

## **Summary of Bylaws Changes Approved During the Fall Meeting**

(Underlined text is an approved addition, strikethrough is an approved deletion, as approved 8/7/2010))

### **Section 2.2: Determination of Owner of Property**

In the absence of evidence to the contrary, it will be presumed that the owner of any given lot is the person or persons so listed on the tax records of the county of Livingston, Michigan. For the purpose of membership in the Corporation a holder of a land contract, rather than the legal title holder, shall be considered the owner of the property.

### **Section 2.4: New Membership Benefits**

1. Access to and use of Outlot A as shown on the Plat of Runyan Lake Point (the "Community Property"), also known as the upper and lower ballparks (the "Ballparks") in accordance with these by-laws. A special assessment in an amount to be determined by a two thirds vote of the dues paying Members of the Corporation ~~in good standing~~, but not less than \$10,000.00 per new parcel or lot, shall be paid to the Corporation by the new member to receive this benefit. The vote may be established during a regular or special meeting, or by affirmative response to a written notice provided to each Corporation member;

### **Section 3.4: Special Meetings**

Special meetings may be called at the direction of the President and shall be called by the President whenever requested by a majority of the Board of Directors or upon written request signed by not less than one third of the ~~current dues paying~~ members of the Corporation. The Secretary shall give at least ten (10) days written notice of the time, place, and purpose of the special meeting to all dues paying members.

### **Section 3.7: Vote Allocation.**

In compliance with Attorney General opinion 7320 each Member is permitted one (1) vote regardless of the number of lots owned or shares in the Corporation. ~~One vote shall be allowed per lot whether owned by one or more Members. A Member owning more than one lot shall be entitled to one vote per lot.~~

### **Section 3.8: Voting Eligibility.**

~~In order to vote a Member must have paid his or her annual dues and any special assessments for the current year and not be in arrears for any prior years.~~ Each joint tenant, tenant in common, tenant by the entireties, land contract vendee, and person who holds an undivided interest in fee, as well as each life tenant of property located within the Territory, is a "freeholder," and each such freeholder is eligible and shall be Members of the Corporation as set forth by Public Act 137 of 1929, and per Michigan Attorney General opinion #7230, and each Member is further granted the right to vote under the Act.

### **Section 4.9: Removal of a Board Member**

Any Board member may be removed by a two thirds vote of the ~~current dues paying~~ Members of the Corporation ~~in good standing~~. An affirmative vote may be established during a regular or special meeting, or by affirmative response to a written notice provided to each Corporation member.

### **Section 6.1: Assessment of Annual Dues**

All members of the Corporation as described in Article II Sections 2.1, 2.2, 2.3, and Addendum A shall be assessed Annual dues. All Corporation dues ~~and voting rights~~ shall be based upon tax identification numbers as maintained by Tyrone Township. ~~Only one vote and one billing for each identified Township tax lot identification shall be allowed.~~ If a Member owns multiple lots with multiple tax identification numbers they shall receive a billing ~~and have a voting privilege for each lot owned.~~ To maintain their voting rights every Member shall be and remain a Member of the Corporation in good standing. The Board of Directors shall declare that a Member is not a member in good standing because of past unpaid dues, fines, late charges, interest, legal fees and/or any other Corporation assessment(s) and a Member's ~~voting rights will~~ benefits and privileges, other than the right to vote, may be suspended until such past unpaid amounts are paid in full. Annual dues shall be utilized by the Corporation for the repair and maintenance of the roads, parks, drains, sanitation, common areas, Community Property, and other property of the Corporation, as well as other special needs of the Corporation as determined by the Board.

### **Section 6.5: Additional Assessments**

Additional special assessments may be levied against all properties within the Corporation to generate funds necessary to pay for capital improvements, repairs, or for any other purpose deemed necessary by obtaining a two-thirds majority vote of the ~~dues paying~~ members of the Corporation ~~in good standing~~ present during a regular or special meeting, or voting by proxy, provided a quorum is established. An affirmative vote may be established during a regular or special duly noticed meeting, or by affirmative response to a written notice provided to each Corporation member.

**Section 6.8: Fiscal Year**

The fiscal year of the Corporation shall be from ~~July~~ January 1st to December 31<sup>st</sup>. ~~June 30<sup>th</sup>~~.

**Article XI: Amendments**

Amendments, modifications, or general revision to these by-laws shall be adopted during a regular or special meeting of the membership by a two thirds majority vote of the ~~current dues paying~~ Members present, provided that a copy of such proposed amendments or changes shall have been mailed to the Members address of record at least twenty-one (21) days prior to the meeting at which such matters are to be voted upon. Amended by-laws shall become effective immediately upon affirmative vote of the membership of the Corporation.

**Article XVII: Revision Log**

- F. Amended sections 2.2, 2.4, 3.4, 3.7, 3.8, 4.9, 6.1, 6.5, and XI to comply with Michigan Attorney General opinion #7230. Revised 6.8 to match most recent federal filing. Amended addendum D to designate which trustees are up for election each year.