

Becky Coffield
P.O. Box 955
Sisters, OR. 97759

**FRYREAR RANCH HOMEOWNERS' ASSOCIATION
JANUARY 1998**

BYLAWS

**ARTICLE I
NAME AND LOCATION**

Section 1.01: Name

The name of this organization is the Fryrear Ranch Homeowners' Association

Section 1.02: Location

The association is located at Fryrear Ranch Road, Bend, Oregon, and shall include each lot in the Fryrear Ranch subdivision.

**ARTICLE II
PURPOSE AND OBJECTIVES**

Section 2.01: Purpose

The purpose of this organization is three fold: one, to obtain the parcel of land at the end of Fryrear Ranch Road which directly connects Fryrear Ranch Road to BLM land; two, road maintenance as determined by a majority vote of the constituents in Fryrear Ranch subdivision; three, enforcement of Fryrear Ranch subdivision's CC&R's.

Section 2.02: Objectives

The objectives of this organization are neighborhood maintenance according to CC&R's and protection of properties from violation of CC&R's.

**ARTICLE III
BOARD OF DIRECTORS/OFFICERS**

Section 3.01: General Powers

The association shall be managed by its Board of Directors/Officers, which shall have the powers and duties necessary or appropriate for the administration of the association's affairs, activities, and property.

Section 3.02: Number and Qualifications

The number of directors/officers shall be at least four (4), including the President, Vice-President, Secretary, and Treasurer. Members of the board of directors/officers must own property in the Fryrear Ranch subdivision and be full time residents in the subdivision during their term(s) as a member of the board of directors/officers.

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2003-57113



00194528200300571130040045

\$46.00

D-BY Cnt=1 Stn=2 TRACY
\$20.00 \$11.00 \$10.00 \$5.00

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Section 3.03: Terms of Office

Each director/officer shall be elected for a term of at least one year. Directors/Officers may be reelected yearly at the annual meeting of the homeowners. Directors/Officers may serve as many terms as they wish to be reelected for.

Section 3.04: Vacancies

A vacancy in any directorship/office shall be filled by appointment as needed by a majority vote of the remaining directors/officers to complete the mid-term vacancy.

**ARTICLE IV
MEETINGS**

Section 4.01: Schedule

The directors/officers shall meet on an as needed basis for any business which may arise for the association. There will be a minimum of one homeowners' meeting per calendar year which all homeowners are urged to attend. Additional meetings may be called at any time at the request of the directors/officers or homeowners.

Section 4.02: Notice

Notice of meetings shall be deemed delivered if sent via (a) regular United States mail, (b) facsimile, (c) electronic mail, (d) hand delivered, (e) phone notification. Meeting notices, whenever possible and practical, shall be delivered at least seven (7) days in advance of said meeting.

Section 4.03: Quorum

A majority of the homeowners shall constitute a quorum for the transaction of business at any homeowners' meeting.

Section 4.04: Voting

At any meeting in which a quorum of homeowners is present, a majority vote by those present will be the act of the association.

Section 4.05: Action by Directors/Officers Without a Meeting

Any action required or permitted to be taken by the directors/officers may be so done between regular homeowner meetings upon a vote of all directors/officers, taken over the telephone, by facsimile, by electronic mail, or hand delivered. These actions would be limited to the day-to-day small business operations of the association.

**ARTICLE V
FISCAL YEAR, RECORDS, AND INDEMNIFICATION**

Section 5.01: Fiscal year

The fiscal year of the association shall be from January 1 through December 31.

Section 5.02: Records

The association shall maintain adequate and correct books, records, and accounts of its business and meetings.

Section 5.03: Indemnification

The association shall indemnify to the fullest extent permitted any person who was or is a party or who is threatened to be made a party to any threatened, pending or completed action, suit, or proceeding, whether criminal, civil, administrative, or investigative, by reason to the fact that he or she is or was a director/officer of the Fryrear Ranch Homeowners Association Board, against expenses (including attorneys' fees) judgments, fines and amounts paid in settlement actually and reasonable incurred by him or her in connection with the action, suit or proceeding.

**ARTICLE VI
INSPECTION AND AMENDMENT OF BYLAWS**

Section 6.01: Inspection

The original or a copy of the Bylaws and any amendments thereto, certified by the Secretary, shall be open to inspection by the members and the directors/officers in the manner to the extent required by law.

Section 6.02 Amendment

The power to alter, amend or appeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors/Officers and may be exercised by the affirmative vote of the majority of the number of the Directors/Officers fixed by the Bylaws, or by the majority of a quorum of homeowners present at a meeting. Whenever an amendment or new Bylaw is adopted, it shall be recorded in the minutes of the meeting and incorporated into the original Bylaws in the appropriate place. If any Bylaw is repealed, the fact of repeal and the date on which the repeal occurred shall be stated in the minutes of the meeting and deleted from the original Bylaws.

APPROVED:

Secretary: Becky Cozfield Date 1/10/98

Becky Cozfield

8/20/03

STATE OF OREGON,

County of

Deschutes }

ss.

On 8.20.03

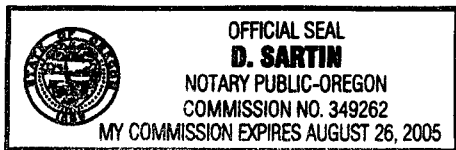
DATE

, before me personally appeared

Becky Coffield

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



[Signature]

Notary Public for Oregon

My commission expires

8.26.05