

BY-LAWS  
OF  
CREEKSIDE CONDOMINIUM ASSOCIATION

The name of the organization shall be Creekside Condominium Association.

ARTICLE I

OBJECT

(Plan of Ownership)

1. The purpose for which this non-profit Association is formed is to govern the condominium property which has been or will be submitted to the provisions of the Condominium Ownership Act of the State of Colorado by the recording of the Declaration and Supplements thereto and Maps and Supplements thereto bearing the name associated with this Association.
2. All present or future owners, tenants, future tenants, or any other person that might use in any manner the facilities of the project located on the property therein described are subject to the regulations set forth in these By-Laws. The mere acquisition or rental of any of the condominium units (hereinafter referred to as "units") or the mere act of occupancy of any of said units will signify that these By-Laws are accepted, ratified and will be complied with.

ARTICLE II

MEMBERSHIP, VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

1. Membership. Except as is otherwise provided in these By-Laws, ownership of a condominium unit is required in order to qualify for membership in this Association. Any person on becoming an owner of a condominium unit shall automatically become a member of this Association and be subject to these By-Laws, Such membership shall terminate without any formal Association action whenever such person ceases to own a condominium unit, but such termination shall not relieve or release any such former owner from any liability or obligation incurred under or in any way connected with this Association during the period of such ownership and membership in the Association, or impair any rights or remedies which the unit owners have, either through the Officers of the Association or directly, against such former owner and member arising out of or in any way connected with ownership and membership and the covenants and obligations incident thereto.
2. Voting. Voting shall be based upon the undivided interest owned by each unit owner in all of the general common elements. An owner of an undivided interest in and to a condominium unit shall be entitled to a vote equal to his ownership interest, i.e. 100%, in such unit. The aggregate of all of the undivided interests in the general common elements shall be considered one hundred percent for voting purposes: Cumulative voting is prohibited. As used in the By-Laws the words "undivided interests" or "ownership in the general common elements" mean, for voting purposes, the interest in and to the general common elements.

3. Majority of Unit Owners. As used in these By-Laws, the term "majority of unit owners" shall mean those owners of more than fifty percent (51) of the undivided ownership of the general common elements.
4. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of those owners present at an Annual or special meeting, shall constitute a quorum. An affirmative vote of a majority of the unit owners present, either in person or by proxy, shall be required to transact the business of the meeting.

### ARTICLE III

#### ADMINISTRATION

1. Association Responsibilities. The owners of the units will constitute the Association of Unit Owners, hereinafter referred to as "Association", who will have the responsibility of administering a project through the Officers.
2. Place of Meeting. Meetings of the Association shall be held at such place within the State of Colorado as the Officers may determine.
3. Annual Meetings. The annual meetings of the Association shall be held during the fourth quarter of each year. At such meetings there shall be elected by ballot of the owners Officers in accordance with the requirements of Section 5 of Article IV of these By-Laws. The owners may also transact such other business of the Association as may properly come before them. 'Declarant' as used in these By-Laws refers to the Declarant named in the Condominium Declaration Creekside Condominiums, its successors and assigns.
4. Special Meetings. The President may call a special meeting of the owners upon his own initiative or as directed by resolution of the Officers or upon receipt of a petition signed by at least one-third of the owners. The notice any special meeting shall state the time and place of such meeting and the purpose thereof. No business except as stated in the notice shall be transacted at a special meeting unless by consent of two-thirds of the owners present, either in person or by proxy. Any such meetings shall be held at such place and time as the President determines within thirty (30) days after receipt by the President of such resolution or petition.
5. Notice of Meetings. The President or Secretary shall mail, e-mail, or deliver a notice of each annual or special meeting, stating the purpose thereof as well as the time and place it is to be held, to each owner of record, at the registered address or e-mail address of each owner, at least five (5) days, but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph or the delivery of such notice shall be considered notice served, and the Certificate of the President or Secretary that notice was duly given shall be prima facie evidence thereof.
6. Adjourned Meetings. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present, either in person or by proxy, may adjourn the meeting, to a time not less than forty-eight hours from the time the original meeting was called.

