

BYLAWS
OF
DEER RUN HOMES ASSOCIATION

ARTICLE I

Name

The name of the Association is Deer Run Homes Association.

ARTICLE II

Principal Office

The mailing address of the principal office of the Association is P.O. Box No. 187, Blue Springs, Mo. 64015.3

ARTICLE III

Purposes

The purposes for which the Association is organized are:

(a) To develop a community designed for safe, healthful, and harmonious living.

(b) To promote the collective and individual interests and rights of all persons owning property in the Subdivision known as Deer Run, situated in the City of Blue Springs, County of Jackson, State of Missouri.

(c) To care for the improvements and maintenance of the community center, gateways, public easements, parkways, grass plots, parking areas, and any facilities of any kind dedicated to the community use and other open spaces and other ornamental features of the Subdivision, which now exist or which may hereafter be installed or constructed therein.

(d) To cooperate with the owners of all vacant and unimproved lots now existing or that hereafter shall exist in the Subdivision in keeping them in good order and condition, in preventing them from becoming a nuisance and a detriment to the beauty of the Subdivision and to the value of the improved property therein, and to take any action with reference to such vacant and unimproved lots as may be necessary or desirable to keep them from becoming such nuisance and detriment.

(e) To aid and cooperate with the members of the Association and all property owners in the Subdivision in

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the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, and to counsel with the Planning Commission and Board of Aldermen of the City of Blue Springs, having jurisdiction in relation to any zoning that may affect any portion of the Subdivision.

(f) To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes.

(g) To arrange social and recreational functions for its members.

(h) To exercise any and all powers that may be delegated to it from time to time by the owners of real property in the Subdivision.

(i) In general, to do everything necessary, proper, or advisable for the accomplishment of the purposes hereinabove set forth.

ARTICLE IV

Membership

1. Eligibility. Every present and future owner of a lot in the Subdivision which is subject to the Deer Run Homes Association Declaration is entitled to be a member in the Association.

2. Membership. Membership shall include an undertaking by such owner or tenant to comply with these Bylaws adopted by the Association.

3. Termination. Membership in the Association shall terminate on a member's ceasing to be an owner of a lot in the Subdivision.

ARTICLE V

Meeting of Members

1. Annual Meetings. An annual meeting of the members of the Association shall be held on the second ~~Saturday~~ *Sunday* in the month of September in each year beginning with the year 1984, at the hour of 4:00, P.M., for the purpose of electing directors and officers and for the transaction of such other business as may come before the meeting. If the day fixed shall be a legal

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holiday, such meeting shall be held on the succeeding day not a legal holiday.

2. Regular Meetings. In addition to the annual meetings, regular meetings of the members may be held at such time as shall be determined by the Board of Directors.

3. Special Meetings. It shall be the duty of the President to call a special meeting of the members as directed by resolution of the Board of Directors or upon a petition signed by not less than ten members having voting rights. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

4. Place of Meetings. Meetings of the Association shall be held at such suitable place convenient to the members as may be designated by the Board of Directors.

5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual, regular or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member entitled to vote, at least 5 but not more than 10 days prior to such meeting.

6. Quorum. The presence at any meeting, in person or by proxy, of the members holding 30 percent of the votes of the memberships shall be necessary and sufficient to constitute a quorum for the transaction of business.

7. Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

8. Voting. Each lot shall be entitled to one vote on each matter submitted to a vote of the members. In the event legal title to any lot is owned by more than one person, the owners thereof shall be members, but shall jointly have the right to cast only one vote, and if they desire they may designate in writing one of them to act in behalf of all of them. Provided, however, where a petition is signed, or ballot or vote cast by any of the person comprising a member under this section, it shall be presumed that such person acted at the direction of and with the consent of his co-tenants.

9. Proxies. At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member and filed with the Secretary prior to the meeting for which it is

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designated. A proxy shall not be valid after the meeting for which it is designated.

10. Manner of Voting. Voting on matters of Association business shall be by written ballot, except when waived by a majority of those members present. Except as otherwise provided, a majority of the votes present at a meeting, either in person or by proxy, shall be required in order to pass a matter of Association business.

11. Order of Business. The order of business at the annual meetings of the members shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of committees.
- (f) Election of directors.
- (g) Unfinished business.
- (h) New business.

ARTICLE VI

Board of Directors

1. Number and qualification. The affairs of the Association shall be governed by a Board of Directors composed of seven (7) persons, all of whom must be members of the Association.

2. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done by the members.

3. Other Duties. In addition to duties imposed by these Bylaws or by resolutions of the Association, the Board of Directors shall be responsible for the following:

- (a) Care, upkeep and surveillance of the Subdivision and the common areas and facilities.

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(b) Collection of annual assessments from the members.

(c) Designation and dismissal of the personnel necessary for the accomplishment of the purposes of the Association.

4. Election and Term of Office. The Directors shall be elected and shall serve as set forth for officers in Article VII.

5. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association. The person so elected shall also fill the office of such Director.

6. Removal of Directors. At any annual, regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a majority of the members and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the members shall be given an opportunity to be heard at the meeting.

7. Organization Meeting. The first meeting of a newly elected Board of Directors shall be held within ten days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

8. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors.

