Article I - Membership

Section 1: Any Person who has legal title of record to any lot or tract of land within the limits of the district as it now exists or may hereafter exist, as the term “district” is defined in the BRIDLESPUR HOMES ASSOCIATION Declaration, shall automatically have membership in this Association. Said Declaration is file of record under document numbers B458470, B540331, B544493 and B562339 in the office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City. A copy of said documents are available from any member of the Board of Directors.

Section 2: If legal title to Property is held by married persons, either may designate in writing the other who shall become a member with the same rights and privileges as any other member.

Section 3: In case the legal title to any lot or tract of land in the District is held in any form of joint tenancy or tenancy in common, the owners there of will be members but will jointly have the right to cast one vote for any candidate at any election or on any question, or such owners may, if they prefer, designate in writing one of them as member in their stead, and he/she will thereupon become the member.

Section 4: In case of legal title to any lot or tract of land in the District is held by one or more minors, then their natural or legal guardian or guardians will be member, or if there be more than one such guardian,

Article I – Membership (continued)

they will jointly have the right to cast one vote for any candidate at any election or on any question, or such guardians may, if they prefer, designate in writing one of them as members in their stead, and he/she will thereupon become the member.

Section 5: In case of legal title to any lot or tract of land in the District is held by a corporation, then the Board of Directors of such corporation, or its President, or its Vice President may designate in writing one of the officers, members or employees as its members representative who will thereupon become the member.

Section 6: Only owners of one or more tracts of land in this District, or their duly accredited representative as herein provided, will be members of this Association. No member shall have the right to more than one vote for any candidate at any election, or on any question, although he may own more than one lot or tract of land.

Section 7: Membership in this Association may continue only during ownership of any lot or tract of land in the District by the member or person or party whom he represents as herein provided.

Section 8: All rights acceptable to membership are subject to the payment of annual assessment levied by the Association, obligation for payment of which is imposed against each owner of and becomes a lien on

Article I Membership (continued)

property against such assessments set forth in the declaration dated September 9, 1963, and is recorded in book 5631 at page 635 under Document Number B458470 in the office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

Section 9: The Secretary shall keep a current list of all members who are in good standing and entitled to vote, and their last known addresses. All members shall notify the Secretary of any changes of address.

Article II – Board of Directors

Section 1: The corporate powers of the Association shall be vested in a Board of nine Directors called the BOARD OF DIRECTORS.

Section 2: Five directors shall constitute a quorum for the transaction of business at any meeting.

Section 3: All Directors shall be bona fide residents of the District, and shall at all times be members of the Association in good standing.

Section 4: Directors shall be elected by members of the Association at an Association meeting to serve a period of two years from the regular Association meeting with when the election occurs or shall have occurred, and until their successors are duly elected and qualified. The Election of Directors shall be staggered so as to cause the term of five Directors to

Article II Board of Directors (continued)

terminate one year and the term of four Directors to terminate the next year.

Section 5: In case of a vacancy in the office of a Director occurring between elections, the remaining Directors at a regular or a special meeting shall elect another eligible member to fill the vacancy for the unexpired term until a successor shall be duly elected and qualified.

Section 6: The Board of Directors shall conduct, manage and control the property affairs and business of the Association, and shall make all necessary rules and regulations for the guidance of officers and management of the affairs and business of the Association, not inconsistent with the BRIDLESPUR HOMES ASSOCIATION Declaration, the laws of the State of Missouri or of the United States. They shall cause to be kept a complete record of all their acts and proceedings, and of the proceedings of the members. At each annual meeting, they shall present a complete detailed statement showing the assets, liabilities and general condition of the Association. They shall also cause to be kept a complete record of all finances of the Association showing all receipts and expenditures, assets and liabilities.

They shall employ and discharge at will, all agents, servants, and employees of the Association, prescribe their duties, and fix their compensation. Fix compensation if any of the officers, and in their

Article II Board of Directors (continued)

discretion may require of them a bond or other security for faithful performance of their duties and fidelity. They shall determine who shall sign and countersign all checks, drafts, and other papers and documents except as otherwise provided for herein. They shall vote on all applications for membership, as herein provided. They shall do and perform any other duties that may be prescribed for them by the membership of the Association at any regular or special meeting.

Article III – Officers and Their Duties

Section 1:

(a): The officers of this Association shall be a President, Vice President, Secretary and Treasurer who shall be elected by and hold office at the will of the Board of Directors. The Board of Directors may also, from time to time, name other or assistant officers who shall hold office at the will of the Board of Directors.

(b): The President, Vice President, Treasurer and Secretary shall at all times be Directors.

(c): Subject to the provisions of Article III, Section 1(a), the Board of Directors may appoint or remove any officer or employee at their discretion, and any vacancy caused by removal, resignation, death, cessation of membership in the Association for any

Article III Officers and Their Duties (continued)

cause whatever, may be filled by the Board as it may be necessary.