7. Order of Business. The order of business at all meetings of the owners of units shall be as follows:

- a) Roll call and certifying proxies
- b) Proof of notice of meeting or waiver of notice
- c) Reading of Minutes of preceding
- d) Meeting Reports of officers
- e) Reports of committees
- f) Election of directors
- g) Unfinished business
- h) New business
- i) Adjournment

#### ARTICLE IV

##### OFFICERS

1. Number and Qualification. At the Annual meeting there shall be elected any three members of the Association as Officers who shall thereafter govern the affairs of this Association until their successors have been duly elected and qualified.
2. Powers and Duties. The Officers shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the condominium project as a first class residential condominium property.
3. Other Powers and Duties. Such powers and duties of the Officers shall include, but shall not be limited to, the following, all of which shall be done for and in behalf of the owners of the condominium units.
  - a) To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Condominium Declaration submitting the property to the provisions of the Condominium Ownership Act of the State of Colorado, the By-Laws of the Association and supplements and amendments thereto.
  - b) To establish, make and enforce compliance with such rules and regulations as may be necessary for the operation, rentals, use and occupancy of all of the condominium units with the right to amend same from time to time. A copy of such rules and regulations shall be delivered or mailed to each member upon the adoption thereof or be available online.
  - c) To incur such costs and expenses as may be necessary to keep in good order, condition and repair all of the general and limited common elements and all items of common personal property.
  - d) To insure and keep insured all of the insurable general common elements of the property in an amount equal to the maximum replacement value. To insure and keep insured all of the common fixtures, equipment and personal property for the benefit of the owners of the condominium units and their first mortgagees. Further, to obtain and maintain comprehensive liability insurance covering the entire premises in amounts not less than \$100,000.00 per person and \$300,000.00 per accident and \$50,000.00 property damages.

Further, the provisions of paragraph 23 of the Declaration are by this reference made a part hereof as if fully set forth herein.

- e) To prepare a budget for the condominium, at least annually, in order to determine the amount of the common assessments payable by the unit owners to meet the common expenses of the condominium project, and allocate and assess such common charges among the unit owners according to their respective common ownership interests in and to the general common elements and by majority vote of the Association to adjust, decrease or increase the amount of the quarterly or monthly assessments, and remit or return any excess of assessments over expenses, working capital, sinking funds, or reserve for deferred maintenance and for replacement to the owners at the end of each operating year. To levy and collect special assessments whenever in the opinion of the officers it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies.
- f) To collect delinquent assessments by suit or otherwise and to enjoin or seek damages from an owner as is provided in the Declaration and these By-Laws. To enforce a late charge of not more than \$10.00 per month and to collect interest at the rate of twelve percent (12%) per annum in connection with assessments remaining unpaid more than ten (10) days from due date for payment thereof, together with all expenses, including attorney's fees incurred. The Officers shall have the duty, right, power and authority to prohibit use of the condominium unit by the owner thereof, his guests, tenants, lessees and invitees in the event that any assessment made remains unpaid more than thirty (30) days from the due date for payment thereof.
- g) To protect and defend in the name of the Association any part or all of the condominium project from loss and damage by suit or otherwise.
- h) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the recorded Declaration and these By-Laws, and to execute all such instruments evidencing such indebtedness as the Officers may deem necessary and give security therefore. Such indebtedness shall be the several obligation of all the owners in the same proportion as their interest in the general common elements. The persons who shall be authorized to execute promissory notes and securing instruments shall be the President and Vice President/Secretary or Treasurer.
- i) To enter into contracts to carry out their duties and powers.
- j) To establish a bank account or accounts for the common treasury and for all separate funds which are required or may be deemed advisable.
- k) To make repairs, additions, alterations and improvements to the general common elements consistent with managing the condominium project in a first-class manner and consistent with the best interests of the unit owners.

