

**BYLAWS**  
**OF**  
**THOMPSON CORNER HOMEOWNERS ASSOCIATION**

(A Colorado Nonprofit Corporation)

Effective as of March \_\_\_\_, 1998

**BYLAWS**  
**OF**  
**THOMPSON CORNER HOMEOWNERS ASSOCIATION**

(A Colorado Nonprofit Corporation)

**ARTICLE I**

**GENERAL**

1. Purpose of Bylaws. These Bylaws are adopted for the regulation and management of the affairs of Thompson Corner Homeowners Association (the "Association"). The Association has been organized as a Colorado corporation under the Colorado Nonprofit Corporation Act and constitutes the Association under the Amended and Restated Declaration of Protective Covenants for Thompson Corner recorded February 25, 1998 in Book 1054 at Page 914 (Reception No. 520825) in the Office of the Clerk and Recorder of Garfield County, Colorado (the "Declaration"). Said Declaration was made, executed and recorded by Crystal River Limited Partnership, a Delaware limited partnership (hereinafter it and its successors and assigns are referred to as the "Declarant"). The lands in Garfield County that become subject to the Declaration from time to time are hereinafter referred to as the "Common Interest Community."

2. Terms Defined in Declaration. Terms used in these Bylaws which are defined in the Declaration shall have the same meaning and definition as in the Declaration.

3. Controlling Laws and Instruments. These Bylaws are controlled by and shall always be consistent with the provisions of the Colorado Nonprofit Corporation Act, the Colorado Common Interest Ownership Act, the Declaration, and the Articles of Incorporation of the Association filed with the Secretary of State of Colorado, as any of the foregoing may be amended from time to time.

**ARTICLE II**

**OFFICES**

1. Business Offices. The principal office of the Association in the State of Colorado shall be located at 1030 Highway 133, Carbondale, Colorado 81623, or at such other location as the Executive Board may determine from time to time. The Association may have such other offices, either within or without the State of Colorado,

as the Executive Board may determine or as the affairs of the Association may require from time to time.

2. Registered Office. The Association shall have and continuously maintain in the State of Colorado a registered office, and a registered agent whose office is identical with such registered office, as required by the Colorado Nonprofit Corporation Act. The registered office may be, but need not be, identical with the principal office of the Association, and the registered agent and/or the address of the registered office may be changed from time to time by the Executive Board.

### **ARTICLE III**

#### **MEMBERS**

1. Membership. There shall be one Membership in the Association for each Lot within the Common Interest Community. The Person or Persons who constitute the Owner of a Lot shall automatically be the holder of the Membership appurtenant to that Lot, and shall collectively be the "Member" of the Association with respect to that Lot, and the Membership appurtenant to that Lot shall automatically pass with fee simple title to the Lot. Declarant shall hold a Membership in the Association for each Lot owned by Declarant. Membership in the Association shall not be assignable separate and apart from fee simple title to a Lot, and may not otherwise be separated from ownership of a Lot.

2. Representation on Executive Board. If title to a Lot is held by a firm, corporation, partnership, limited liability company, association or other legal entity or any combination thereof, that entity may appoint, by a writing furnished to the Association, a delegate to represent such Lot as a candidate for, and if elected, as a member of, the Executive Board. Such delegate shall not vote as a member of the Association unless the delegate shall be appointed by a proxy executed in conformance with Article IV(6) of these Bylaws to cast the voting interest of the Lot which the delegate represents.

3. Responsibilities of Members. Any person, including Declarant, upon becoming an Owner of a Lot, shall automatically become a Member of the Association and shall be subject to these Bylaws. Such membership shall terminate without any formal action by the Association whenever such person ceases to own a Lot, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred to, or in any way connected with, the Association during the period of such ownership, or impair any rights or remedies which the Association or others may have against such former Owner arising out of ownership of the Lot and membership in the Association and the covenants and obligations incident thereto.

4. Membership Certificates. No Certificates of Stock shall be issued by the Association, but the Executive Board may, if it so elects, issue membership cards to Owners of Lots. Such membership cards shall be surrendered to the Secretary of the Association whenever ownership of the Lot designated on the card shall terminate.

5. Classes of Members. The Association shall have one class of Members.

6. Voting Rights of Members. Each Lot in the Common Interest Community shall be entitled to one (1) vote in the Association, *i.e.*, one (1) vote per Owner/Member. Occupants of Lots shall not have voting rights. If title to a Lot is owned by more than one (1) Person, such persons shall collectively vote their interest as a single vote. If only one of the multiple owners of a Lot is present at an Association meeting, such Owner is entitled to cast the vote allocated to that Lot. If more than one of the multiple Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if any of the multiple owners casts the vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. In the event of a protest being made by one or more multiple Owners, and a majority of the multiple Owners of the Lot cannot agree on how to cast their vote, any vote cast for that Lot shall be null and void with regard to the issue being voted upon. Such multiple Owners and their Lot shall nevertheless be counted in determining the presence of a quorum with respect to the issue being voted upon. No votes allocated to a Lot owned by the Association may be cast. Notwithstanding the voting rights of Members as set forth above, Declarant shall be entitled to select, appoint and remove Directors and officers, in its sole discretion, during the Period of Declarant Control described in Article V(5) of these Bylaws.

