

d. To cooperate with the landowners in keeping all lots in good order and condition thereby preventing properties from becoming a nuisance and a detriment to the beauty and value of the tract.

e. To aid and cooperate with the members of this corporation in the enforcement of the restrictive covenants as adopted by the members of this association.

f. To arrange social functions for the members of the association.

g. To exercise any and all powers that may be delegated to it by the members of the corporation.

ARTICLE III.

MEMBERS

(2) Section 3.1 Categories of Membership. The corporation shall have two categories of membership as follows:

a. *General Member*. Each person or entity owning a lot or lots within the Rancho La Garita Landowners Association shall be designated a General Member of the landowners association.

b. *Voting Member*. Any General Member who is current in their annual membership dues, "a member in good standing", shall be designated a Voting Member.

c. *Consent to Membership*. Acceptance of a Deed or other documentation evidencing ownership of real property in Rancho La Garita shall be deemed consent of an owner to membership in the Association and to the provisions and restrictions contained therein.

Section 3.2 Dues. Annual membership dues shall be determined by the Board of Directors. The annual dues are currently set at twenty five dollars (\$25.00) per year, payable in one installment, and are due prior to convening the annual members meeting.

Section 3.3 Voting. Only Voting Members shall be entitled to vote on any matter submitted for a vote by the Board of Directors to the membership at the annual members or special meeting. All votes shall be cast in person, or by proxy registered with the secretary. The Board of Directors is authorized to establish regulations providing for voting by mail, email and other electronic means. General members shall only be entitled to vote on matters concerning the Declaration of Restrictive Covenants.