- l) To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof at any reasonable time by each of the owners.
  - m) To prepare and deliver annually to each owner a condensed statement showing receipts, expenses or disbursements since the last such statement.
  - n) To meet at least once each quarter in person or via phone or internet.
  - o) To designate the personnel necessary for the maintenance and operation of the general and limited common elements.
  - p) In general, to carry on the administration of this Association and to do all of those things necessary and reasonable in order to carry out the governing and the operation of this condominium property.
  - q) To control and manage the use of all parking areas.
  - r) To employ for the Association a management agent who shall have and exercise those powers granted by the Officers but not those powers set forth in paragraph 28 of the Condominium Declaration.
4. No Waiver of Rights. The omission or failure of the Association or any condominium unit owner to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations or other provision of the Condominium Declaration, the By-Laws or the rules and regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification or release thereof, and the Officers or the Managing Agent shall have the right to enforce the same thereafter.
5. Election and Term of Office. At the Annual meeting, the President, Vice-President/Secretary and Treasurer shall be elected by a majority vote of in-attendance members to serve a term of 1 year.
6. Vacancies. Vacancies in the Officers caused by any reason other than the removal of an officer by a vote of the Association shall be filled by vote of the majority of the remaining members, even though they may constitute less than a quorum; and each person so elected shall be an officer until his successor is elected.
7. Removal of Officers. At any regular or special meeting duly called, any one or more of the officers may be removed with or without cause by a majority of the owners, and a successor may then and there be elected to fill the vacancy thus created. Any Officer whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.
8. Organization Meeting. The first meeting of a newly elected Officers following the annual meeting of the unit owners shall be held within ten days thereafter at such place as shall be fixed by the Officers at the meeting at which such Officers were elected, and no notice shall be necessary to the newly elected Officers in order legally to constitute such meeting, providing a majority of the officers shall be present.
9. Regular Meetings. Regular meetings of the Officers may be held at such time and place as shall be determined, from time to time, by a majority of

the Officers, but at least one such meeting shall be held during each calendar quarter. Notice of regular meetings of the Officers shall be given to each officer, personally or by mail, e-mail, telephone or telegraph, at least seven days prior to the day named for such meeting.

10. Special Meetings. Special meetings of the Officers may be called by the President on three days notice to each Officer, given personally or by mail, e-mail, telephone or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Officers shall be called by the President or Secretary in like manner and on like notice on the written request of two or more officers.
11. Waiver of Notice. Before or at any meeting of the Officers, any officer may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by an officer at any meeting of the officers shall be a waiver of notice by him of the time and place thereof. If all the Officers are present at any meeting, no notice shall be required and any business may be transacted at such meeting.
12. Officer's Quorum. At all meetings of the Officers, a majority of the officers shall constitute a quorum for the transaction of business, and the acts of the majority of the officers present at a meeting at which a quorum is present shall be the acts of the Officers. If, at any meeting of the Officers, 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.
13. Fidelity Bonds. The Officers may require that all officers and employees of the Association and the Managing Agent handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be a common expense.

## ARTICLE V

### FISCAL MANAGEMENT

The provision for fiscal management of the condominium units for and in behalf of all of the unit owners as set forth in the Condominium Declaration shall be supplemented by the following provisions:

1. Accounts. Except as is provided in paragraph 32 of the Declaration, the funds and expenditures of the unit owners by and through the Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

- a) Current expense, which shall include all funds and expenditures within the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to additional improvements.
- b) Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

- c) Reserve for replacement, which shall include funds for repair or replacement required because of damage, wear or obsolescence.

## ARTICLE VI

### OFFICERS

1. Designation. The officers of the Association shall be a President, a Vice-President/Secretary and a Treasurer, all of whom shall be elected by the membership, and such assistant officers as the Officers shall, from time to time, elect. ,Such assistant officers shall not be official Officers but each shall be an owner of a condominium unit in this condominium project. The office of President and Treasurer may be held by the same person, and the office of Vice President and Secretary may be held by the same person.
2. Election of Officers. The officers of the Association shall be elected annually by the membership at the Annual meeting of the association and shall hold office at the pleasure of the membership.
3. Removal of Officers. Upon an affirmative vote of a majority of the members of the association, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the membership, or at any special meeting called for such purpose.
4. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association . 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 owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association or as may be established by the members of the Association at any regular or special meeting.
5. Vice-President. The Vice-President shall have all the powers and authority and perform all the functions and duties of the President, in the absence of the President, or his inability for any reason to exercise such powers and functions or perform such duties.
6. Secretary. The Secretary shall keep all the minutes of the meetings of the Officers and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Officers may direct; and he shall, in general, perform all the duties incident to the office of Secretary and as is provided in the Declaration and By-Laws. The Secretary shall compile and keep up to date at the principal office of the Association a complete list of members and their last known addresses as shown on the records of the Association. Such list shall also show opposite each member's name the number or other appropriate designation of the unit owned by such member, the undivided interest in the general common elements. Such list shall be open to inspection by members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.
7. 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 monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Officers. In the event a

Managing Agent has the responsibility of collecting and disbursing funds, the Treasurer shall review the accounts of the Managing Agent not less often than semi-annually, and the Managing Agent shall have the responsibility for all of the deposits and disbursements.