7. Transfer of Membership on Association Books. Transfers of Memberships shall be made on the books of the Association only upon presentation of evidence, satisfactory to the Association, of the transfer of ownership of the Lot to which the Membership is appurtenant. Prior to presentation of such evidence, the Association may treat the previous Owner of the Membership as the Owner of the Membership entitled to all rights in connection therewith, including the rights to vote and to receive notice.

## **ARTICLE IV**

### **MEETINGS OF MEMBERS**

1. Annual Meeting. The first annual meeting of the Members of the Association shall be held within one year after the date of adoption of these Bylaws, at a date and time selected and properly noticed by the Executive Board. Thereafter, annual meetings of the Members shall be held in March of each year, on such date and at such time as is fixed by the Executive Board and specified in the notice of meeting. Annual meetings shall be held for the purpose of electing Directors and for the transaction of

such other business as may properly come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Colorado, such meeting shall be held on the next succeeding business day. If the election of Directors shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof, the Executive Board shall cause the election to be held at a special meeting of the Members as soon thereafter as conveniently may be.

2. Special Meetings. Special meetings of the Association members may be called by the President, by the Executive Board, or by Members holding at least twenty percent (20%) of the total votes of all Members entitled to vote. No business shall be transacted at a special meeting of Members except as indicated in the notice thereof.

3. Place of Meeting. The Executive Board of the Association may designate any place, either within or without the State of Colorado, as the place of meeting for any annual meeting or for any special meeting called by the Executive Board. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the Association in the State of Colorado; but if all of the Members shall meet at any time and place, either within or without the State of Colorado, and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any proper action may be taken.

4. Notice of Meetings. Written notice stating the place, day and hour of any meeting of Members shall be delivered, either personally or by mail, to each Member entitled to vote at such meeting, not less than 14 or more than 50 days before the date of such meeting, by or at the direction of the President, or the Secretary, or the other officers or persons calling the meeting. The notice of any meeting must state the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes, and any proposal to remove an officer or member of the Executive Board. Notwithstanding the foregoing, written notice of any meeting called for the purpose of levying a Special Assessment shall be delivered to all Owners no less than 30 or more than 50 days before the meeting.

5. Quorum; Majority Vote. Except as may otherwise be provided in the Declaration or these Bylaws, a quorum is deemed present throughout any meeting of the Members of the Association if persons entitled to cast at least twenty percent (20%) of the votes in the Association are present, in person or by proxy, at the beginning of the meeting. Provided a quorum of Members entitled to vote is present in person or by proxy, the affirmative vote of a majority of the Members so present shall constitute approval of any matter voted upon unless a different number is required on a particular matter by the Colorado Common Interest Ownership Act, the Declaration, any Supplemental Declaration, the Articles, or these Bylaws. If a quorum is not present at any meeting of the Members, a majority of the Members present may adjourn the meeting from time to time without further notice, for a total period or periods of not to exceed 30 days after the date set for the original meeting. Section 10.9 of the

Declaration contains special quorum provisions for meetings called for the purpose of levying a Special Assessment.

6. Proxies. The vote allocated to a Lot may be cast pursuant to a proxy duly executed by a Lot Owner. If a Lot is owned by more than one person, each owner of the Lot may vote or register protest to the casting of a vote by the other owners of the Lot through a duly executed proxy. A Lot Owner may not revoke a proxy given pursuant to this provision except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. A proxy shall terminate eleven (11) months after its date, unless a different termination date is otherwise set forth on its face. Proxies shall be filed with the Secretary of the Association at or before the appointed time of each meeting.

7. Chairman of Meetings. At any meeting of the Members, the Members present shall select a Chairman and a Secretary of the Meeting.

## **ARTICLE V**

### **EXECUTIVE BOARD**

1. General Powers and Duties. The affairs of the Association shall be managed by its Executive Board. The Executive Board shall have the duty to manage and supervise the affairs of the Association and shall have the powers necessary or desirable to permit it to do so. Without limiting the generality of the foregoing, the Executive Board shall have the power and authority to exercise or cause to be exercised for the Association, all of the powers, rights and authority, not reserved to the Association or the Declarant, and provided in the Declaration, any Supplemental Declaration, the Articles of Incorporation, these Bylaws, the Colorado Nonprofit Corporation Act, or the Colorado Common Interest Ownership Act. The Executive Board may not, however, act on behalf of the Association to amend the Declaration, to terminate the Common Interest Community, or to elect members of the Executive Board or determine the qualifications, powers and duties, or terms of office of Executive Board members, but the Executive Board may fill vacancies in its membership for the unexpired portion of the term.

