

WINCHESTER VILLAGE ASSOCIATION
BY-LAWS

I. Purpose of Organization

- A. Maintain and administer common areas, i.e., all portions of the subdivision except streets that do not have a single owner.
- B. Exercise authority and assume obligations set forth in Liber 8137, Page 118, and Liber 8137, Page 124, Oakland County Records.

II. Membership

Definition of owner found in Article I, Section G, including Declarant except; party who holds title as security for performance of an obligation.

III. Voting Rights

Each owner is allowed one vote per lot of ownership. Voting rights must be exercised through active participation, i.e., tentative decisions reached through a majority in attendance at an Association meeting (quarterly) will be mailed in written form to each member. Objections to a tentative decision must be submitted in writing within three weeks from the date the issue in question was discussed at the meeting. Minutes of the quarterly meetings will be distributed by mail within one week of meetings thereby allowing two weeks for a response of objection.

IV. Common Areas

- A. Establish rules and regulations for orderly operation and maintenance of common areas.
- B. Limit the number of guests of a single member using the common area at one time.
- C. Suspend voting rights of a member during delinquent assessments against his lot and for a period of not greater than sixty days for infraction of rules.
- D. The Association has the right to grant easement for public or private utilities or other public purposes regarding the common areas.
- E. The Association has the right to dedicate or transfer any portion of the common areas to any public authority if there is ninety percent written approval by the members.

V. Landscape and Maintenance Costs

- A. Brick wall property damage/liability.
- B. Retention pond liability, 20% of total costs.
- C. Drexelgate Parkway island, 50% of total costs to be split with the owner of the land south of Drexelgate, which is currently the League Housing Foundation.

When costs to these areas have been established the Association needs to review these costs with League Housing Foundation.

*The agreement for responsibility of the retention pond is recorded in the Oakland County Records. Parties involved: Winchester Village Association, the League Housing Foundation, and Avon Township.

VI. Levy of Assessments

- A. The Declaration states that assessments must be determined by figuring total budget and dividing by the number of lots, within the subdivision, but must be in the range of \$30.00 to \$75.00 initially.
- B. Notice of assessments: 30 days prior to the levy of the first assessment, a written statement must be sent to each member setting forth the amount of assessment. The owner must remit payment within 90 days. Delinquent accounts will be charged 7% interest per year.
- C. Special assessment: may be levied for extraordinary expenses for which the annual assessment is not sufficient, but must receive 75% written approval (Section 4, Special Assessment Guidelines).
- D. Declarant obligations for lots of ownership may not exceed ten dollars per lot and must be in proportion to the total lots' percentage of actual expenses incurred.

VII. Assessments

- A. Safety, improving and maintaining common areas.
- B. Brick wall along Rochester Road.
- C. Drexelgate Parkway Island, 50%.
- D. Retention basin, 20%.
- E. Any other property of the Association.
- F. Providing services and facilities for benefit of the residents.

- G. Maintaining and improving streets and parkways, right-of-ways, entryways within subdivision, and maintenance of snow removal and lighting.
- H. Payment of taxes, assessments, insurance premiums related to the common areas.
- I. Creating an adequate reserve fund for periodic maintenance of common areas.
- J. Expenses related to enforcement.