

**BYLAWS OF PINNACLE ESTATES
PROPERTY OWNERS' ASSOCIATION OF ARENAC COUNTY**

ARENAC CO, ROB 2024MAY 6PM 1:41

ARTICLE 1

Name and Purpose

Section 1) The name of this Association shall be Pinnacle Estates Property Owners' Association of Arenac County.

Section 2) The purpose is:

1. To receive, govern, supervise, and regulate the use, maintenance and improvements of all real property and interests or rights in or upon real property. Which shall be deeded, leased, conveyed or otherwise assigned to the corporation.
2. To sell, convey and dispose of any such property and to invest and reinvest the principal thereof, and to deal with and expend the income and principal of the corporation in such manner as in the judgment of the Board of Directors will best promote its objects and purposes.
3. In general, to exercise any, all and every power for which a non-profit corporation organized under the provisions of the Michigan General Corporation Act can be authorized to exercise, but not any other power.

ARTICLE II

Membership

Section 1) Every person of entity who holds an equitable interest in an ownership unit or living unit, whether as land contract vendee or fee holder, being subject to the recorded restrictions, these covenants and to assessment by the Association, shall be a member of the Association, provided that any person or entity who holds such interest merely as a security for the performance of any obligation, shall not be a member.

Section 2) The rights of members are subject to the payment of annual and special assessments.

ARTICLE III

Voting Rights

Section 1) Members in good standing owning the equity specified under Article II, Section 1, shall be entitled to vote.

ARTICLE IV

The Association shall have the following supervisory powers and duties:

Section 1) To keep and maintain common properties including streets and pedestrian-ways thereon, in a clean and orderly condition, to cut and remove weeds and grass there from, to pick up loose materials, refuse, etc. and to do any other things necessary or desirable to keep the same neat appearance and in good order.

Section 2) To do all things necessary or incidental for the promotion and protection of plants and wildlife in the common properties and in and about the subdivision.

ARTICLE V

Length of existence.

The term of the corporation's existence is perpetual.

ARTICLE VI

Membership Meetings

Section 1) Annual meetings. The regular annual meetings of the Association shall be held on the first Saturday of June.

Section 2) Thirty (30) days' notice of the annual meeting of the members shall be given to each member by mail, addressed to the last known address as recorded with the Association.

Section 3) If, for any reason, the annual meeting of the members shall not be held on the day hereinbefore designated, for lack of a quorum or otherwise, such meeting may be called and held as a special meeting and proceedings may be had there as at an annual meeting, provided, however, that notice of such meeting shall be the same as required for the annual meeting, not less than thirty (30) days notice.

Section 4) The presence of a minimum of five (5) members in attendance of such general meeting, their votes shall constitute a quorum for the transaction of business.

Section 5) Special meetings of the Association may be called by the President, Secretary, Treasurer, or the Board of Directors, and shall be called by the President whenever requested in writing of member(s) who are in good standing. Such a request shall clearly state the purpose for which the meeting is to be called. When special meetings are called pursuant to a petition of member(s), the Board of Directors may authorize a submission of additional matters for the consideration of the members at such meeting.

Section 6) At least thirty (30) days' notice of any special meeting shall be given to each member by mail, at his or her last known address recorded with the Association.

Section 7) A member must be in good standing to participate and vote at any meeting. His/Her dues and other assessments must be current as of the date of the annual meeting each year in order for him/her to participate in the annual membership voting. Voting at special meetings is permitted if a member's dues and assessments are current within twenty (20) days prior to the special meeting.

Section 8) It shall be the duty of the Treasurer to prepare a list of the members entitled to vote at each meeting, against which list all members voting in person, shall be checked, either by the Secretary or by some individual designated by the Board of Directors.

Section 9) Voting shall be by majority vote of those members present at meetings.

Section 10) The President shall preside over the annual and special meetings of the membership.

Section 11) Special Assessments may be levied upon a two-thirds (2/3) affirmative vote of the Board of Directors at an annual meeting or any special meeting called for the purpose, or upon the favorable vote of the members present in person at an annual or special meeting of the membership.

Section 12: Nominations for the Board of Directors. Members of the Association in good standing for the Board of Directors. No elected County or Township Officer may sit on the Board of Directors of Pinnacle Estates Association at the same time.