2. Special Powers and Duties. Without limiting the foregoing general powers and duties of the Executive Board, the Executive Board shall be vested with and responsible for the following specific powers and duties:

(a) Assessments. The duty to fix and levy from time to time as it deems necessary Regular Assessments, Special Assessments, and Reimbursement Assessments upon the Members of the Association as provided in the Declaration; to determine and fix the due date for the payment of such Assessments and the date upon which the same shall become delinquent; to enforce the payment of such delinquent

Assessments as provided in the Declaration; and to credit any excess of Assessments over expenses and reserves to the Members to reduce their future Regular Assessments.

(b) Taxes. The duty to pay all taxes and assessments levied upon Common Areas and all other taxes and assessments payable by the Association. The Executive Board shall also have the power to contest any such taxes or assessments.

(c) Insurance. The duty to obtain and maintain in effect at all times casualty and liability and other insurance in accordance with the provisions of the Declaration.

(d) Common Areas. The duty and power to contract for and pay bills for maintenance, legal service, accounting service, landscaping, common utilities and other materials, supplies and services relating to the Common Areas, and to employ personnel necessary for the care and operation of the Common Areas and to contract and pay for necessary improvements on the Common Areas, all in accordance with the provisions of the Declaration.

(e) Agents and Employees. The power to select, appoint, and remove all officers, agents, employees and independent contractors of the Association and to prescribe such powers and duties for them as may be consistent with law, with the Articles of Incorporation, the Declaration and these Bylaws; and to fix their compensation and to require from them security for faithful service as deemed advisable by the Executive Board.

(f) Borrowing. The power to borrow money and to incur indebtedness for the purposes of the Association, and to cause to be executed and delivered therefor, in the Association's name, promissory notes, bonds, debentures, pledges or other evidences of debt. The repayment of such indebtedness shall be a Common Expense of the Owners. Provided that the Executive Board shall not borrow or cause the Association to be indebted for more than \$50,000.00 at any one time without the prior approval of a majority of the Members.

(g) Enforcement. The power to administer and enforce the covenants and provisions of the Declaration, the Rules and Regulations, these Bylaws or other agreements of the Association.

(h) Delegation of Powers. The power to delegate its powers according to law.

(i) Easements. The power to grant easements as set forth in the Declaration.

(j) Rules and Regulations. The power to adopt, amend and repeal such Rules and Regulations as the Executive Board may deem necessary, desirable or appropriate from time to time, in the manner set forth in the Declaration.

3. Qualifications of Directors. A Director may be any natural person and need not be an Owner of a Lot within the Common Interest Community. Provided, that upon and after the expiration of the Period of Declarant Control described in Article (V)(5) of these Bylaws, at least a majority of the Directors shall be Owners other than Declarant or designated representatives of Declarant, or designated representatives of Owners other than Declarant. A Director may be re-elected and there shall be no limit on the number of terms a Director may serve.

4. Number of Directors. The number of Directors of the Association shall be no less than three and no more than seven. The initial number of Directors shall be three. Within the limits set forth above, the number of Directors may be increased or decreased from time to time by a duly adopted amendment to these Bylaws, provided that no decrease in number shall have the effect of shortening the term of any incumbent Director.

5. Appointment, Election and Term of Office of Directors.

(a) In the Declaration, Declarant has reserved the right to appoint and remove Directors and officers until the date which is the earlier of (a) sixty (60) days after conveyance of 75% of the Lots that may be created to Owners other than Declarant, (b) two (2) years after the last conveyance of a Lot by Declarant in the ordinary course of business, or (c) two (2) years after any right to add new Lots was last exercised by Declarant (the "Turnover Date").

(b) During this "Period of Declarant Control": (a) Not later than sixty (60) days after conveyance of 25% of the Lots that may be created to Owners other than Declarant, at least one member and not less than 25% of the members of the Executive Board must be elected by Owners other than Declarant; and (b) not later than sixty (60) days after the conveyance of 50% of the Lots that may be created to Owners other than Declarant, not less than 33-1/3% of the members of the Executive Board must be elected by Owners other than Declarant.

(c) At any time prior to the Turnover Date, the Declarant may voluntarily surrender and relinquish the right to appoint and remove officers and members of the Executive Board. In such event, Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or the Executive Board, as described in a recorded instrument executed by Declarant, be approved by Declarant before they become effective. As to such actions, Declarant may give its approval or disapproval in its sole discretion and option, and its disapproval shall invalidate any such action by the Executive Board or the Association.