## ARTICLE VII

### INDEMNIFICATION OF OFFICERS, AND MANAGING AGENT

1. Indemnification. The Association shall indemnify every officer, Managing Agent, their respective successors, personal representatives and heirs, against all loss, costs and expenses, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been an officer or Managing Agent of the Association, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such officer or Managing Agent in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such officer or Managing Agent may be entitled. All liability, loss, damage, cost and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses; provided, however, that nothing in this Article VII contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been a Director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Condominium Declaration.

2. Other. Contracts or other commitments made by the Officers, officers or the Managing Agent shall be made as agent for the unit owners, and they shall have no personal responsibility on any such contract or commitment (except as unit owners), and the liability of any unit owner on any such contract or commitment shall be limited to such proportionate share of the total liability thereof as the common interest of each unit owner bears to the aggregate common interest of all of the unit owners, except that any losses incurred because of an inability to collect such proportionate amount of the total liability owed by an owner shall be shared proportionately by the other owners.

## ARTICLE VIII

### AMENDMENTS TO BY-LAWS

1. Amendments to By-Laws. These By-Laws may be amended by the Association at a duly constituted meeting for such purpose.

## ARTICLE IX

### MORTGAGES

1. Notice to Association. An owner who mortgages his unit shall notify the Association through the Managing Agent, if any, or the Secretary of the Officers, giving the name and address of his mortgagee. The Association shall maintain such information in a book entitled "Mortgagees of Units".
2. Notice of Unpaid Common Assessments. The Officers, whenever so requested in writing by a mortgagee of a condominium unit, shall promptly report any then unpaid common assessments due from, or any other default by, the owner of a mortgaged unit.
3. Notice of Default. The Officers, when giving notice to a unit owner of a default in paying common assessments or other default, shall send a copy of such notice to each holder of a mortgage covering such condominium unit whose name and address has theretofore been furnished to the Officers.

Examination of Books. Each unit owner and each mortgagee of a condominium unit shall be permitted to examine the books of account of the condominium at reasonable times, on business days, but not more often than once each quarter

## ARTICLE X

### EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND DESIGNATION OF VOTING REPRESENTATIVE

1. Proof of Ownership. Except for those owners who initially purchase a condominium unit from Declarant, any person on becoming an owner of a condominium unit shall furnish to the Managing Agent or Officers a machine or a certified copy of the recorded instrument vesting that person with an interest or ownership in the condominium unit, which copy shall remain in the files of the Association.
2. Registration of Mailing Address. The owner or several owners of an individual condominium unit shall have one and the same registered mailing address to be used by the Association for mailing of monthly statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association or other legal entity or any combination thereof to be used by the Association. Such registered address of a condominium unit owner or owners shall be furnished by such owners to the Managing Agent or Officers within fifteen days after transfer of title, or after a change of address, and such registration shall be in written form and signed by all of the owners of the condominium unit or by such persons as are authorized by law to represent the interest of (all of) the owners thereof.
3. Designation of Voting Representative - Proxy. If a condominium unit is owned by one person, his right to vote shall be established by the record title thereto. If title to a condominium unit is held by more than one person or by a firm, corporation, partnership, association, or other legal entity, or any combination thereof, such owners shall execute a proxy appointing and authorizing one person or alternate persons to attend all annual and special meetings of members and thereat to cast whatever vote the owner himself

might cast if he were personally present. Such proxy shall be effective and remain in force unless voluntarily revoked, amended or sooner terminated by operation of law; provided, however, that within thirty days after such revocation, amendment or termination, the owners shall reappoint and authorize one person or alternate persons to attend all annual and special meetings as provided by this section 3.

