

BY-LAWS
OF
PINE HILL CIVIC IMPROVEMENT ASSOCIATION

ARTICLE I

Corporate Powers

Section 1

All of the corporate powers of this corporation not expressly reserved to the stockholders by law, shall be vested in a Board of Directors; and nothing hereinafter provided shall be construed as a restriction or limitation hereof.

ARTICLE II

Members

Section 1 Qualification:

Any person who shall be an owner of property in Pine Hill Subdivision, City of Troy, Oakland County, Michigan, may become a member of this corporation by paying the annual dues payable for the then-current year.

Section 2 Forfeiture of Membership:

The membership of any member who shall fail to pay the annual dues for any current year when the same shall become due and payable and who shall continue to be in default in the payment of such dues for a period of thirty (30) days thereafter, shall be automatically forfeited and revoked at the end of the thirty (30) day period. No person shall be considered a member in good standing whose membership is forfeited and revoked.

Section 3 Reinstatement of Membership:

Any person whose membership shall have been forfeited and revoked shall be entitled to reinstatement upon the payment of all dues payable for years subsequent to the last year for which dues were paid by such person.

Section 4 Person:

A natural person and any legal entity capable of owning property in the State of Michigan shall be considered a person for the purposes of these By-Laws.

ARTICLE III

Meetings of Members

Section 1 Annual Meetings:

An annual meeting of the members shall be held in each year on the last Tuesday in April at 8:00 o'clock P.M., one of the purposes of which shall be the election of a Board of Directors.

Section 2 Special Meetings:

Special meetings of the members may be held at such time as they may be ordered by a majority of the Board of Directors or called by the President upon request in writing of a majority of the members in good standing.

Section 3 Place of Meetings:

Meetings of the members may be held at any place within the County of Oakland, State of Michigan. The place thereof shall be set forth in the call and notice of said meeting.

Section 4 Notice of Annual Meeting:

Notice of any annual or special meeting shall be given to the members of this corporation as they shall appear of record on the books of the corporation at the close of a date fifteen (15) days prior to the date of such meeting, by mailing them notices thereof to their addresses as they appear upon the records, at least seven (7) days prior to the date of such meeting. Notice of any such meeting shall specify the object for which such meeting is called, together with the time and place.

Section 5 Voting:

Every member in good standing shall be entitled to one vote for each lot, and a proportionate vote for each proportion of lot, owned by said member on all matters brought for vote before the meetings of members.

Section 6 Majority Requirements:

A majority vote of the members present either in person or by proxy shall be required to carry all matters brought for vote before meetings of the members, except as may otherwise be required by law.

ARTICLE IV

Directors

Section 1 Board of Directors:

The Board of Directors shall consist of five (5) elected members of the Association who shall hold office for two (2) years and until their successors shall have been duly elected and installed.

Section 2 Election:

At the annual meeting of the members, an election shall be held to fill the vacancy in the Board of Directors, except as noted in Article IV, Section 3.

Section 3 Vacancy:

In the event of a vacancy in the membership of the Board of Directors by death or resignation, such vacancy shall be filled for the unexpired term at a special meeting of the members called for that purpose.

Section 4 Place:

Meetings of the Board of Directors may be called at any time by the President or any three (3) directors, and may be held at any place within the State of Michigan, pursuant to the call therefor.

Section 5 Notice:

Three (3) days' notice of all meetings of the Board of Directors shall be given to each director, either personally by mailing a written notice thereof, or by sending a telegram. Such notice shall state the object thereof.

Section 6 Quorum:

A majority of the directors shall constitute a quorum for the transaction of all business, except as otherwise provided by law.

Section 7 Compensation and Removal:

No director shall be entitled to compensation for his service, as such. Any director may be removed from office at any time by an affirmative vote of a majority of the members.

Section 8 Installation of Officers:

An annual meeting of the Board of Directors shall be held in each year on the first Tuesday in May at 8:00 o'clock P.M., one of the purposes of which shall be the election of officers.

ARTICLE V

Officers

Section 1 Annual Meeting:

At the first annual meeting of the directors in May of each year, the directors shall meet and elect the officers as herein provided.

Section 2 Officers:

The officers of this corporation shall be a President, a Vice-President, a Secretary, and a Treasurer. There shall also be such other officers and agents of this corporation as the Board of Directors may from time to time deem necessary, who shall perform such duties as the Board of Directors may prescribe.

Section 3 Election:

The officers herein provided shall be elected at the first meeting of the Board of Directors following election of such Board; shall hold office until the election of the succeeding Board of Directors; and shall continue in office until their successors shall be elected and installed.

Section 4 President:

The President shall preside at all meetings of the members and directors; shall sign the records thereof; and shall do and perform all duties pertaining to the office of President of a corporation, as well as those required of him by the Board of Directors.

Section 5 Vice-President:

It shall be the duty of the Vice-President to do and perform all of the duties of the President in the event of his absence, disability, or vacancy in his office, as well as those required of him by the Board of Directors.