(d) Not later than the Turnover Date, the Lot Owners (including Declarant) shall elect an Executive Board of at least three (3) members, at least a majority of whom must be Owners other than Declarant or designated representatives of Owners other than Declarant, and the Executive Board shall elect the officers, with such Executive Board members and officers to take office upon election.

(e) Within sixty (60) days after Owners other than Declarant elect a majority of the members of the Executive Board, Declarant shall deliver to the Association all property of the Lot Owners and of the Association held or controlled by Declarant, including without limitation those items specified in Section 38-33.3-303(9) of the Colorado Common Interest Ownership Act.

(f) Hence, during the Period of Declarant Control and prior to the time that Owners other than Declarant own 25% of the Lots that may be created, all Directors shall be appointees of Declarant, for such terms as Declarant may consider appropriate. All Directors appointed by Declarant may be removed at any time and from time to time by Declarant in its sole and absolute discretion.

(g) With the exception of Directors appointed by the Declarant, and except as provided below, Directors shall serve three year terms. The terms of at least one-third of the members of the Executive Board shall expire annually. Accordingly, the term of the first Director elected by the Owners shall be three years, and the Executive Board shall fix the term of each additional Director elected by the Owners (at the time of such election) so that such term expires one year following the last to expire of the term(s) of the already serving Owner-elected Director(s). If the number of owner-elected Directors is increased to more than three, the terms of the additional Directors shall be fixed so that the terms of at least one-third of the members of the Executive Board expire annually. Directors shall hold office until their successors have been elected and qualified.

6. Removal of Directors. The Lot Owners, by a vote of sixty-seven percent (67%) of all Members present and entitled to vote at any meeting of the Lot Owners at which a quorum is present, may remove any member of the Executive Board with or without cause, other than a member appointed by Declarant, and a successor may be then and there elected to fill the vacancy thus created. The notice of the meeting must indicate that the proposed removal of a Director or Directors will be considered at the meeting.

7. Resignation of Directors. Any Director may resign at any time by giving written notice to the President, to the Secretary, or to the Executive Board stating the effective date of such resignation. Acceptance of such resignation shall not be necessary to make the resignation effective.

8. Vacancies in Directors. Subject to Declarant's reserved rights to appoint and remove Directors, any vacancy occurring in the Executive Board, unless filled by election at a special meeting of the Members, shall be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. Except during the Period of Declarant Control, a Directorship to be filled by reason of any increase in the number of Directors shall be filled only by vote of the Members.

9. Managing Agent. The Executive Board may employ for the Association a Managing Agent at a compensation established by the Executive Board, to perform such duties and services as the Board shall authorize; provided, however, that the Executive Board in delegating such duties shall not be relieved of any responsibilities imposed upon it by law or by the Declaration.

10. Compensation. Directors as such shall not receive any stated salaries for their services, but by resolution of the Executive Board a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the Executive Board; but nothing herein contained shall be construed to preclude any Director from serving the Association in some other capacity and receiving compensation therefor.

11. Maintenance of Fidelity Insurance. In the event that the Executive Board delegates its powers with respect to collection, deposit, transfer, or disbursement of Association funds to other persons or to a Managing Agent, as authorized by these Bylaws and the Colorado Common Interest Ownership act, then in connection with such delegation of powers, the Executive Board shall require:

(a) That the other persons or Managing Agent maintain fidelity insurance coverage or a bond in an amount not less than \$50,000 or such higher amount as the Executive Board may require;

(b) That the other persons or Managing Agent maintain all funds in accounts of the Association separate from the funds and accounts of other associations managed by the other persons or Managing Agent and maintain all reserve accounts of each association so managed separate from operational accounts of the Association; and

(c) That an annual accounting for Association funds and a financial statement be prepared and presented to the Association by the Managing Agent or a certified public accountant.

12. Meetings of Directors.

(a) Place of Directors' Meetings. Meetings of the Executive Board shall be held at the principal office of the Association or at such other place, within or convenient to the Common Interest Community, as may be fixed by the Executive Board and specified in the notice of the meeting.

(b) Annual Meetings of Directors. Annual meetings of the Executive Board shall be held on the same date as, or within 10 days following, the annual meeting of Members. The business to be conducted at the annual meeting of Directors shall consist of the appointment of officers of the Association and the transaction of such other business as may properly come before the meeting. No prior notice of the annual meeting of the Executive Board shall be necessary if the meeting is held on the same day and at the same place as the annual meeting of Members at which the Executive Board is elected or if the time and place of the annual meeting of the Executive Board is announced at the annual meeting of such Members.

(c) Other Regular Meetings of Directors. The Executive Board shall hold regular meetings at least quarterly and may, by resolution, establish in advance the times and places for such regular meetings. No prior notice of any regular meetings need be given after establishment of the times and places thereof by such resolution.

(d) Special Meetings of Directors. Special meetings of the Executive Board may be called by the President or any two members of the Executive Board.