The requirements herein contained in this Article X shall be first met before an owner of a condominium unit shall be deemed in good standing and entitled to vote at any annual or special meeting of members

## ARTICLE XI

### OBLIGATIONS OF THE OWNERS

1. Assessments. All owners shall be obligated to pay the monthly or quarterly assessments imposed by the Association to meet the common expenses. The assessments shall be made pro rata according to the owners' interest in and to the general common elements and shall be due in advance. A member shall be deemed to be in good standing and entitled to vote at any annual or at a special meeting of members, within the meaning of these By-Laws, if, and only if, he shall have fully paid all assessments made or levied against him and the condominium unit owned by him.
2. Notice of Lien or Suit. An owner shall give notice to the Association of every lien or encumbrance upon his condominium unit, other than for taxes and special assessments, and notice of every suit or other proceeding which may affect the title to his condominium unit, and such notice shall be given in writing within five days after the owner has knowledge thereof.
3. Maintenance and Repair.
  - a. Every owner must perform promptly, at his own expense, all maintenance and repair work within his own unit which, if omitted, would affect the appearance of or the aesthetic integrity of part or all of the condominium project.
  - b. All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, sanitary installations, doors, windows, electrical fixtures and all other accessories, equipment and fixtures shall be at the owner's expense.
  - c. An owner shall be obligated to reimburse the Association promptly upon receipt of its statement for any expenditures incurred by it in repairing or replacing any general or limited common element damaged by his negligence or by the negligence or his tenants or agents or guests.
4. Mechanic's Lien. Each owner agrees to indemnify and to hold each of the other owners harmless from any and all claims of mechanic's lien filed against other apartment units and the appurtenant general common elements for labor, materials, services or other products incorporated in the owner's apartment unit. In the event such a lien is filed and/or a suit for foreclosure of mechanic's lien is commenced, then within ten days thereafter such owner shall be required to deposit with the Association

cash or negotiable securities equal to one and one-half of the amount of such claim plus interest for one year together with a sum equal to ten per cent of the amount of such claim but not less than One Hundred Fifty Dollars, which latter sum may be used by the Association for any costs and expense incurred, including attorney's fees incurred for legal advice and counsel. Except as is otherwise provided, such sum or securities shall be held by the Association pending final adjudication or settlement of the claim or litigation. Disbursement of such funds or proceeds shall be made by the Association to insure payment of or on account of such final judgment or settlement. Any deficiency, including attorney's fees incurred by the Association, shall be paid forthwith by the subject owner, and his failure to so pay shall entitle the Association to make such payment, and the amount thereof shall be a debt of the owner and a lien against his condominium unit which may be foreclosed as is provided in paragraph 25 of the Condominium Declaration. All advancements, payments, costs and expenses, including attorney's fees, incurred by the Association shall be forthwith reimbursed to it by such owner's), and the owner shall be liable to the Association for the payment of interest at the rate of twelve percent per annum on all such sums paid or incurred by the Association.

5. General.

- a. Each owner shall comply strictly with the provisions of the recorded Condominium Declaration and these By-Laws and amendments thereto.
- b. Each owner shall always endeavor to observe and promote the cooperative purposes for the accomplishment of which this condominium project was built.

6. Use of Units - Internal Changes.

- a. All units shall be utilized only for residential purposes as is provided in the Condominium Declaration.
- b. An owner shall not make structural modifications or alterations to his unit or installations located therein without the written approval of the Officers. The Officers shall be notified in writing of the intended modifications through the Managing Agent or, if no Managing Agent is employed, then, through the President of the Officers. The Association shall have the obligation to answer an owner's request within fifteen days after such notice, and failure to do so within such time shall mean that there is no objection to the proposed modifications or alterations.

7. Use of General Common Elements and Limited Common Elements. Each owner may use the general common elements, the limited common elements, sidewalks, pathways, roads and streets and other common elements located within the entire condominium project in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of the other owners, and subject to the rules and regulations contained in these By-Laws and established by the Officers as is provided in section 9 of this Article.

8. Right of Entry.

- a. An owner shall and does grant the right of entry to the Managing Agent or to any other person authorized by the Officers in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.
- b. An owner shall permit other owners, or their representatives, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical, electrical or utility services which, if not performed, would affect the use of other unit(s) provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

9. Rules and Regulations.

- a) The initial rules and regulations, which shall be effective until amended or supplemented by the Officers, are annexed hereto and made a part hereof as Schedule A.
- b) The Officers reserves the power to establish, make and enforce compliance with such additional house rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time. Copies of such rules and regulations shall be furnished to each unit owner prior to the date when the same shall become effective.

