ARTICLE I – MEMBERSHIP

Section 1: Class of Membership and Qualifications
Paragraph 1: Voting membership in this Association shall be open to, and limited to, any natural person having the consent of the board of directors, and all other qualifications herein stated, and holding, either solely, jointly or in common, as home owner or prospective home owner for his or her own use as a private residence, legal title to, or a vendor's interest in a building contract of total contract, to a lot within the area.

Paragraph 2: Non-voting membership in this association shall be open to, and limited to:
   a) Any natural person having the consent of the board of directors and holding, either solely, jointly or in common, legal title to a house within the area and who is a lessee thereof; and
   b) Any natural person having the consent of the board of directors who, either solely, jointly or in common, is a lessee, for his or her own use as a private residence, of a house within the area.

Paragraph 3: Joint and common owners, lessees and lessors shall each be entitled to membership, provided that not more than two (2) voting members, or more than two (2) non-voting members, or more than two (2) non-voting lessors, may be secured for each lot.

Section 2: Membership of the Association shall be open to any person who shall have the consent of the board of directors, is a qualified person upon application to the secretary and upon payment of the current-year dues due the treasurer.

Section 3: Members whose dues are in arrears shall not be in good standing and shall not hold any office or appointment or if a voting member, have a vote. Notices shall not be required to be given to members not in good standing. Reinstatement to good standing shall only be accomplished by payment of all current-year dues and all delinquent dues for prior years; provided that delinquent dues in excess of the amount of the dues for the two (2) years prior to the year of reinstallation application need not be paid.

Written notice of general meetings of members stating the time and place, shall be given to each member by the Secretary at least seven (7) days before the date of such meeting.

Section 4: Voting and Quorum
Paragraph 1: Each voting member in good standing shall be entitled to one vote, in person or by proxy as herein before provided, on each question at meetings of members, except as specified in Art. V, Sec. 1, Art. VI, Sec. 2 hereof. No vote shall be valid except at meetings held in accordance with these By-Laws.

Paragraph 2: Twenty percent (20%) of the voting members in good standing if present or represented by proxy as herein before provided, shall constitute a quorum at any meeting of voting members for, and an affirmative vote of the majority of voting members in good standing present or represented by proxy as herein before provided shall be necessary for the transaction of business.

Paragraph 3: The use of proxies at any meeting of members shall not be valid except that a voting member may appoint another voting member proxy to attend a specified meeting and vote on specified matters, with any desired instructions on the exact votes to be cast on any particular matters, provided that the appointment be made by a proper written instrument dated and signed by the appointer, that the appointee file the said instrument with the secretary of the meeting and that the appointee and appointer be members of the same household and Association members in good standing.

ARTICLE V – BOARD OF DIRECTORS

Paragraph 1: The fiscal year of this Association shall end at midnight following the adjournment of the September semi-annual meeting.

Section 1: Within the limits stated in these By-Laws the Board of Directors shall be the managing body of this Association by which it shall be the authority and power, except as otherwise provided in these By-Laws, to grant to committees and other agents, as it deems advisable, the authority to conduct specified activities or to carry out the affairs of a specified responsibility.

Section 2: The Board of Directors, minus (n) in number, shall consist of the four (4) officers and the five (5) area directors. All officers and area directors shall serve without remuneration and shall be elected from the voting membership in good standing.

Section 3: The Board of Directors shall hold no less than ten (10) monthly meetings each year, at times and places determined by such Board. Board meetings to be held outside Plymouth Township shall have the consent of all of (n) the members of the Board. Five (5) days notice of each Board meeting shall be given to each member of the Board.

Section 4: The President of the Association shall be the presiding officer of the Board of Directors and the Secretary of the Association shall act as Secretary of the Board.

Section 5: Each Board member shall have one (1) vote on each question at Board meetings. Proxies, and action not taken as a meeting, shall not be valid. Five (5) Board members shall constitute a quorum of any Board meeting, and an affirmative vote of the majority of those present shall be necessary for the transaction of business.

ARTICLE VI – OFFICERS

Paragraph 1: The officers of this Association shall be a President, a Vice-President, a Treasurer, and a Secretary.

Paragraph 2: Regular Term: The officers of the Association shall serve during the fiscal year following their election or until their successors are elected and qualified, whichever is later.

Paragraph 3: Partial Term: In the case of a President ’s inability or unwillingness to complete his term, the Vice-President shall succeed to the office of President after the March semi-annual meeting.

Paragraph 4: The President shall be the chief executive officer of the Association and shall preside at all meetings.

Paragraph 5: The vice-president shall preside at meetings in the absence of the President and shall perform such other duties as may be assigned to her by the President.