(e) Notice of Directors' Meetings. In the case of all meetings of Directors for which notice is required, notice stating the place, day and hour of the meeting shall be delivered not less than 3 nor more than 50 days before the date of the meeting, to each member of the Executive Board. If mailed, such notice shall be deemed to be delivered at 5:00 p.m. on the second business day after it is deposited in the mail addressed to the Director at his home or business address as either appears on the records of the Association, with postage thereon prepaid. If faxed, such notice shall be deemed delivered on the date faxed if written confirmation of the fax transmission is available. If by telephone, such notice shall be deemed to be delivered when given by telephone to the Director. If given personally, such notice shall be deemed to be delivered upon delivery of a copy of a written notice to, or upon verbally advising, the Director or some person who appears competent and mature at his home or business address as either appears on the records of the Association. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Executive Board need be specified in the notice or waiver of such meeting.

(f) Proxies. A Director shall not be entitled to vote by proxy at any meeting of Directors.

(g) Quorum of Directors. A quorum shall be deemed present throughout any meeting of the Executive Board if persons entitled to cast at least fifty

percent (50%) of the votes on the Executive Board are present at the beginning of the meeting.

(h) Adjournment of Director's Meetings. Directors present at any meeting of Directors may adjourn the meeting from time to time, whether or not a quorum shall be present, without notice other than an announcement at the meeting, for a total period or periods not to exceed 30 days after the date set for the original meeting. At any adjourned meeting which is held without notice other than announcement at the meeting, the quorum requirement shall not be reduced or changed, but if the originally required quorum is present, any business may be transacted which may have been transacted at the meeting as originally called.

(i) Vote Required at Directors' Meeting. At any meeting of Directors, if a quorum is present, a majority of the votes present in person and entitled to be cast on a matter shall be necessary for the adoption of the matter, unless a greater proportion is required by law, the Declaration, the Articles of Incorporation or these Bylaws.

(j) Officers at Meetings. The President shall act as chairman and the Executive Board shall elect a Director to act as secretary at all meetings of Directors. A non-Director may also be employed to act as secretary at such meetings.

(k) Waiver of Notice. A waiver of notice of any meeting of the Executive Board, signed by a Director, whether before or after the meeting, shall be equivalent to the giving of notice of the meeting to such Director. Attendance of a Director at a meeting in person shall constitute waiver of notice of such meeting except when the Director attends for the express purpose of objecting to the transaction of business because the meeting is not lawfully called or convened.

(l) Informal Action by Directors. Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors.

(m) Meetings by Telephone. Members of the Executive Board or any committee designated thereby may hold or participate in a properly noticed meeting of the Executive Board or such committee by means of conference telephone or similar communications equipment provided that all such persons so participating in such meeting can hear each other at the same time.

## ARTICLE VI

### OFFICERS

1. Officers. The officers of the Association shall be a President, one or more Vice Presidents (the number thereof to be determined by the Executive Board), a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Executive Board may elect or appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority to perform the duties prescribed, from time to time, by the Executive Board. Any two or more offices may be held by the same person, except the offices of President and Secretary. The President must be a member of the Executive Board. Other officers need not be Directors.

2. Election and Term of Office. Subject to Declarant's reserved right to appoint officers during the Period of Declarant Control, the officers of the Association shall be elected at the first meeting of the Executive Board and thereafter at the next regular meeting of the Executive Board following each annual meeting of the Members. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created and filled at any meeting of the Executive Board. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

3. Removal or Resignation. Any officer elected or appointed by the Executive Board may be removed by the Executive Board whenever in its judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed. Election or appointment of an officer shall not of itself create contract rights. Any officer may resign at any time by giving written notice to the President, to the Secretary, or to the Executive Board, stating the effective date of such resignation. Acceptance of such resignation shall not be necessary to make the resignation effective.

4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Executive Board for the unexpired portion of the term.

5. President. The President shall be the principal executive officer of the Association and shall in general supervise and control all of the business and affairs of the Association. He shall insure that the orders and the resolutions of the Executive Board are carried out. He shall preside at all meetings of the Members and of the Executive Board. He may sign, with the Secretary or any other proper officer of the Association, leases, mortgages, deeds, contracts or other instruments which the Executive Board has authorized to be executed, except in the case where the signing and

execution thereof shall be expressly delegated by the Executive Board or by these Bylaws or by statute to some other officer or agent of the Association; he and the Secretary shall also prepare, execute, certify and record duly adopted amendments to the Declaration on behalf of the Association; and in general he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Executive Board from time to time.

6. Vice President. In the absence of the President or in the event of his inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or by the Executive Board.