10. Destruction and Obsolescence. Each owner, upon becoming an owner of a condominium unit, thereby grants his power of attorney in favor of the Association, irrevocably appointing the Association his attorney-in-fact to deal with the owner's condominium unit upon its damage, destruction or obsolescence, all as is provided in the Condominium Declaration.

ARTICLE XII

ABATEMENT AND ENJOINMENT OF VIOLATIONS BY UNIT OWNERS

1. Abatement and Enjoinment. The violation of any rule or regulation adopted by the Officers, or the breach of any By-Law, or the breach of any provision of the Declaration, shall give the Officers or the Managing Agent the right, in addition to any other rights set forth therein, (i) to enter the unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, and the Officers or Managing Agent shall not be deemed guilty in any manner of trespass, and to expel, remove and put out, using such force as may be necessary in so doing, without being liable to prosecution or in damages therefore; (ii) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

## ARTICLE XIII

### COMMITTEES

1. Designation. The Officers may, but shall not be required to, appoint an executive committee, and it may designate and appoint members to the standing committees.
2. Executive Committee. The executive committee shall consist of three association members who are elected by a majority of the Association. The executive committee shall supervise the affairs of the Association and shall regulate its internal economy, approve expenditures and commitments, act and carry out the established policies of the Association and report to the Association Directors at each meeting of the Association. The executive committee may hold regular meetings, monthly or as it may in its discretion determine. Special meetings may be called at any time by the chairman of the committee or by any of its members, either personally or by mail, telephone, or telegraph, and a special meeting may be held by telephone.
3. Nominating Committee. Before each annual meeting, the Officers may appoint a committee of three members who shall nominate candidates for the Association. The names of the candidates shall be submitted on or before thirty (30) days before the election. Members may submit names of candidates other than those submitted by the nominating committee at least sixty (60) days prior to the election. Unless such names are submitted, either by the nominating committee or by the members, no person shall be elected whose name is not so submitted unless no nominations are made, in which event the names of candidates shall be submitted at the election by the members.
4. Vacancies. A vacancy in any committee shall be filled by the President until the next meeting of the Officers.

## ARTICLE XIV

### ASSOCIATION - NOT FOR PROFIT

1. Association - Not For Profit. This Association is not organized for profit. No member,, officer or person from who the Association may receive any property or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of any , officer or member; provided, however, always (i) that reasonable compensation may be paid to any member, Director or officer while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (ii) that any member, or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

ARTICLE XV

MORTGAGEES AS PROXIES

1. Mortgagees as Proxies. Condominium unit owners shall have the right to irrevocably constitute and appoint the beneficiary of a trust deed their true and lawful attorney to vote their unit membership in this Association at any and all meetings of the Association and to vest in such beneficiary or his nominee any and all rights, privileges and powers that they have as unit owners under the Articles of Incorporation and By-Laws of the Association or by virtue of the recorded Condominium Declaration. Such proxy shall become effective upon the filing of a notice by the beneficiary with the Secretary of the Association at such time or times as the beneficiary shall deem its security in jeopardy by reason of the failure, neglect or refusal of the Association, the Managing Agent or the unit owners to carry out their duties as set forth in the Condominium Declaration. A release of the beneficiary's deed of trust shall operate to revoke such proxy. Nothing herein contained shall be construed to relieve condominium unit owners, as mortgagors, of their duties and obligations as condominium unit owners or to impose upon the beneficiary of the deed of trust the duties and obligations of a unit owner.

IN WITNESS WHEREOF, the undersigned initial Officers have hereunto executed these By-Laws this \_\_\_\_Day of \_\_\_\_\_, \_\_\_\_.

SCHEDULE A  
Rules and Regulations

These Condominium Rules and Regulations are adopted for the benefit of the owners of condominiums at Creekside Condominiums, hereinafter referred to as "the condominiums". They are intended to contribute to preserving the clean, attractive natural environment and to assuring the peaceful enjoyment of the condominiums. They are intended to protect and enhance the value of the owner's property in the condominiums. They are not designed to unduly interfere, restrict or burden the use of the property.

All residents of the condominiums and their guests are required to abide by these Rules, which are meant to supplement the provisions of the Condominium Declaration and By-Laws of Creekside Condominium Association.

