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BYLAWS

OF

MOUNT ELDEN ESTATES HOMESOWNER ASSOCIATION

THIS DOCUMENT SUPERCEDES
DOCUMENT #1275-870,
"BYLAWS OF

ELDEN LOOKOUT ROAD HOMEOWNERS ASSOCIATION",
SUBMITTED ON APRIL 28, 1989,
TO THE COUNTY RECORDER OF
COCONINO COUNTY, ARIZONA

THE ASSOCIATION HAS CHANGED ITS NAME FROM
ELDEN LOOKOUT ROAD HOMEOWNERS ASSOCIATION
TO
MOUNT ELDEN ESTATES HOMEOWNERS ASSOCIATION

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**BYLAWS
OF
MOUNT ELDEN ESTATES HOMEOWNERS ASSOCIATION**

ARTICLE I: TITLE AND OFFICES

Section I: The designated title of the organization will be the MOUNT ELDEN ESTATES HOMEOWNERS ASSOCIATION, hereafter referred to as THE ASSOCIATION. The principle office of the association shall be in Flagstaff, Arizona. No alternate office is designated.

ARTICLE II: PURPOSE

Section I: It is the purpose of the association to:

1. Maintain and improve the common road system used by association members as directed by association members and/or the Board of Directors.
2. Keep owner-members informed on issues and/or circumstances that in some way might have determined impact.
3. Provide support to its owner-members on issues and/or circumstances impacting owner-members as directed by the association and/or Board of Directors.
4. Obtain public services support and/or improvements to the community directed by the owner-members.
5. Develop funds and/or dues for the association to ensure completion of the association's purpose and/or as directed by owner-members.

ARTICLE III: MEMBERSHIP

Section I: Members—Persons who are the actual or beneficial owners of property in the residential area serviced by Larkspur Lane, including all properties with road easements along Larkspur Lane, are eligible members of the association. Larkspur Lane begins at the intersection of Elden Lookout Road, about 1.8 miles northeast of Highway 180/Fort Valley Road. Members are designated owner-members. The

records of the Coconino County Assessor or bone fide deed will be consulted in regard to membership.

Section II: Member voting—Regardless of amount of property owned, each property owner (member) is entitled to one vote. An owner-member can split one vote in the case of joint or multiple ownership.

ARTICLE IV: OFFICERS

Section I: Board of Directors—The Board of Directors shall be elected by sealed ballot by association owner-members preceding the annual meeting, and consist of six (6) members. Three directors will be elected to one-year terms and three to two year terms. The responsibility of the Board is as follows:

1. Appoint annually an executive officer (president) and vice president to conduct the business of the association.
2. Work with owner-members, appoint officers, and develop proposed short- and long-term objectives of the association.
3. Oversight of officers in accomplishment of programs adopted by association.

Section II: Only certified owner-members are eligible as officers of the association.

Section III: President—The association President, appointed by the Board of Directors, and is the executive officer of the association. He/she will call and preside over meetings, establish with the association the long-term and annual objectives, establish committees, and committee assignments when necessary, implement said objectives and/or goals, represent the general will of the association where appropriate, and in general conduct the declared activities of the association at the direction and will of the general body.

Section IV: Vice President—The association Vice-President is appointed by the Board of Directors. In the absence of the president shall have all powers of and perform all functions of the president. At all times serves as Road Commissioner for the association. As road commissioner he/she shall:

1. Provide to the president and association at the annual fall meeting, a proposed program for road maintenance, identifying program elements, general contractor(s) to be used, costs and payment schedules.
2. Provide to the president and association at the annual fall meeting, proposed annual and/or long-term program for road development for the association.

The program will specify planned actions, contractors, costs, time schedules, etc.

3. Implement and direct annual and long-term road maintenance and development for the association.

Section V: Secretary—The officer appointed by the president shall function as residing secretary for the association. The secretary will have the following functions:

1. Record all minutes of the association's official meetings and make available to each owner-member.
2. Maintain a current record of all owner-members.
3. Prepare notice (agenda) of all meetings.
4. Maintain the official records of the association and perform other duties where designated.

Section VI: Treasurer—The treasurer appointed by the president shall perform the following duties:

1. Maintain an accounting of all business transactions of the association.
2. Maintain all association financial accounts including receipts, assets, and disbursements.
3. Shall deposit and disburse funds as directed by the association and/or executive officers.
4. Provide an accounting of funds to the association and/or president annually, or at other times as designated by the general body or president.

ARTICLE V: VOTING

Section I: Voting will involve ratification of Directors and programs by the general body in the fall annual meeting. Each owner-member is eligible for one vote on each proposed issue, program, or individual being ratified.

Section II: Voting will always be accomplished by a signed sealed ballot. All votes cast will be maintained for one year by the secretary.

Section III: Ratification will occur by a simple majority of owner-members casting votes (51 percent). The secretary and Board of Directors are charged to validate all polling of the owner-members.

ARTICLE VI: AMENDMENTS

Section I: Amendments to these bylaws require a two-thirds vote of the certified owner-members, and may occur at any time during the calendar year.

Section II: Any amendment proposed for ratification must be presented in writing to each owner-member thirty days (30) prior to a call for vote.

ARTICLE VII: BEHAVIOR

Section I: Conduct of any business of the association shall be governed according to Roberts' Rule of Order, Newly Revised.

We, the undersigned, being owner-members of the MOUNT ELDEN ESTATES HOMEOWNERS ASSOCIATION, hereby assent to the foregoing bylaws and adopt the same as the bylaws of said corporation. These bylaws supersede the bylaws of the ELDEN LOOKOUT ROAD HOMEOWNERS ASSOCIATION which were recorded in Coconino County, Arizona on April 28, 1999.

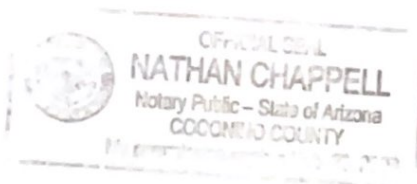
This is to certify that I am the duly appointed qualified and acting secretary of Mount Elden Estates Homeowners Association and that the above and foregoing bylaws were adopted as the bylaws of the said corporation on the 10th day of December, 2005, by the owner-members of the association.

STATE OF ARIZONA)

County of Coconino)

ss.

Barbara D. Brunner



This instrument was acknowledged before me this 9 day of June, 2006 by Barbara Brunner.

Nathan Chappell
Notary Public