7. Treasurer. If required by the Executive Board, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Executive Board shall determine. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Executive Board; sign all promissory notes of the Association; sign all checks of the Association unless the Executive Board specifically directs otherwise; keep proper books of account; at the direction of the Executive Board, cause an annual audit of the Association books to be made by a public accountant at least once in every three fiscal years; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

8. Secretary. The Secretary shall keep the minutes of the meetings of the Members in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; be custodian of the Association records and of the seal of the Association and see that the seal of the Association is affixed to all documents requiring the same; keep a register of the post-office address of each Member which shall be furnished to the Secretary by such Member and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Executive Board.

9. Assistant Treasurers and Assistant Secretaries. If required by the Executive Board, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Executive Board shall determine. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Executive Board.

## ARTICLE VII

### COMMITTEES

The Executive Board, by resolution adopted by a majority of the Directors in office, may designate and appoint one or more committees, which may consist of Directors and/or Members who are not Directors. Any such committee shall have and exercise such authority as shall be specified in the resolution creating the committee (except such authority as can only be exercised by the Executive Board). The designation and appointment of any committee and the designation thereto of authority shall not operate to relieve the Executive Board, or any individual Director, of any responsibility imposed upon it or him by law. The provisions of these Bylaws with respect to notice of meeting, waiver of notice, quorums, adjournments, vote required and action by consent applicable to meetings of Directors shall be applicable to meetings of committees of the Executive Board.

## ARTICLE VIII

### INDEMNIFICATION

Indemnification. To the extent permitted or required by the Act (as defined below) and any other applicable law, if any Director or officer (as defined below) of the Association is made a party to or is involved in (for example as a witness) any proceeding (as defined below) because such person is or was a Director or officer of the Association, the Association (i) shall indemnify such person from and against any judgments, penalties, fines, amounts paid in settlement and reasonable expenses (including but not limited to expenses of investigation and preparation, and fees and disbursements of counsel, accountants or other experts) incurred by such person in such proceeding, and (ii) shall advance to such person expenses incurred in such proceeding.

The Association may in its discretion (but is not obligated in any way to) indemnify and advance expenses to an employee or agent of the Association to the same extent as to a Director or officer.

The foregoing provisions for indemnification and advancement of expenses are not exclusive, and the Association may in its discretion provide for indemnification or advancement of expenses in a resolution of its Members or Directors, in a contract or in its Articles of Incorporation.

Any repeal or modification of the foregoing provisions of this Article for indemnification or advancement of expenses shall not affect adversely any right or protection stated in such provisions with respect to any act or omission occurring prior to the time of such repeal or modification. If any provision of this Article or any part hereof shall be held to be prohibited by or invalid under applicable law, such provision

or part thereof shall be deemed amended to accomplish the objectives of the provision or part thereof as originally written to the fullest extent permitted by law, and all other provisions or parts shall remain in full force and effect.

As used in this Article, the following terms have the following meanings:

A. Act. The term “Act” means the Colorado Nonprofit Corporation Act as it exists on the date this Article is adopted, and as the Colorado Nonprofit Corporation Act may be thereafter amended from time to time. In the case of any amendment of the Colorado Nonprofit Corporation Act after the date of adoption of this Article, when used with reference to an act or omission occurring prior to the effectiveness of such amendment, the term “Act” shall include such amendment only to the extent that the amendment permits a corporation to provide broader indemnification rights than the Colorado Nonprofit Corporation Act permitted prior to the amendment.

B. Director or Officer. The term “Director” or “officer” means (i) a Director or officer of the Association, and (ii) while an individual is a Director or officer of the Association, the individual’s serving at the Association’s request as a director, officer, partner, trustee, employee or agent of any corporation, partnership, joint venture, trust, other enterprise or employee benefit plan, and (iii) any other position (not with the Association itself) in which a Director or officer of the Association is serving at the request of the Association and for which indemnification by the Association is permitted by the Act.

C. Proceeding. The term “proceeding” means any threatened, pending or completed action, suit, or proceeding whether civil, criminal, administrative or investigative, and whether formal or informal.

## **ARTICLE IX**

### **AMENDMENTS**

These Bylaws may be amended by a majority of a quorum of the Executive Board at a regular or special meeting of the Executive Board, or by the vote of Members holding at least 67 percent of the votes in the Association at a meeting duly noticed for such purpose. No amendment shall serve to shorten the term of any Director, or conflict with the Declaration, the Articles of Incorporation, or the Colorado Common Interest Ownership Act. Notwithstanding anything to the contrary contained herein, prior to the termination of the Period of Declarant Control, these Bylaws shall not be amended without Declarant’s prior written consent and approval.



## **ARTICLE X**

### **ASSESSMENTS**

Every owner of a Lot in the Common Interest Community shall be obligated to pay Regular, Special and Reimbursement Assessments levied by the Association from time to time in accordance with the provisions of Article 10 of the Declaration, as the Declaration may be amended from time to time.

