

**BYLAWS  
OF  
SIKES RANCH HOME OWNERS ASSOCIATION, INC.**

**ARTICLE I.  
Association, Offices, Registered Agent**

Section 1. Purpose. The Corporation is organized and shall be operated as and constitute an Association under the Declaration of Covenants, Conditions, Restrictions and Easements for Red Creek Ranch/Sikes Ranch (the "Declaration") as recorded in Pueblo County, Colorado. All capitalized terms used and not otherwise defined herein, shall have the meanings as provided in the Declaration

Section 2. Principal Office. The principal office of the Association shall be located at 7600 South I-25, Pueblo, Colorado 81004. The Association may have such other or additional offices in the State of Colorado as may be established from time to time by resolution of the Board of Directors.

Section 3. Registered Agent. Until a successor is named by an appropriate resolution of the Board of Directors, the Registered Agent shall be Joe O'Brien, and the Registered Office for the Association shall be 7600 South I-25, Pueblo, CO 81004.

**ARTICLE II.  
Membership**

Section 1. Membership. Memberships, the qualifications for being members, and the rights of members to transfer memberships are as set forth in the Declaration and the Articles of of the Association.

Section 2. Dues. As more fully provided in the Declaration, each member is obligated to pay to the Association common and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Annual common assessments shall be established by the Board of Directors, or by the Declarant prior to the Transfer of Control Date, as provided in the Declaration, and shall be payable by each member of the Association as required by the Board or Declarant, as the case may be. The Board of Directors shall have the right to suspend or change such annual assessments from time to time. If, under existing circumstances, the Board of Directors deems it necessary or advisable to have a special assessment at any time for emergencies, then, upon written notice to the members, each member shall pay such special assessment to the Association as provided in such notice. Notwithstanding any of the foregoing, the total assessments for any year shall not exceed \$300 or such other maximum amount allowed by law to remain exempt under the Colorado Common Interest Ownership Act.

Red Creek Ranch, Inc. or its successors shall not be required to pay any assessments during the development and sale of lots and undeveloped lots for sale until Red Creek Ranch, Inc. has sold

seventy-five percent of all lots in the Property. If Red Creek Ranch, Inc. should retain and build on a lot for personal use, then it shall be assessed the annual assessments on the same basis as other lot owners.

Section 3. Control By Declarant. Until the Transfer of Control Date, no meeting of members of the Association shall be called, unless a meeting is called by the Declarant, and members shall not be entitled to vote except as provided in the Declaration. The Declarant shall have all the powers, authority, rights and duties to completely manage, in accordance with these Bylaws and the Declaration, the Association through a Board of Directors of its choosing until such time as the management has been turned over to the members as provided in the Articles of Incorporation, these Bylaws and the Declaration, including the authority to impose assessments on the owners. "Declarant" as used in these Bylaws refers to the Declarant named in the Declaration, its successors and assigns.

### ARTICLE III. Meetings

Section 1. Annual Meetings. The annual meeting of members shall be held at the principal office of the Association at such date and time as set by the Declarant or by the Board of Directors after the Transfer of Control Date. The Secretary shall serve personally, or by regular mail, at least five (5) days prior to the date set for such meeting, a written notice thereof, addressed to each member at his address shown on the records in the office of the Secretary of the Association, or in lieu of any address being recorded in the office of the Secretary by the member, at the member's last known address as determined by the Secretary; but at any meeting at which all members present have waived notice in writing, the giving of notice as above required may be dispensed with.

Section 2. Quorum. The presence, in person or by proxy, of twenty percent (20%) of the members shall be necessary to constitute a quorum for the transaction of business at a meeting of the members, but a lesser number may adjourn to some future time.

Section 3. Special Meetings. Special meetings of members other than those regulated by Statute may be called at any time by a majority of the Directors. Notice of such meeting, stating the purpose for which it is called, shall be served personally or by mail, not less than five (5) days before the date for such meeting. If mailed, it shall be directed to a member at his address as it appears on the records in the office of the Secretary of the Association; but at any meeting at which all members shall be present, or of which members not present have waived notice in writing, the giving of notice as above described may be dispensed with. The Board of Directors shall also, in like manner, call a special meeting of members whenever so requested in writing by members representing not less than one-third (1/3) of the total membership, subject to Article II, Section 3 above. No business other than that specified in the call for the meeting shall be transacted at any special meeting of members.

