships regardless of the number of lots in which he may have a legal interest. Membership shall be mandatory upon verification of ownership or other legal interest in property.

SECTION 2

Each membership in good standing shall be entitled to one (1) vote

SECTION 3

All members are bound by all the provisions of the Homeowners of Carriage Hills #6 Restated and Amended Bylaws and Restricted Covenants, as well as additional changes to these Bylaws that are properly adopted by the Homeowners of Carriage Hills #6 in accordance with the adoption procedures contained herein.

SECTION 4

Only members in good standing are eligible to speak or vote at an official meeting.

ARTICLE IV – MEMBERSHIP MEETINGS

SECTION 1

An annual meeting of the members shall be held during the month of June of each year commencing with the year 1988 at a day, place and hour to be determined by the Board of Directors.

SECTION 2

Special meetings of the membership may be called at any time at the determination of the Board of Directors or by the concurrent action of any three (3) officers of the Association or by petition signed by a majority of the memberships in good standing. In the case of special meeting by petition, such petition shall designate the purpose for the meeting and be filed with the secretary. Upon filing of the petition, the Board of Directors shall schedule and hold such special meeting within three calendar weeks from the date of filing.

SECTION 3

Written notice of the date, time and place of the annual meeting shall be mailed by the Secretary to each member. The notice shall state the matters to be considered at the annual meeting and it shall be distributed by first class mail or personal delivery to the respective members not less than fourteen (14) days prior to the date of the annual meeting. Every such notice shall, if mailed, be deemed duly served when the same has been deposited in the United States mail, with first class postage fully paid, addressed to the member at member's address according to the membership record of the Homeowners Association of Carriage Hills #6. The meeting minutes of all other board meetings shall be posted to the association's website at www.carriagehillsnorth.com. Upon request, a member may obtain a written copy of any meeting minutes by submitting a request via the comment's section of the association website, or by contacting any board member.

SECTION 4

Those members in good standing present at any meeting shall constitute a quorum. Any membership may submit a written proxy which, if received prior to or at the meeting, shall be exercised by the person to whom the proxy is directed. A simple majority vote of those members present, including proxies, shall prevail. No final action may be taken on any matter not specifically included in the notice of the meeting except at the annual meeting.

SECTION 5

The president shall chair each meeting of the membership and the following order of business shall prevail. Provided, however, the order of business as well as any matters contained therein may be modified or waived by a voice vote of the members present. Roberts Rules of Order shall govern all meetings of the Association.

1. Roll call of Officers and Committee Chairman
2. Reading notice and proof of notification
3. Reading of the minutes of the previous meeting
4. Report of President
5. Report of Secretary
6. Treasurer's Report
7. Reports of Committees and Correspondence
8. Old business
9. New business
10. Election of Officers (Annual Meeting Only)
11. Announcements
12. Adjournment

ARTICLE V – BOARD OF DIRECTORS AND OFFICERS

SECTION 1

The Board of Directors shall carry out the general policies of the Association and the various actions directed by the membership and do any and all things necessary to the conduct of such business of the Association. It shall be comprised of the officers and two (2) directors, each to be elected by the membership. The following shall pertain to the operation of the Board:

1. It shall meet not later than three (3) weeks following the annual meeting of the membership and thereafter at least once every three (3) months. Special meetings of the Board may be called by the president or any three (3) members of the Board on such occasions as they may deem necessary.
2. The secretary shall give written notice of the date, time and place of each meeting of the Board to each of its members not less than three (3) calendar days before the date of such meeting. The notice shall be personally delivered to the members or may be sent by first class mail addressed to the last known address of the respective members.
3. A majority of the members of the Board shall constitute a quorum.
4. All matters coming before the Board shall be decided by a simple majority.

SECTION 2

The membership shall elect the following officers and the two (2) directors named above at the annual meeting. The duties of the officers shall be as prescribed hereafter.