## **ARTICLE XI**

### **NOTICE AND HEARING PROCEDURE**

1. Section 10.10 of the Declaration provides that the Executive Board may levy a Reimbursement Assessment against any Owner or Owners, in the form of a reasonable fine, for a violation or violations of the Declaration, a Supplemental Declaration, the Development Standards, the Articles, Bylaws, or the Rules and Regulations, but only after such Owner(s) have been provided with Notice and Hearing. The procedure for such notice and hearing shall be as follows:

2. If the Executive Board believes that such a violation has occurred and wishes to levy a fine in connection therewith, the Executive Board shall provide the Owner(s) involved with a written Statement of Violation which specifies the alleged violation(s) and which sets a date and time on which the matter will be heard by the Executive Board (at least a quorum must be present) or by a panel appointed by the Executive Board. The hearing date shall be no earlier than 10 days following the date on which the Statement of Violation is given to the Owner(s).

3. The Owner(s) so notified shall have the right to appear at the hearing in writing and/or in person, to be represented by counsel if he chooses, to present any relevant evidence and witnesses, and to cross-examine any witnesses testifying against him.

4. Following the hearing, the Executive Board or the appointed panel, acting by majority vote, shall determine if a violation or violations have occurred, and if so, the amount of the reasonable fine that is to be levied under the circumstances. If the hearing is before a panel, the panel shall deliver its written determination to the Executive Board, which shall in turn levy the Reimbursement Assessment.

5. The Executive Board shall levy a Reimbursement Assessment against the offending Owner(s) for the amount of the fine so determined, and shall provide to the offending Owner(s) written notice of (i) the determination made by the Executive Board or panel, and (ii) the amount and due date of the Reimbursement Assessment, which due date shall be no earlier than 30 days after the giving of such notice.

## **ARTICLE XII**

### **REGISTRATION OF MAILING ADDRESS**

All Owners of each Lot shall have one and the same registered mailing address to be used by the Association for mailing of notices, demands, and all other communications. Such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association, or other legal entity or combination thereof to be used by the Association. Such registered address of a Lot Owner or Owners shall be furnished by such Owners to the Secretary of the Association within five days after transfer of title to the Lot. Such registration shall be in written form and signed by all of the Owners of the Lot or by such persons as are authorized by law to represent the interests of all Owners thereof. If no such address is registered or if all the Owners cannot agree, then the address of the Lot shall be deemed the existing registered address for the purposes of this Article until another registered address is furnished as required under this Article. If the Lot is the registered address of the Owners, then any notice shall have been deemed to be duly given if it is delivered to any person occupying that Lot, or, if such Lot is unoccupied, if the notice is held and available for the Owners at the principal office of the Association. The registered address may be changed from time to time by designation in accordance with this Article.

## **ARTICLE XIII**

### **NONPROFIT CORPORATION**

The Association is not organized for profit. No member of the Association, member of the Executive Board, or person from whom the Association may receive any property or funds, shall receive or shall be lawfully entitled to receive any pecuniary profit from the operations of the Association, and in no event shall any part of the funds or assets of the Association be paid as a dividend, or be distributed to, or inure to the benefit of, any member of the Executive Board. The foregoing, however, shall neither prevent nor restrict the following:

1. Reasonable compensation may be paid to any Member or Director acting as an agent or employee of the Association for services rendered in accomplishing one or more of the lawful purposes of the Association; and
2. Any Member or Director may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

## **ARTICLE XIV**

### **BOOKS AND RECORDS; STATEMENT OF ACCOUNT**

1. **Inspection.** The records of receipts and expenditures of the Executive Board, including records of receipts and expenditures affecting Common Areas, and other books, records and papers of the Association, including the Declaration, the Articles of Incorporation, and these Bylaws of the Association, as well as any management agreement and any Rules and Regulations of the Association shall be available for inspection during convenient weekday business hours by the Owners, their agents, their attorneys, their lenders, and to holders, insurers or guarantors of first mortgages at the principal office of the Association, where copies may be purchased at a reasonable cost.

2. **Statement of Account.** Upon 10 days written notice to the Managing Agent, if any, or to the Executive Board, and payment of a reasonable fee, any Owner shall be furnished a statement of the Owner's account setting forth the amount of any unpaid Assessments or other charges due and owing from such Owner.

## **ARTICLE XV**

### **CORPORATE SEAL**

The corporate seal shall be in such form as shall be approved by resolution of the Executive Board. Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise. The impression of the seal may be made and attested by either the Secretary or an Assistant Secretary for authentication of contracts or other papers requiring the seal.

## **ARTICLE XVI**

### **WAIVER OF NOTICE**

Except in any instance where waiver of notice is prohibited by law, whenever any notice is required to be given under the provisions of the Colorado Nonprofit Corporation Act, or the Colorado Common Interest Ownership Act, or under the provisions of the Declaration, the Articles of Incorporation or these Bylaws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

## **ARTICLE XVII**

### **FISCAL YEAR**

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation. The fiscal year may be changed by the Executive Board without amending these Bylaws.