ARTICLE VII

Board of Directors

Section 1) The management, affairs and policies of the Association shall be vested in the Board of Directors, each of whom must be a member of the Association in good standing. The number of Directors shall be six (6).

Section 2) Each Director shall be elected for a two (2) year term and shall hold office until their successors are elected.

Section 3) Vacancies on the Board of Directors may be filled by a majority of the Directors then in office, though less than a quorum, and the Director(s) so chosen shall hold office until the next annual election and until their successor(s) are duly elected to complete the unexpired term and shall qualify.

Section 4) Meetings: Meetings of the Board of Directors shall be held whenever called by the President or any two (2) Directors, at such time and place as may be specified in the notice thereof.

Section 5) Notice of Meetings: Notice of the time and place of each annual and special meetings of the Board of Directors shall be given by mail or telephone.

Section 6) Any member of the Board of Directors may be removed for cause by a vote of two-thirds (2/3) of the other members of the Board of Directors and any member of the Board of Directors may be removed without cause by a unanimous vote of the other members of the Board of Directors. Any vote must be by all Board members in person.

ARTICLE VIII

Officers: Officers will be elected at the annual meeting to take place on the first Saturday of June. Voting to be by the members in good standing and in attendance of such meeting. Officers will take office at the end of the annual meeting. Only one Executive Board member per household.

Section 1) PRESIDENT: The President shall have general and active management of the business of the Association and shall see that all orders and resolutions of the Board of Directors are carried into effect. He/she shall sign all legal documents authorized for his or her signature

by the Board of Directors. In conjunction with the Treasurer, he or she shall have authority to authorize all disbursements. In time of emergencies caused by any fire, flood or act of God, he or she shall have authority, in absence of the Board of Directors to authorize disbursement of such money required to stem the loss, destruction or damage to any common properties of the Association. He/she shall appoint a chairperson for all standing committees and shall be an ex-officio member of said committees.

Section 2) VICE PRESIDENT: The Vice President shall act in the place of the President in his absence or in the event the office of the President shall become vacant by death, resignation or otherwise, or due to the inability of the President to discharge the duties of his or her office and shall also perform such other duties as may be delegated by the President or the Board of Directors. Vice President in absence of the President in above described emergencies shall have the authority to authorize disbursement of funds as required and set forth above.

Section 3) SECRETARY: The Secretary shall keep the minutes of all meetings of the Association, the Board of Directors and Executive Committee and shall preserve in the books of the Association true minutes of the proceedings of such meetings. He/she shall advise the President and the Board of Directors as to all delinquencies and shall keep the President and the Board of Directors informed regarding the properties of the Association, the liability insurance thereon and shall perform such other duties as are delegated to him or her by the President and the Board of Directors.

Section 4) TREASURER: The Treasurer shall have custody and keep accounts of all money, corporate funds and securities of the Association and shall keep in the book belonging to the Association, full and accurate accounts of all receipts and disbursements, shall deposit all monies, securities and other valuable effects in the name of the Association in such depositories as may be designated for that purpose by the President or the Board of Directors. The Treasurer shall disburse the funds of the Association in a manner as may be ordered by the President or the Board of Directors, taking proper vouchers for such disbursement, and shall render to the President and the Board of Directors, at regular meetings of the Board of Directors, and whenever requested by them an account of all the transactions as Treasurer and of the financial condition of the Association.

ARTICLE IX

Amendments

Section 1) These By-Laws may be amended, altered, changed, added to or repealed by the affirmative vote of the general membership or the Officers and the Board of Directors at any meeting called for that purpose.

Section 2) As stated in the Pinnacle Estates Restrictions the assessment, special assessment and penalty fees are still in effect.

Section 3) These bylaws were adopted on the 3rd day of August 2019 and shall be effective upon recording with the Arenac County Register of Deeds.

This portion left intentionally blank Signatures to follow.

PINNACLE ESTATES PROPERTY OWNERS ASSOCIATION

By: *Sharon Williams*
Sharon Williams, President

Subscribed and sworn before me this 6th day of May, 2024.

Jade Wilson, Notary
Jade Wilson
Arenac County State of Michigan

My commission Expires: March 16, 2029

PREPARED BY:
SHARON WILLIAMS
4597 FRANKLIN TRL.
STERLING, MI
48659