Section 6 Secretary:

It shall be the duty of the Secretary to keep a record of all the proceedings of the meetings of the members and of the Board of Directors; to keep or cause to be kept books for the record of membership; to attest instruments of the corporation requiring attestation; to have charge of the corporate seal of the corporation and to affix the same to instruments as he may be directed and authorized; to give all notices as required to be given or as may be called; and, in general, to perform such other duties as pertain to the office of Secretary of a corporation, as well as those required of him by the Board of Directors.

Section 7

Treasurer:

It shall be the duty of the Treasurer to exercise supervision over the finances of the corporation; to collect dues; to furnish the Board of Directors with an accurate statement of the financial condition of the corporation at such times as the Board of Directors may request; to prepare annually for the consideration of the members a financial statement, showing the financial condition of the corporation at the end of the fiscal year just closed; and, generally, to perform such other duties as pertain to the office of Treasurer of a corporation, as well as those required of him by the Board of Directors.

Section 8

Compensation and Removal:

No officer shall be entitled to compensation for his services as such. Any officer may be removed from his office at any time by an affirmative vote of a majority of the directors.

ARTICLE VI

Seal

No formal corporate seal shall be adopted by this corporation.

ARTICLE VII

Fiscal Year

The fiscal year of this corporation shall end on the 30th day of April of each year.

ARTICLE VIII

Amendments

These By-Laws may be amended by the members at any meeting of the members, provided that notice thereof shall be duly given in the notice of said meeting.

AMENDMENTS TO BY-LAWS

OF

PINE HILL CIVIC IMPROVEMENT ASSOCIATION

AMENDMENT I (4/29/55, Rev. 5/9/61, 4/26/67)

Dues and Assessments

- A. All charges of the Corporation shall not exceed Twelve (\$12.00) Dollars per annum, payable to the Treasurer in quarterly installments of Three (\$3.00) Dollars. The quarterly charge shall be due on the first day of January, April, July and September. The Treasurer shall send a notice of the quarterly charges to each member at least Fifteen (15) days prior to the due date. All checks covering payment of charges shall be made payable to the Pine Hill Civic Improvement Association.

AMENDMENT II (4/29/55, Rev. 5/9/61, 4/26/67)

Funds and Expenditures

- A. All revenue received by the corporation shall be credited to the General Fund.
- B. All expenditures shall be approved by a majority of the Board of Directors.

AMENDMENT III (4/29/55)

Check Signatures

- A. All checks issued by the Corporation shall be signed and countersigned by designated officers of the Corporation. The Treasurer and Co-Treasurer shall be authorized to sign checks, and any members of the Board of Directors shall be authorized to countersign checks.

AMENDMENT IV (4/29/55, Rev. 5/9/61)

Architectural Control

- A. The Board of Directors is delegated the Right of Proprietorship and must approve all plans for construction of any structure or addition to property in accordance with the restrictions governing Pine Hill Subdivision as recorded in Liber 2878, Pages 9 and 10, Oakland County Records. This excepts both decorative and swimming pool fences.

Covenants and restrictions as recorded in Liber 2878 on Page 9, Oakland County Records.

PINE HILL

1. Use: Each lot shall be used only for residential purposes. No more than 1 permanent single family dwelling and garage shall be erected or maintained thereon. No structure other than such dwelling and garage shall be erected or maintained thereon, except a fence. No fence shall be erected or maintained nearer to the street than the front building line.

2. Size: The finished floor area exclusive of porch and garage shall be not less than 1,200 square feet for a 1 story dwelling and 1,400 square feet for a 2 story dwelling.

3. Location: No dwelling or garage shall be located on any lot nearer than 40 feet from the front lot line and nearer than 10 feet from a side lot line. For the purpose of this restriction eaves, steps, open porches and trellises shall not be considered as a part of the dwelling or garage.

4. Garbage Disposal: Garbage shall be disposed of either in an incinerator or mechanical disposal plumbing unit and for this purpose one or the other shall be installed in each dwelling.

5. Easements: An easement is reserved for public utility purposes as designated on the plat of said subdivision.

6. Architectural Control: No structure shall be erected or maintained on any lot unless construction plans and specifications for such structure shall have first been submitted to the proprietor of the subdivision and proprietor shall have approved the same in writing.

It is the intent of the proprietor to build or cause to be built for sale a sufficient number of dwellings and garages in the subdivision to establish the general plan and scheme of development as to quality of workmanship, kind and quality of materials and design with respect to architecture topography and finish grade elevation.

To be entitled to the approval of the proprietor construction plans and specifications must conform to the general architectural plan and scheme of development of the subdivision evidenced by structures theretofore erected and maintained thereon.

The proprietor, by instrument in writing duly recorded, may, at any time hereafter, delegate its rights and powers hereunder to an organization composed of owners of lots in said subdivision.

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