## **ARTICLE XVIII**

### **LIMITED LIABILITY**

As provided in Section 9.18 of the Declaration, neither the Association, the Executive Board, the Development Review Committee, nor any officer, employee, Member or agent of the same, shall be liable to any Owner, Occupant or other person for any action or for any failure to act if the action taken or failure to act was in good faith and without malice.

## **CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify as follows:

1. I am the duly elected and acting Secretary of the Thompson Corner Homeowners Association, a Colorado nonprofit corporation (the "Association"); and

2. The foregoing Bylaws, comprising 19 pages including this page, constitute the Bylaws of the Association duly adopted by the Executive Board of the Association on \_\_\_\_\_, 1998.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand and affixed the seal of the Association this \_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Secretary

[SEAL]

**BYLAWS**  
**OF**  
**THOMPSON CORNER HOMEOWNERS ASSOCIATION**

**TABLE OF CONTENTS**

	Page
ARTICLE I	
GENERAL	
1. Purpose of Bylaws .....	1
2. Terms Defined in Declaration .....	1
3. Controlling Laws and Instruments .....	1
ARTICLE II	
OFFICES	
1. Business Offices .....	1
2. Registered Office .....	2
ARTICLE III	
MEMBERS	
1. Membership .....	2
2. Representation on Executive Board .....	2
3. Responsibilities of Members .....	2
4. Membership Certificates .....	3
5. Classes of Members .....	3
6. Voting Rights of Members .....	3
7. Transfer of Membership on Association Books .....	3
ARTICLE IV	
MEETINGS OF MEMBERS	
1. Annual Meeting .....	3
2. Special Meetings .....	4
3. Place of Meeting .....	4
4. Notice of Meetings .....	4
5. Quorum; Majority Vote .....	4
6. Proxies .....	5
7. Chairman of Meetings .....	5

## ARTICLE V

### EXECUTIVE BOARD

1. General Powers and Duties .....	5
2. Special Powers and Duties .....	5
(a) Assessments .....	5
(b) Taxes .....	6
(c) Insurance .....	6
(d) Common Areas .....	6
(e) Agents and Employees .....	6
(f) Borrowing .....	6
(g) Enforcement .....	6
(h) Delegation of Powers .....	6
(i) Easements .....	6
(j) Rules and Regulations .....	7
3. Qualifications of Directors .....	7
4. Number of Directors .....	7
5. Appointment, Election and Term of Office of Directors .....	7
6. Removal of Directors .....	8
7. Resignation of Directors .....	8
8. Vacancies in Directors .....	9
9. Managing Agent .....	9
10. Compensation .....	9
11. Maintenance of Fidelity Insurance .....	9
12. Meetings of Directors .....	9
(a) Place of Directors' Meetings .....	10
(b) Annual Meetings of Directors .....	10
(c) Other Regular Meetings of Directors .....	10
(d) Special Meetings of Directors .....	10
(e) Notice of Directors' Meetings .....	10
(f) Proxies .....	10
(g) Quorum of Directors .....	10
(h) Adjournment of Director's Meetings .....	11
(i) Vote Required at Directors' Meeting .....	11
(j) Officers at Meetings .....	11
(k) Waiver of Notice .....	11
(l) Informal Action by Directors .....	11
(m) Meetings by Telephone .....	11

## ARTICLE VI

### OFFICERS

1. Officers .....	12
2. Election and Term of Office .....	12
3. Removal or Resignation .....	12

4. Vacancies .....	12
5. President .....	12
6. Vice President .....	13
7. Treasurer .....	13
8. Secretary .....	13
9. Assistant Treasurers and Assistant Secretaries .....	13
ARTICLE VII	
COMMITTEES.....	14
ARTICLE VIII	
INDEMNIFICATION.....	14
ARTICLE IX	
AMENDMENTS.....	15
ARTICLE X	
ASSESSMENTS.....	16
ARTICLE XI	
NOTICE AND HEARING PROCEDURE.....	16
ARTICLE XII	
REGISTRATION OF MAILING ADDRESS.....	17
ARTICLE XIII	
NONPROFIT CORPORATION.....	17
ARTICLE XIV	
BOOKS AND RECORDS; STATEMENT OF ACCOUNT	
1. Inspection .....	18
2. Statement of Account .....	18
ARTICLE XV	
CORPORATE SEAL .....	18
ARTICLE XVI	
WAIVER OF NOTICE.....	18
ARTICLE XVII	
FISCAL YEAR.....	19
ARTICLE XVIII	
LIMITED LIABILITY .....	19

CERTIFICATE OF SECRETARY .....	19
--------------------------------	----

ASPEN:0022653.01