

BY-LAWS
OF
SAVANNAH COMMONS HOMEOWNERS ASSOCIATION

PURPOSE

These By-Laws are hereby made this 18th day of March, 2023, to further define the rights, duties and obligations of the Savannah Commons Homeowners Association, a not for profit corporation set up to act for the benefit of Savannah Commons Subdivision, a Subdivision, located in Johnson County, Missouri and to perform those duties as set forth in the Declaration of Covenants, Conditions, Restrictions of Savannah Commons as shown by the recorded plats thereof.

ARTICLE I
OFFICERS

Section 1. Officers: The Officers of the Corporation shall be a President, and a Secretary/Treasurer. All officers shall be elected annually by the Board of Directors, hereafter sometimes referred to as the Board. They shall take office immediately after election.

Section 2. The President: Subject to the direction of the Board of Directors, the President shall shall perform such other duties as from time to time may be assigned to him by the Board.

Section 3. The Secretary: The Secretary shall keep the minutes of all proceedings of the Board of Directors and all committees and the minutes of the members' meetings in books provided for that purpose; he shall have custody of the such books and papers as the Board may direct, and he shall in general perform all the duties incident to the office of Secretary, subject to the control of the Board of Directors and the President; and he shall also perform such other duties as may be assigned to him by the President or by the Board.

Section 4. The Treasurer: The Treasurer shall have the custody of all the receipts, disbursements, funds and securities of the corporation and shall perform all duties incident to the office of Treasurer, subject to the control of the Board of Directors and the President.

He shall perform such other duties as may from time to time be assigned to him by the Board or the President.

ARTICLE II **BOARD OF DIRECTORS**

Section 1. Number of Members: The business and affairs of this Corporation shall be managed by a Board of Directors (which has also been identified as the “Executive Board” in the Declaration of Easements, Covenants and Restriction for Savannah Commons recorded in Book 2022 at Page 203 in the office of the Recorder of Deeds for Johnson County, Missouri) which shall consist of three members. The members shall be elected at any meeting of members.

Section 2. Regular Meetings: The Board shall meet for the transaction of business at such place as may be designated from time to time.

Section 3. Special Meetings: Special Meetings of the Board of Directors may be called by the President or by two members of the Board for any time and place, provided reasonable notice of such meetings shall be given to each member of the Board before the time appointed for such meetings.

Section 4. Quorum: The Directors shall act only as a Board, and the individual Directors shall have no power as such. A majority of the Directors for the time being in office shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise provided by law.

Section 5. Order of Business: The Board of Directors may from time to time determine the order of business at its meeting.

Section 6. Chairman: At all meetings of the Board of Directors the President, or, in his absence, a chairman chosen by the Directors present shall preside.

Section 7. Terms of Members of the Board: The Board of Directors of the corporation shall serve for terms of two years each.

Section 8. Vacancies in Board: Whenever a vacancy in the membership of the Board

shall occur, the remaining members of the Board shall have the power, by a majority vote, to select a member of the Association to serve the unexpired term of the vacancy.

ARTICLE III **MEETINGS OF MEMBERS**

Section 1. Annual Meetings: There shall be an annual meeting of the members of the Corporation at such place as may be designated, on the third Tuesday in January of each year if not a legal holiday under the laws of the State of Missouri, and if a legal holiday then on the next succeeding business day, at such time and at such location as may be determined by the Board of Directors.

Section 2. Special Meetings: Special meetings of the members shall be held whenever called by the Board of Directors or by the holders of at least seven memberships. Notice of each special meeting, stating the time, place, and in general terms the purpose thereof, shall be sent by mail to the last known address of all members at least ten days prior to the meeting.

Section 3. Proxy: Except as provided hereafter, every member may cast one vote, either in person or by proxy, for each lot owned in fee simple by that particular member, solely or jointly, or by the corporation owning the lot or lots of which he is a stockholder and the member thereof.