Paragraph 6: The Treasurer shall collect all dues and other receipts of the Association. He shall have custody of the funds of the Association, which shall be banked within the State of Michigan and only in a bank approved by the Board of Directors, and shall account for all receipts and disbursements. He shall render complete reports for proper duration of time. Expenditures shall be made only upon order of the Board of Directors and solely for expenses of the association and its purposes as outlined in Article II of the Articles of Incorporation. All disbursement requests are to be reviewed by the Treasurer before submission to the Board of Directors for approval. Expenditures shall not be made against receipts on any one instance. There shall be petty cash funds. All checks paying out association funds shall be signed by the Treasurer and countersigned by either the President or the Vice-President. At the close of each fiscal year the Treasurer then shall, and prior to the annual meeting of the Auditing Committee, shall not be eligible for election or appointment to the office of Treasurer during the period of such service nor for twelve (12) months after such election.

Paragraph 7: Any disbursement request are to be reviewed by the Treasurer prior to submission to the Board of Directors for approval.

Paragraph 8: Proxies, and action not taken as a meeting, shall be valid. Five (5) Board members shall constitute a quorum of any Board meeting, and an affirmative vote of the majority of those present shall be necessary for the transaction of business.

ARTICLE VII – AREA DIRECTORS

Paragraph 1: The five (5) area directors who may appoint associates, shall represent, and shall be chosen from, the following areas:

Director – Northeast Area:
Director – Southwest Area:
Director – Middle Area:
Director – Northwest Area:
Director – Southeast Area:

The area boundaries may be changed by two-thirds (2/3) majority vote of the Board of Directors as population centers may dictate.

Section 2: Regular Term: The area directors shall serve during the year starting at midnight following the adjournment of the next March semi-annual meeting, or until their successors are elected and qualified whether sooner or later.

Paragraph 3: Partial Term: In the case of an area director’s inability or unwillingness to complete a term, a non-Board-member appointee of the Board of Directors who will otherwise qualify as a director under these By-Laws, shall succeed to such vacant office.

Paragraph 4: No area director shall be eligible to serve for more than two (2) successive terms.

ARTICLE VIII – AUDITING COMMITTEE

Paragraph 1: The Auditing Committee of this Association shall consist of a chairman and two other members.

Paragraph 2: The Auditing Committee’s term of office shall be during the twelve (12) month period starting on the twelfth day of October following the election at the September semi-annual meeting. In the case of a member’s inability or unwillingness to complete such a term, an appointee of such committee shall hesitate the vacant office.

Paragraph 3: The Auditing Committee shall be elected by the general membership, without regard to the number of directors or officers serving at such time. The members of the Auditing Committee shall not be eligible for election or appointment to the office of Treasurer during the period of such service nor for twelve (12) months after such election.

Paragraph 4: Each Auditing Committee shall examine the annual financial report submitted for the fiscal year ending during its term of office and shall conduct such interim examinations as it deems advisable. Records shall be submitted to the Auditing Committee as required for this purpose. Association financial statements and audited statements shall be reviewed prior to filing of such statements and checks.

Paragraph 5: Annual financial reports shall be deemed ratified by the membership of the Association unless objection is made to the incumbent Auditing Committee prior to adjournment of the March semi-annual meeting.

ARTICLE IX – ELECTIONS

Paragraph 1: At each September semi-annual meeting:
   a) A president, Vice-President, Treasurer and Secretary shall be elected by written ballot offering at least two nominees for each such office, and
   b) A chairman and the additional members of the Auditing Committee shall be elected by written ballots offering at least two nominees for the office of chairman and at least four nominees of the other two offices combined.

PARAGRAPH 2: At each March semi-annual meeting, voting area directors shall be elected by the members from the applicable areas, by written ballot offering at least two nominees for each office.

Paragraph 3: The nominees receiving the largest number of votes shall be declared elected. In the event of a tie, an immediate run-off election shall be held as to the nominees thus tied unless there are appropriate negotiations.

Paragraph 4: Three inspectors of election shall be appointed by the presiding officer, with the concurrence of the membership, to conduct the election of officers, Auditing Committee members and directors. Any person who has been appointed for office may serve as an inspector of elections.

Paraphrase: The holder of any elective office, whether or not succeeding thereby by appointment or otherwise, may be removed from office at any meeting of the members after a ten days written notice of intention to remove is given to all members, upon an affirmative vote, by roll call, of the majority of the voting members entitled to vote at such office held which represents as proxy or as hereinafter provided.

ARTICLE X – RECALL

Paragraph 1: The President shall, with the concurrence of the Board of Directors, appoint a chairman and the members of each of the following standing committees:
   a) Restrictions Committee of five (5) members (restrictions enforcement and plan approvals).
   b) Social Committee of four (5) members.
   c) Youth Committee of three (5) members (youth, playgrounds).
   d) School Committee of three (5) members (information on public and parochial schools, school tax, school bus service).
   e) Public Utilities Committee of three (5) members (water, gas, electricity, telephones, transportation).
   f) Maintenance Committee of five (5) members (safety, sanitation, trash pickup, storage, maintenance, beautification, roads).
   g) Civic Affairs Committee of three (5) members.
   h) Nominating Committee of five (5) members.
   i) Publications Committee of three (5) members.

In each of the above committees, the chairman shall be included in the number of members listed. The numbers listed above are minimum numbers.