Section 4. Voting. Each member shall have one vote for each lot owned in the Sikes Ranch development, shown on the records of the Clerk and Recorder of Pueblo County, Colorado. If title to a lot is held by more than one person or entity, the membership relating to that lot shall be shared

by all such persons in the same proportionate interest by which the title to the lot is held. The person entitled to cast the vote for the lot shall, if requested by the Association, be designated by a certificate of appointment signed by the persons sharing such interest and filed with the Secretary of the Association. Such certificate shall be valid until revoked, or until superseded by a subsequent certificate, or until a change in the ownership of the lot concerned. A certificate designating the person entitled to cast the vote of a lot may be revoked by any owner thereof. The right to vote by members shall be defined and limited as provided in the Declaration.

#### ARTICLE IV. Directors

Section 1. Number. The number of initial Directors of the Association shall be one, or such number as the Declarant may prescribe prior to the Transfer of Control Date. After the Transfer of Control Date, the number of Directors shall be increased to five, and thereafter the number of Directors shall be as determined by resolution of the Board of Directors from time to time, but not more than five. Directors need not be members of the Association. Directors shall be elected biannually.

Section 2. Term of Office. The term of office of each of the Directors shall be two years, and thereafter until his successors have been elected.

Section 3. Duties of Directors. The Board of Directors shall have the control and general management of the affairs and business of the Association. Such Directors shall in all cases act as a Board, and they may adopt such rules and regulations for the conduct of their meetings and the management of the Association as they may deem proper, not inconsistent with these Bylaws and the laws of the State of Colorado.

Section 4. Directors' Meetings. Regular meetings of the Board of Directors shall be held immediately following the annual meeting of the members, and at such other times as the Board of Directors may determine. Special meetings of the Board of Directors may be called by the President at any time, and shall be called by the President or the Secretary upon the written request of two (2) Directors.

Section 5. Notice of Meetings. Notice of meetings other than the regular annual meetings shall be given by service upon each Director in person or by mailing to him at his last known post office address, at least two (2) days before the date therein designated for such meeting, including the day of mailing, or a written or printed notice thereof specifying the time and place of such meeting, and the business to be brought before the meeting, and no business other than that specified in such notice shall be transacted at any special meeting. At any meeting at which every member of the Board of Directors is present, although held without notice, any business may be transacted which might have been transacted if the meeting had been duly called.

Section 6. Quorum. At any meeting of the Board of Directors, one Director shall constitute a quorum until such time as the number of Directors shall have been increased, at which time a majority

of the Directors shall constitute a quorum for the transaction of business; but in the event of a quorum not being present, a lesser number may adjourn the meeting to some future time, not more than ten (10) days later.

Section 7. Voting. At all meetings of the Board of Directors, each Director is entitled to one vote.

Section 8. Resignation of Directors. Any Director shall be entitled to resign their position on the Board of Directors at any time upon delivery of not less than thirty (30) days prior written notice of such intent to resign.

Section 9. Vacancies. Any vacancy occurring in the Board of Directors may 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. Any directorship to be filled by reason of an increase in the number of Directors shall be filled by the affirmative vote of a majority of the Directors then in office or by an election at an annual meeting or at a special meeting of members called for that purpose. A Director chosen to fill a position resulting from an increase in the number of Directors shall hold office until the next annual meeting of members and until his successor has been elected and shall qualify.

Section 10. Removal of Directors. At such time as the members of the Association are entitled to vote pursuant to the terms of the Declaration, any one or more of the Directors may be removed either with or without cause, at any time by a vote of the members representing fifty-one percent (51%) of the total membership at any special meeting called for that purpose. Such right is subject to Article II, Section 3 above and the Declaration. Until such time as the members of the Association are entitled to vote pursuant to the terms of the Declaration, the Declarant may appoint or remove Directors in its discretion in accordance with the terms of the Declaration.

## ARTICLE V. Officers

Section 1. Number. The officers of the Association shall be: President; Vice-President; Secretary; and Treasurer. All such offices may be held by the same person except the offices of President and Secretary.

Section 2. Election. All officers of the Association shall be elected annually by the Board of Directors at its meeting held immediately after the meeting of the members, and shall hold office for the term of two (2) years or until their successors are duly elected.

Section 3. Duties of Officers. The duties and powers of the officers of the Association shall be as follows:





ARTICLE VII.  
General

Section 1. Amendments. These Bylaws may be altered, amended, repealed, or added to by either the Declarant or an affirmative vote of a majority of the Board of Directors prior to the Transfer of Control Date, and after the Transfer of Control Date by the vote of a majority of the members.

Section 2. Gender. Pronouns stated in the masculine gender in these Bylaws shall be deemed to include the masculine, feminine and neuter genders.

Section 3. Conflict. In the event that any provision of these Bylaws conflicts with any provision of the Declaration, the Declaration shall control.

APPROVED AND ADOPTED as of July 11, 1998.

SIKES RANCH HOME OWNERS ASSOCIATION,  
INC.

By:

  
Secretary