Section 4. Quorum: The presence of not less than 20 percent of the members shall constitute a quorum at any annual meeting such as to allow for the transaction of any business to be conducted. If a quorum is not present at such annual meeting, the meeting will be adjourned for period of not more than 2 weeks from that date with notice to be resent to those members not in attendance at such annual meeting. No quorum will be required for any special meetings however, no change in assessments, these by-laws or any proposed change to the restrictive covenants of Savannah Commons may be made without the presence of not less than 20 percent of the members.

ARTICLE IV **MEMBERSHIPS**

Section 1. Qualifications and Admission: Only persons owning real property in Savannah Commons, or owning stock in a corporation owning real property in Savannah Commons, or who is a member or manager of a limited liability owning real property in

Savannah Commons, shall be eligible to become a member.

Where two or more persons are the joint owners of real property in Savannah Commons, only one shall become a member. Where two or more persons are stockholders in a corporation owning real property in such Subdivision, or if there are multiple members to an limited liability company, one, and only one, shall become a member.

Only members shall be entitled to vote. Each member shall have but one vote.

Whenever a member shall cease to own real property in Savannah Commons, or shall cease to own stock in a corporation, or shall cease to be a member in a limited liability company that owns real property in such Subdivision, such member shall automatically be dropped from the membership roll of the Association.

Section 2. Members: A member shall have no vested right, interest, or privilege of, in, or to the assets, functions, or affairs of the corporation, or any right, interest, or privilege which may be transferable or inheritable, or which shall continue after his membership ceases, or while he is not in good standing.

Section 3. Memberships Not Transferable: No membership may be sold, assigned, or transferred, voluntarily or by will or by operation of law.

Section 4. Termination of Membership: Whenever any member shall cease to have all of the qualifications necessary for admission to membership in the Association, then such membership shall terminate.

Section 5. Annual Dues: Every member shall be required to pay annual dues, the amount of which shall be determined by the Board of Directors and may be changed from year to year by the Board of Directors or by the members.

ARTICLE V **ASSESSMENTS AND MAINTENANCE CHARGES**

Section 1. The Homeowners Association shall set forth charges and assessments as provided for in the Declaration of Easements, Covenants and Restrictions of Savannah Commons currently of record with the Johnson County Recorder of Deeds.

Section 2. The Maintenance Fund may be used:

For improving, and maintaining common areas for general use of the owners and occupants of land included in such Subdivision;

For doing any other thing necessary or desirable, in the opinion of the Board of Directors of the Association, to keep the property neat and in good order, or which in the opinion of the Board of Directors may be of general benefit to the owners or occupants of the land included in such Subdivision.

Section 3. Savannah Commons Homeowners Association, shall have a lien on all the lots in Savannah Commons, to secure the payment of maintenance charges due and to become due, and the record owners of such lots shall be personally liable for all maintenance charges.

Upon demand, the Homeowners Association shall furnish to any owner or mortgagee or person interested a certificate showing the unpaid maintenance charges against any lot or lots.

The Homeowners Association, may, in its discretion, subordinate in writing, for limited periods of time, the liens of the Association against any lot or lots for the benefit or better security of a mortgage.

ARTICLE VI **NOTICE**

Section 1. Notice: Whenever, according to these By-laws, a notice shall be required to be given to any member or Director, it shall not be construed to mean personal notice, but such notice may be given in writing by depositing the same with the U.S. Postal Service in a postpaid sealed wrapper, addressed to such member or Director at his address as the same appears in either the books of the corporation or through records maintained by the Johnson County Assessor, and that time when such notice is mailed shall be deemed the time of the giving of such notice. Notice shall also be deemed valid when the same shall be delivered to a member or posted on the member's door.

Section 2. Waiver of Notice: Any notice required to be given by these Bylaws may be waived by the person entitled thereto.

ARTICLE VII **FISCAL YEAR**

Section 1. The fiscal year of the Corporation shall begin on the 1st day of January, and terminate on the 31st day of December of each year.

Adopted on this 18th day of March, 2023 by a majority of the owners of lots of SAVANNAH COMMONS SUBDIVISION as set forth hereafter or by proxy attached hereto..

_____ Lot: _____

_____ Lot: _____

_____ Lot: _____

_____ Lot: _____

_____ Lot: _____

_____ Lot: _____

_____ Lot: _____