1. President – The President shall be the presiding officer at all meetings of the membership and the Board of Directors and shall be the chief executive officer of the Association. The President shall be an ex-officio member of all standing committees and shall have the general power of supervision and management.
2. Vice President – The Vice President shall serve in the absence of the President in the place and stead of the President and perform other duties consisting of assisting the President and the Board of Directors as may be designated and required from time to time. The vice-president shall be responsible for the designation of committee chairpersons.
3. Secretary – The Secretary shall be responsible for all notices required under the Bylaws or resolution. This officer shall attend and be responsible for and maintaining minutes and other records of all meetings of the Association and Board of Directors and shall handle such other customary and appropriate clerical duties of the Association.
4. Treasurer – The Treasurer shall immediately deposit all funds received by the Association or on its behalf and shall maintain appropriate records of all receipts and disbursements. The Treasurer shall provide accounting for all such receipts and disbursements including a year-end account to be presented at the annual meeting. The Association will maintain an account at the bank institution that may be approved by the Board of Directors of The Homeowners Association of Carriage Hills #6.
5. Building Director – The Building Director shall be responsible for the review of plot plans, architectural designs, and building specifications of all intended structures per the Carriage Hills #6 covenants and restrictions, and report any discrepancies to the Board of Directors. The Building Director chairs the building control committee.

SECTION 3

The term of office for each of the officers and directors shall be one (1) year to commence July 1 of the fiscal year following their election at the annual meeting and to continue until the following June 30, provided, however, each officer shall continue in office until his successor is elected. In the event of vacancy arising for any elected officer or director, the Board of Directors shall appoint a successor to serve the remainder of the unexpired term.

SECTION 4

Any officer or director may be removed by the membership of the Association for misfeasance, malfeasance or nonfeasance in office. Removal shall be only at a meeting of the membership called by petition for that purpose signed by a majority of the members of the Association.

ARTICLE VI – COMMITTEES

SECTION 1

Building Control Committee – This committee shall consist of the Building Director and two (2) appointed members appointed by the Board to assist him.

SECTION 2

The Board of Directors shall create such committees as it may deem necessary and appropriate from time to time for any business or other purpose related to the business of the Association. The President may create such special committees as he deems necessary and appropriate and appoint the members thereof subject to the consent of the Board.

ARTICLE VII – DUES, ASSESSMENTS AND EXPENDITURE

SECTION 1

Each membership shall pay annual dues of Two Hundred Twenty Five (\$225.00) Dollars payable in February of each calendar year commencing in 2019. Notices are to be posted by the Treasurer no later than February 1st of each year. Any member whose annual dues are not paid by March 1 of each calendar year will be assessed an additional Twenty (\$20.00) Dollar late fee. Any member whose annual dues are not paid by June 1 of each calendar year will also be assessed twelve percent (12%) per annum interest from March 1 to the date of payment on the unpaid balance, and will be declared delinquent. Any member whose annual dues are not paid by March 1 of the following year will also have a lien placed upon the delinquent property. Delinquent members cannot vote on association matters.

SECTION 2

Special assessments may be levied only after a written notice of a meeting to all of the membership with the specific assessment and its purposes set forth in the notice. Each membership may appear in person, by proxy, or written vote delivered no later than the date and time set for such meeting for special assessment. A special assessment shall be levied upon the approval of fifty-one (51) percent of the voting memberships of the Association. Any member whose assessment is not paid within 60 days of posting will be assessed a Twenty (\$20.00) Dollar late fee. Any member whose assessment is not paid within 90 days of posting will also be assessed twelve percent (12%) per annum interest from due date (60 days after posting) to the date of payment, and will be declared delinquent. Any member whose assessment is not paid by March 1 of the following year will also have a lien placed upon the delinquent property. Delinquent members cannot vote on association matters.

SECTION 3

Any monies of the Association received from special assessments shall be used only for the purpose for

which assessments were made, provided, however, that after payment in full for all expenses incurred from the matter for which the assessments was made, the Board of Directors may transfer the remainder of the fund, if any there be, to the general fund of the Association or to any other special assessment fund there may be. Dues and any other funds shall be used for such expenditures as may be necessary to carry out the business of the Association. Any and all disbursements of Association monies shall be made only by the treasurer after approval by the Board of Directors.

SECTION 4

The Homeowners Association of Carriage Hills #6 may enforce collection of delinquent dues and/or assessments by a money judgment, or by LIEN foreclosure. In an action for foreclosure, a receiver may be appointed to collect a reasonable rental for the premises from the lot owner. The expenses incurred in collecting unpaid dues, including all costs, and actual attorney fees shall be chargeable to the delinquent lot owner and may constitute an additional lien on the property.

ARTICLE VIII – INDEMNIFICATION AND LIMITATION ON LIABILITIES

The Association shall indemnify its past and/or present directors, officers and agents to the fullest extent permitted by Michigan law, against all judgments, payments in settlement, fines, and other reasonable costs and expenses (including attorney fees) incurred in connection with the defense of any action, suit, or proceeding, which is brought or threatened in which such person is a party or is otherwise involved because he or she was or is a director, officer, or agent of the Association.

