

**WILDCAT RANCH ASSOCIATION
BYLAWS
from actions of March 7, 1994 meeting**

1. Additional SARC requirements:

a. All service from the main Wildcat water lines for use by homeowners shall have a water meter of a type specified by SARC installed in a location specified by SARC.

b. At schematic design review, applicants shall be required to submit 8"X10" black and white photos with the proposed house and improvements superimposed at an accurate scale on the photos. The sites of the photos shall be designated by SARC at the planning meeting.

c. Any utility line location not buried within an approved driveway must be presented at schematic submission for approval. A detailed revegetation plan must be presented at the same time.

d. At onset of construction a road impact fee will be required equaling \$.70/square foot of gross floor area.

e. At schematic submission, exterior garbage storage via bearproof design must be presented for approval.

f. Restriction of construction activity on Sundays, and limitation of hours of construction from 7:00 am to 5:30 pm will be strictly enforced. Homeowners are required to notify their architects and contractors of the restrictions.

2. Rules instituted in association with our saddle horse operation,

a. all rides on communal horses need to be accompanied by a guide, and

b. because the Association must now operate as a commercial operation, there will be a \$10.00 charge per horse for riding.

3. Non-owner use of Wildcat Lake, trails or other common facilities, is restricted to either guests staying on Wildcat Ranch at the owner's house or other guests when accompanied by an owner.

**AMENDMENTS TO RESTATED BYLAWS
OF
WILDCAT RANCH ASSOCIATION**

Pursuant to Section 8.1, Amendments to Bylaws, the following amendments were duly adopted by the Members of Wildcat Ranch Association and shall, effective April 1, 1999 (the "Effective Date") constitute amendments to the Restated Bylaws of Wildcat Ranch Association (the "Bylaws") to wit:

1. From and after the Effective Date, the Bylaws shall be construed, interpreted and enforced as though Homestead 12 were not a part of Wildcat Ranch and the Owner of said Homestead 12 was not a member of the Association.

2. Section 2.1, Membership of the Bylaws is amended by deleting that part of the last sentence thereof which provides that "(i) Owners of Homestead 1 through 13 shall have Class "A" voting memberships" and inserting in place thereof". Owners of Homestead 1 through 11 and 13, and 14 shall have Class "A" voting memberships".

3. Section 2.3, Quorum of the Bylaws is amended by deleting the first sentence and inserting, in place thereof, the following: "As used in these Bylaws, the term "majority of Class "A" Members" shall mean eight (8) or more of the Owners of the Homesteads."

The undersigned, Secretary of Wildcat Ranch Association, does hereby certify that the above and foregoing Amendments to the Restated Bylaws of Wildcat Ranch Association were duly adopted on the Effective Date by the Members of the Association.



Secretary, Wildcat Ranch Association

**AMENDMENTS TO RESTATED BYLAWS
OF WILDCAT RANCH ASSOCIATION**

Pursuant to Section 8.1, Amendments to Bylaws, the following amendments were duly adopted by the Members of Wildcat Ranch Association and shall, effective January 1, 2006 (the "Effective Date") constitute amendments to the Restated Bylaws of Wildcat Ranch Association (the "Bylaws") to wit:

1. Section 3.3, Notices, of the Bylaws shall be amended in part by the addition of

the following language after the phrase "substitute for service of notice" at the end of Section 3.3: "Notwithstanding the foregoing, not less than ten (10) nor more than fifty (50) days in advance of any meeting of the Owners, the secretary or other officer specified in the Bylaws shall cause notice to be hand delivered or sent prepaid by United States mail to the mailing address of each Homestead or to any other mailing address designated in writing by the Homestead Owner. The notice shall state items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes, and any proposal to remove an officer or member of the Board of Directors. The notice of any meeting shall be physically posted in a conspicuous place, to the extent that such posting is feasible and practicable. If the Association possesses the technology to do so, the Association shall provide notice of all meetings of the Owners by e-mail to all Owners who request such electronic notification and provide the Association with their e-mail addresses. Any such e-mail notice shall be given not less than 24 hours before the date of the meeting."

2. Article III of the Bylaws is amended in part by the addition of a NEW SUBSECTION 3.8, which shall provide as follows:

- "3.8. Access to Meetings. All meetings of the Association and Board of Directors are

open to every Homestead Owner of the Association, or to any person designated by a Homestead Owner in writing as the Homestead Owner's representative, and all Homestead Owners or designated representatives so desiring shall be permitted to attend, listen, and speak at an appropriate time during the deliberations and proceedings; except that, for regular and special meetings of the Board, Homestead Owners who are not Board members may not participate in any deliberation or discussion unless expressly so authorized by a vote of the majority of a quorum of the Board. The Board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a Homestead Owner or a Homestead Owner's designated representative to speak before the Board takes formal action on an items under discussion, in addition to any other opportunities to speak. The Board shall provide for a reasonable number of persons to speak on each side of any issue."

3. In addition to the procedures outlined in the Bylaws for the election of directors, directors shall be elected in accordance with Section 3.6 of the Declaration.

4. Article IV of the Bylaws is amended in part by the addition of a NEW SUBSECTION 4.17, which shall provide as follows:

“4.17. Conflict of Interest. If any contract, decision, or other action taken by or on behalf of the Board would financially benefit any member of the Board or any person who is a parent, grandparent, spouse, child, or sibling of a member of the Board or a parent or spouse of any of those persons, that member of the Board shall declare a conflict of interest for that issue. The member shall declare the conflict in an open meeting, prior to any discussion or action on that issue. After making such declaration, the member may participate in the discussion but shall not vote on that issue. Any contract entered into in violation of this Section 4.17 is void and unenforceable.”

5. Section 10.3, Designation of Voting Representative - Proxy of the Bylaws is amended by the addition of the following language after the phrase “until such designation is made” at the end of Section 10.3: “Notwithstanding the foregoing, if a Homestead is owned by more than one person, each Owner of the Homestead may vote or register protest to the casting of votes by the other Owners of the Homestead through a duly executed proxy. A Homestead Owner may not revoke a proxy given pursuant to this section except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise provided in the proxy.”

6. Article XI of the Bylaws is amended in part by the addition of a NEW SUBSECTION 11.5, which shall provide as follows:

“11.5. Enforcement by Association. If any Homestead Owner fails to timely pay assessments or any money or sums due to the Association, or fails to comply with any provisions of the Bylaws, Declaration, Articles, or rules and regulations, the Association may require reimbursement for collection costs and reasonable attorneys fees and costs incurred as a result of such failure without the necessity of commencing a legal proceeding.”

The undersigned, Secretary of Wildcat Ranch Association, does hereby certify that the above and foregoing Amendments to the Restated Bylaws of Wildcat Ranch Association were duly adopted on the Effective Date by the Members of the Association.



Secretary, Wildcat Ranch Association