9. Special Meetings. Special meetings of the Board of Directors may be called by the President on three days notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Directors.

10. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and

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place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

11. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

12. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

ARTICLE VII

Officers

1. Designation. The principal officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and three Directors-at-large, all of whom shall be elected by and from the membership. Together the officers shall constitute the Board of Directors of the Association.

2. Election of Officers. At the first meeting of the Association the term of office of the President, Secretary and one Director-at-large shall be two years and that of the Vice President, Treasurer and the other two Directors-at-large shall be one year. At the expiration of the initial term of office of each respective officer, his successor shall be elected to serve a term of two years. The officers shall hold office until their successors have been elected and hold their first meeting.

3. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of an Association, including but not limited to the power to appoint committees from among the members from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

4. Vice President. The Vice President shall take the place of the President and perform his duties whenever the

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President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

5. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all the duties incident to the office of Secretary.

6. Treasurer. The Treasurer shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name, and to the credit, of the Association in such depositaries as may from time to time be designated by the Board of Directors.

7. Director-at-large. The Directors-at-large shall have no specific responsibilities as officers but may be appointed by the Board of Directors to serve as Assistant Secretary or Assistant Treasurer or such other duties as the Directors may designate.

ARTICLE VIII

Committees

1. The Board of Directors may appoint such committees as it may deem advisable. Each such committee shall have such powers and authority as shall be specified by the Board of Directors.

2. In addition to such other committees as may be appointed by the Board of Directors from time to time, the Association shall have the following standing committees:

(a) Common Areas Committee. This committee shall be responsible for coordinating, expediting and follow-up on matters concerning the improvement and maintenance of the public places under the management and control of the Association. It shall have such other duties as may be prescribed from time to time by the Board of Directors.

(b) Public Affairs Committee. This committee shall monitor those community events which could have an impact upon the Subdivision and the surrounding area. This shall include but not be limited to attendance of meetings of the Board of Aldermen and Planning and Zoning Commission of the

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City of Blue Springs and to advise the Board of matters which may be of interest. It shall have such other duties as may be prescribed from time to time by the Board of Directors.

(c) Social Committee. This committee shall study and plan recreational activities to be expressly sponsored by the Association. It shall further have the responsibility of welcoming new home owners into the Association and presenting publications relative to the Association membership. It shall have such other duties as may be prescribed from time to time by the Board of Directors.

(d) Restrictions Committee. This committee shall hear and investigate complaints of Association members concerning violations of the Restrictions affecting the Subdivision and make recommendations to the Board of Directors as to action to be taken concerning violations of restrictions. It shall keep a record of applications and the action of the Committee taken thereon. It shall have such other duties as may be prescribed by the Board of Directors.

(e) Nominating Committee. Prior to the annual meeting the Board of Directors shall appoint a nominating committee to nominate a slate of candidates for those offices whose terms of office are expiring at such annual meeting. The committee may make as many nominations for election as it shall, in its discretion determine, but shall nominate at least one candidate for each vacant office.

ARTICLE IX

Dues and Assessments

1. Assessments. All members are obligated to pay assessments imposed by the Association pursuant to the Declaration. Upon ten (10) days notice to the Association and payment of a reasonable fee, any member shall be furnished with a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such member.

2. Default in Payment of Dues or Assessments.

(a) When any member shall be in default in the payment of dues or assessments for a period of thirty (30) days from the date on which such dues or assessments become payable, he shall, for purposes of voting, not be considered as a member in good standing, in addition, such member shall be dropped from active membership and placed on the inactive list. Such member shall not be reinstated until he has paid dues and assessments in full, and until such time as such

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member is reinstated, he shall have no rights of any kind arising out of a membership in the Association.

(b) In addition to the foregoing, if any member shall fail to pay his dues or assessments as the same become due, after thirty (30) days' written notice of such delinquency given by the Association to such member, the amount of the unpaid dues and assessments shall become a lien on such member's lot in the Subdivision in favor of the Association.

5. Assignment of Dues. In the event any member whose dues are paid shall, during the year in which such dues are paid, terminate his membership by sale of his lot in the Subdivision, he shall be entitled to assign to the buyer of such lot or residential until the benefit of the paid up dues. Any such buyer can acquire the benefit of such paid up dues by becoming a member of the Association without the necessity of paying pro rata dues to the end of the year.

ARTICLE XI

Rules and Regulations

The Board of Directors shall adopt such rules and regulations as may be necessary or appropriate for the accomplishment of the purposes of the Association. Such rules and regulations shall become effective when approved by a majority vote of the members of the Association, and when so approved shall become a part of these Bylaws.

ARTICLE XII

Amendments

These Bylaws may be amended or repealed, or new bylaws may be made and adopted, at any annual, regular or special meeting of the members of the Association, by a majority vote of all the members present and entitled to vote, provided that notice of intention to amend shall have been contained in the notice of the meeting.

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IN WITNESS WHEREOF, the undersigned directors of Deer Run
Homes Association have executed this document on this 17th day of
December, 1983.

Steven E. Kuyper
[Signature]

Maryann White
[Signature]

[Signature]

[Signature]

Directors