(d): In the event that any of the Board of Directors of this Association should be absent from four (4) consecutive regular meetings of the Board of Directors the Board may by action taken at the meeting during said four (4) absences occurs, declare the office of said absent Director vacant.

Section 2: The President shall preside over all meetings of the members and Directors, shall sign all instruments in writing to be executed by the corporation, as may be directed by the Board, and shall perform such other duties as may be confirmed upon him by the Board, but his authority shall be subject to the control and direction of the Board at all times.

Section 3: The duties of the Vice President shall be to do and perform all the duties of the President in the absence or inability of the President.

Section 4: The duties of the Secretary shall be to keep a permanent and complete record of all proceedings of each meeting of the Board of Directors and of the Association members and to keep the officers informed of all such proceedings whenever called upon, to call special meetings of the Board and of the Association members whenever required by the

Article III – Officers and Their Duties (Continued)

President or the Vice President or a majority of the Board, to keep a list of members of the Association and their addresses, and to do and perform all other duties that are usually and properly pertain to the office of Secretary. In the case of the failure, absence, inability or refusal of the Secretary to perform his duties, the President may appoint someone to act in his stead until the next meeting of the Board, and in such event the Secretary shall turn over to his successor in office all papers, records, books, and other property belonging to the Association.

Section 5: The duties of the Treasurer shall be to receive and deposit in such banks or bank as the Board may find time to time direct, all monies belonging to the Association; to keep a true and detailed account of all the monies received and paid out; to make a financial report in writing at each annual meeting of the Association members, and at any special meeting of the Association members whenever he may be requested to do so, and to make such report at any meeting of the Board whenever requested; turn over to his successor in office, all monies, records, papers, and other property then on hand belonging to the Association; and to do and perform all other duties that usually and properly pertain to the office of the Treasurer. An audit will be done each year by the Treasurer and one other Board member.

Section 6: The President and Vice President shall not receive any compensation for their services.

Article IV – Association Meetings

Section 1: The regular Annual meeting of the members of this Association herein called the Ässociation Meeting” shall be held on the second Thursday in November of each year, beginning in 1971, and as such place may be fixed by the Board of Directors and set out in the notice of the meeting, provided, however, that the Board shall have the right to fix any other time, either on or after the second Thursday in November of each Year by appropriate order entered on the minutes of the meeting of the Board of Directors as such time and place of meeting as fixed.

Special meeting of the members of the Association, may be held at any time on call of the Secretary, or the President or the Vice President.

Section 2: The members of the Association shall be notified by the Secretary, the President or the Vice President

by printed or written notice mailed to the last known address of the members at least ten days before the date of the regular meeting, stating the time and place of the meeting. Special meetings may be called in like manner after five days notice, but any such notice shall be considered as the notice required to be given; and notice need only be given to members appearing as such on the books of the Association.

Article IV – Association Meetings (continued)

Section 3: At any regular or special Association meeting, twenty-five members shall constitute a quorum for the transaction of business. And a majority vote of those present shall be necessary to elect or transact any other business.

If the meeting is not held at the time specified because of a lack of quorum or other cause, the meeting may be adjourned from day to day until a quorum can be had, or until a day certain.

Board of Director’s Meetings

Section 4: Regular meetings of the Board of Directors shall be held at such times and places as the Board may designate. Notice of the regular Board meetings shall be given to each Director.

Such meetings of the Board may be held at any time on call of the Secretary, President or the Vice President, by written notice mailed to the last known address of the Directors at least two days before the date of the meeting, stating the time, place and purpose of the meeting. The mailings of such notice may be served by anyone personally upon the Directors at least one day before any meeting.

Article V – Voting

Section 1: At all Association meetings each member shall have the right to vote in person or by

Article V – Voting (Continued)

proxy, but all proxies shall be in writing, shall be limited to the scope of the specific issues listed in the notice of such meeting and shall be filed with the Secretary before the meeting. Each member shall have but one vote. All votes shall be by ballot unless waivered by unanimous consent.

Section 2: No Director may vote by proxy at any Director’s meeting. No Director shall be permitted to vote at any Director’s meeting unless he is present at such meeting.

Article VI – Amendments

These By-Laws may be amended, altered, added to or repealed at any Association meeting by two-thirds vote of those present, if there is a quorum.

Article VII

The Bridlespur Homes Association consists of 261 single family homes that follow the Kansas City, MO City Codes to help keep property values and make residents want to live and stay in Bridlespur. Violation of City Codes may be reported by calling 311.

THE ASSOCIATION OBJECTIVES ARE to maintain high standards and appearance as a residential community and create a friendly atmosphere for our families. To enhance property values of our homes and make the area a desirable residential community.