1. There will be no littering. Paper, cans, bottles, cigarette butts, and other trash are to be deposited only in appropriate closed receptacles, and under no circumstances are such items to be dropped or left in the common area of the condominium development. Trash receptacles may be placed in common area only at times and places as designated by the Board. Garbage is not to be placed or left in common area, whether or not contained in a receptacle, except as designated by the Board.
2. Outdoor common area, such as grounds and the like, shall be used only for recreational purposes and for purposes of access, except for those temporary activities such as dining, art shows, exhibits, etc., which may be approved by the Board from time to time. No use of the common area shall be conducted so as to damage or increase the maintenance of any part of the condominium development or so as to disturb other people.
3. There shall be no organized sports activities, picnicking or fires, including barbecue fires in the common area, except as approved by the Board.
4. No condominium shall be used at any time for business or commercial activity; provided, however, that the owner may use the condominium for rental purposes to transients or permanent residents for residential living, and the developer or its nominee may use any condominium for model homes or real estate sales offices.
5. Changes affecting the appearance of the exterior of the buildings such as, but limited to, decorations, television and radio antennas, awnings, signs, sun shades, air conditioning equipment, fans, screens, terrace or balcony covers and enclosures shall be made only with the consent of the Board.
6. When not in use, bicycles, sporting goods, toys, cooking equipment, baby carriages and other personal articles and equipment must be kept within the unit or in limited common area so as not to be exposed to the view of other owners. Owners shall be responsible to keep their limited common area clean and free from any unsightly objects and free from noxious or offensive odors.
7. No clothes, linens, signs, television antennas, refuse, air conditioning equipment or similar materials or equipment shall be hung or shaken from windows, placed on window sills, hung on or draped from a balcony, terrace or railing or otherwise left or placed in such a way as to be exposed to the view of other owners without the prior written consent of the officers. Outdoor clotheslines or other outdoor clothes

drying or airing facilities are not permitted in the condominium development.

8. Improvements, maintenance and repair and landscaping of the common area shall be done only under the direction of the Board and shall be treated as a common expense item, except that repair of damage caused by unreasonable or unauthorized use of the common area shall be assessed wherever possible, to the owner or lessee responsible for such use.
9. Owners may plant flowers in the immediate vicinity of their units, provided that approval of the officers is first obtained and the type of planting will blend in with the overall landscaping of the condominium development.
10. Firewood which is not kept within a unit shall be piled and stored in a manner approved by the officers.
11. Owners and lessees will be held responsible for the actions of their children and their guests.
12. Household pets may be kept in the condominium development, with the consent of the officers. If pets create noise, area allowed to run loose without supervision in the common area or in any way create a disturbance or unpleasantness, the officers may withdraw its consent, in which case the pet must be removed. No other animals will be allowed in the condominium development. Each owner shall be responsible for actions of his pets and shall hold the Association harmless against loss or liability for any actions of his pets within the condominium development.
13. Owners, guests and lessees shall reduce noise levels after 10:00 p.m. so that neighbors are not disturbed.
14. Each unit is entitled to one parking space in the parking area, and owners and lessees shall be responsible to see that neither they nor their guests interfere with the right of other owners and lessees to exercise this privilege. An additional parking space shall be assigned to each unit if such space is available.
15. No boats, trailers or campers shall be parked overnight within the condominium development except with permission of the officers.
16. The speed limit for all vehicles within the condominium development is 15 mph. All vehicles shall be restricted to the access roads and parking lots in the condominium development.
17. The Board may retain a passkey to each unit. No one shall alter any lock or install any new lock on any door leading into his or her unit without the prior consent of the officers.
18. Any consent or approval of the officers given under these Rules shall be revocable at any time.
19. Complaints of violations of these Rules should be made to the Manager. If the complaining owner is not satisfied with the result of such complaint, he should state his complaint in writing and forward it to the officers. If the officers feels the complaint is justified, it

- will take whatever action it deems necessary. The officers will supply the complainant with written notice of its decision.
20. These condominium Rules can be revised at any time by the officers as conditions warrant, provided a written communication is sent to each owner advising him of the change. Any consent or approval of the officers pursuant to these Rules shall be revocable.
  21. The officers, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these Rules to the Manager.
  22. The terms "Condominium Declaration", "By-Laws", "Board", "Common Expense", "Unit", "Manager", "Condominium Rules" and "Owner" used in these Rules shall have the same meaning as set forth in the Condominium Declaration for Creekside Condominiums.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.