ARTICLE IX - ENFORCEMENT OF VIOLATIONS OF RESTRICTIVE COVENANTS

SECTION 1

The Homeowners Association of Carriage Hills #6, as the legal successor of the Developer of Carriage Hills #6 shall have the full authority to exercise the remedies identified in Violations provision of the Restrictive Covenants for Carriage Hills #6. The expenses incurred in enforcing the Restrictive Covenants, including all costs and actual attorney fees shall be chargeable to the lot owner and property. These costs will result in a lien being placed upon the property.

SECTION 2

The Homeowners Association of Carriage Hills #6 may enforce collection of costs associated with the enforcement of Restrictive Covenants by a money judgment, or by lien foreclosure. In an action for foreclosure, a receiver may be appointed to collect a reasonable rental for the premises from the lot owner. The expenses incurred in collecting costs and actual attorney fees shall be chargeable to the lot owner and may constitute an additional lien on the property.

ARTICLE X – FISCAL YEAR

The fiscal year of this Association shall be from July 1 to June 30, inclusive.

ARTICLE XI – AMENDMENTS

These By-laws may be added to, amended, modified or repealed by a majority vote of a quorum of the members at any meeting of the Association. Provided, no amendments shall be acted upon unless and until the entire membership shall have been furnished with a written copy of the proposed amendment not less than three (3) weeks prior to any meeting at which action is to be taken on any such amendments.

ARTICLE XII

These By-laws shall remain in full force and effect for each member or lot owner as of the date of the purchase and these shall be severable as to all Articles, Sections, and Subsections, and in the event any Article, Section, or Subsection shall by operation of law or by ruling of court, administrative authority, or government agency shall be void and without legal effect, it shall not affect the validity, legal effect or

enforceability of the remaining Articles, Section, or Subsections.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE VII – DUES, ASSESSMENTS AND EXPENDITURE – Section I

On June 10, 2003, by the vote of the membership at the Annual Meeting, dues were changed from Seventy Five (\$75.00) Dollars to One Hundred (\$100.00) Dollars payable in February of each calendar year commencing in 2004.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE VII – DUES, ASSESSMENTS AND EXPENDITURE – Section I

On June 9, 2008, by the vote of the membership at the Annual Meeting, Each membership shall pay annual dues of One Hundred Twenty Five (\$125.00) Dollars payable in February of each calendar year commencing in 2009.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE VII – DUES, ASSESSMENTS AND EXPENDITURE SECTION 1

On June 9, 2014, by the vote of the membership at the Annual Meeting, Each membership shall pay annual dues of One Hundred Fifty (\$150.00) Dollars payable in February of each calendar year commencing in 2015.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE VII – DUES, ASSESSMENTS AND EXPENDITURE SECTION 1

On June 11, 2018, by the vote of the membership at the Annual Meeting, Each membership shall pay annual dues of Two Hundred Twenty Five (\$225.00) Dollars payable in February of each calendar year commencing in 2019.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE V – BOARD OF DIRECTORS AND OFFICERS SECTION 2 - 4. Treasurer

On June 9, 2014, by the vote of the membership at the Annual Meeting, The Association will maintain an account at the bank institution that may be approved by the Board of Directors of The Homeowners Association of Carriage Hills #6.

AMENDMENT TO CARRIAGE HILLS #6 BYLAWS
ARTICLE IV – MEMBERSHIP MEETINGS – SECTION 3

On June 9, 2014, by the vote of the membership at the Annual Meeting, Written notice of the date, time and place of the annual meeting shall be mailed by the Secretary to each member. The notice shall state the matters to be considered at the annual meeting and it shall be distributed by first class mail or personal delivery to the respective members not less than fourteen (14) days prior to the date of the annual meeting. Every such notice shall, if mailed, be deemed duly served when the same has been deposited in the United States mail, with first class postage fully paid, addressed to the member at member's address according to the membership record of the Homeowners Association of Carriage Hills #6. The meeting minutes of all other board meetings shall

be posted to the association's website at www.carriagehillsnorth.com. Upon request, a member may obtain a written copy of any meeting minutes by submitting a request via the comment's section of the association website, or by contacting any board member.

END JULY 1, 2018