

**By-Laws
Of
Brighton East Homeowners Association, Inc.**

May 23, 2015 Addendum

1. Regular Meetings.

The regular meetings of the members of the Corporation shall be held the 2nd Monday of September and March of each year. Notice of the time and place of said meeting shall be delivered to all members of the Corporation by the Secretary. At each regular September meeting, there shall be an election of officers of the Corporation. The names and addresses of any nominees for officers shall be included in the notice of the regular September meeting, including a statement that additional nominations can be made from the floor by any member during the meeting.

2. Special Meetings.

Irregular or special meetings shall be called by a majority vote of the officers, or by the President upon the written request of ten (10) percent of the membership. A call of the special meeting shall set forth in writing the purpose of said meeting, and no other business shall be transacted at any special meeting without the unanimous consent of those members present. A notice of any special meeting shall be delivered to all members of the Corporation by the Secretary of the Corporation.

3. Notices of Meetings.

Any notice of any meeting as required under the By-Laws, shall be delivered or mailed to every member of the Corporation in good standing at the time of the notice, at least one week in advance of the date of the meeting.

4. Membership and Dues.

- a. Subdivision Lots – Each lot in Unit 1-A and 1-B Of Brighton East Townhomes Subdivision, St. Andrews Walk Subdivision and Scully Properties Subdivision (the “Subdivision) shall be known as a Subdivision Lot.” Each Subdivision Lots shall constitute on (1) Membership Unit.
- b. Annexed Lots – Persons who own a lot located outside the Subdivision may petition the Board to have their lot annexed by the Corporation. To be annexed (i) the lot’s owner must apply to the Board: and (ii) the Board must approve the owner’s application by a majority vote. Following approval, the Board shall cause appropriate restrictions and covenants to be recorded and placed upon the annexed lot. Any lot annexed pursuant to this section shall be known as an “Annexed Lot.” Each Annexed Lot shall constitute on (1) Membership Unit.
- c. Member – the owner(s) of each Subdivision Lot or Annexed Lot shall be Member(s) of the Corporation.
- d. Annual Dues – Each Subdivision Lot and each Annexed Lot shall be assessed annual dues (the “Dues”). The Board shall establish the amount of the Dues. The Dues shall not exceed \$130.00, unless the Members approved the amount by a majority vote. The

owner(s) of each Subdivision Lot and each Annexed Lot shall be jointly and severally obligated to pay the Dues assessed against their lot to the Corporation. Dues are due and payable on October 1 of each year (the first day of the Membership Year) and cover the remainder of the Membership Year. Any member whose dues are not paid by November 1st the Homeowner's Association will place a \$10.00 monthly fine on the unpaid balance. If association dues are not paid by March 1st of each year a lien will be put on your residence for the past due amount, including penalty and attorney fees. Any member who owes delinquent annual dues to the Corporation shall be barred from voting until all delinquent dues are paid in full.

- e. Membership Year – The Corporation's membership Year begins on October 1 of each year and runs Through September 30 of the next year.

5. Quorums.

Ten (10) percent of the membership shall constitute a quorum for any meeting of the Corporation, a majority of the directors shall constitute a quorum for a Board of Directors meeting, subject only to the provisions in the Corporation's Articles of Incorporation and the laws of the Commonwealth of Kentucky.

6. Proxies –

A member of the Corporation may cast his vote by proxy, and only such persons shall be entitled to vote at a meeting of the members as appear to have been members on the books of the Corporation due two weeks immediately preceding the meeting.

7. Voting-

A majority vote of the members present, in person or by proxy, shall determine all questions at any meeting. Any member in good standing may vote on any and all matters at a regular or special meeting of the Corporation. Each Subdivision Lot and each Annexed Lot shall be entitled to (1) vote. The owner(s) of each Subdivision Lot and each Annexed shall determine how to cast their lot's one vote. No vote shall be cast fractionally. All voting by the membership shall be conducted as set forth in this section.

8. Election of Board of Directors and Officers.

At the September regular membership meeting, the members shall elect a President, Vice-President, Secretary, Treasurer, Landscape, Social and Correspondence Officer. These Seven (7) officers shall also constitute the Board of Directors. The Officers' and Directors terms shall begin on October 1 following their election and end on September 30 of the next year.

9. Directors' Meetings.

The Board of Directors shall meet every month in Fayette County, Kentucky, at a place and hour designated by the President. The Directors shall also meet whenever called together by the President on due notice to each director. The President shall call all

Brighton East Homeowner's Association, Inc.

By: Russell Edwards II - President
Russell Edwards-President

Commonwealth of Kentucky
County of Fayette

Subscribed, sworn to, and acknowledged before me by Russell Edwards, as President of Brighton East Homeowner's Association, Inc. a Kentucky Corporation, for and on behalf of said corporation, on this 23 day of May, 2016.

Notary Public: Dorothy A. Hagan
My Commission Expires: 5-17-2018