

BY - LAWS	
OF	
FARMINGTON GREEN NORTH HOMEOWNERS ASSOCIATION, INC.	
<i>(now commonly known as Country Oaks)</i>	
ARTICLE I	
NAME AND LOCATION	
The name of the corporation is FARMINGTON GREEN NORTH HOMEOWNERS ASSOCIATION, INC.,	
hereinafter referred to as the "Association", the principal office of the corporation shall be located at	
Suite 209 - 26211 Central Park Blvd., Southfield, Michigan 48076	
but meetings of members and directors may be held at such places within the State of Michigan,	
County of Oakland, as may be designated by the Board of Directors.	
ARTICLE II	
DEFINITIONS	
Section 1. "Association" shall mean and refer to FARMINGTON GREEN NORTH	
HOMEOWNERS ASSOCIATION, INC., its successors and assigns.	
Section 2. "Properties" shall mean and refer to that certain real property	
described in the Declaration of Covenants, Conditions and Restriction, and such	
additions thereto as may hereafter be brought within the jurisdiction of the Association.	
Section 3. "Common Area" shall mean all real property owned by the Association	
for the common use and enjoyment of the Owners.	
Section 4. "Lot" shall mean and refer to any plot of land shown upon any	
recorded subdivision map of the Properties with the exception of the Common Area.	
Section 5. "Owner" shall mean and refer to the record owner, whether one or	
more persons or entities, of the fee simple title to any Lot which is a part of the	
Properties, including contract sellers, but excluding those having such interest	
merely as security for the performance of an obligation.	

<p>Section 6. "Declarant" shall mean and refer to Frank J Winton, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.</p>	
<p>Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Register of Deeds, Oakland County, Michigan.</p>	
<p>Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.</p>	
<p>ARTICLE III</p> <p>MEETING OF MEMBERS</p>	
<p>Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:30 o'clock, P.M. If the day of the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.</p>	
<p>Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.</p>	
<p>Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.</p>	

<p>Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.</p>	
<p>Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot. Each member or his proxy shall be entitled to the number of votes set forth in Article XIV of these By-Laws.</p>	
<p style="text-align: center;">ARTICLE IV</p> <p style="text-align: center;">BOARD OF DIRECTORS: SELECTION: TERMS OF OFFICE</p>	
<p>Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.</p>	
<p>Section 2. Terms of Office. At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.</p>	
<p>Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.</p>	
<p>Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.</p>	

<p>Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.</p>	
<p style="text-align: center;">ARTICLE V NOMINATION AND ELECTION OF DIRECTORS</p>	
<p>Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non members.</p>	
<p>Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration and Articles of Incorporation. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.</p>	
<p style="text-align: center;">ARTICLE VI MEETINGS OF DIRECTORS</p>	
<p>Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal</p>	

holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.	
Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.	
Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.	
ARTICLE VII	
POWERS AND DUTIES OF THE BOARD OF DIRECTORS	
Section 1. Powers. The Board of Directors shall have the power to:	
(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;	
(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;	
(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;	
(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and	
(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties	

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

**ARTICLE VIII
OFFICERS AND THEIR DUTIES**

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.	
Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.	
Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.	
Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.	
Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.	
Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.	
Section 8. Duties. The duties of the officers are as follows:	
President	
(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes of the Association. The president shall prepare and submit to the members at each annual meeting and annual report of the affairs of the Association.	
Vice President	
(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.	
Secretary	
(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the	

Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal;	
serve notice of meetings of the Board and of the members; keep appropriate current records showing the members	
of the Association together with their addresses, and shall perform such other duties as required by the Board.	
Treasurer	
(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association	
and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and	
promissory notes of the Association; keep proper books of account; require that the officers shall be bonded	
against theft, embezzlement and other wrongful acts, and shall prepare an annual budget and a statement of income	
and expenditures to be presented to the membership at its regular annual meeting, and deliver a cop of each to the	
members.	
ARTICLE IX	
COMITTEES	
The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a	
Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other	
committees as deemed appropriate in carrying out its purpose.	
ARTICLE X	
BOOKS AND RECORDS	
The books, records and papers of the Association shall at all times, during reasonable business hour, be	
subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the	
Association shall be available for inspection by any member at the principal office of the Association, where copies	
may be purchased at reasonable cost. The books and records of the Association shall be maintained in accordance	
with generally accepted accounting principles.	
ARTICLE XI	
ASSESSMENTS	
As more fully provided in the Declaration, each member is obligated to pay to the Association annual and	
special assessments which are secured by a continuing lien upon the property against which the assessment is made.	

Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 7 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.	
ARTICLE XII	
CORPORATE SEAL	
The Association shall have a seal in circular form having within its circumference the words: FARMINGTON GREEN NORTH HOMEOWNERS ASSOCIATION, INC – MICHIGAN – NONPROFIT	
ARTICLE XIII	
AMENDMENTS	
Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a seventy-five (75) percent majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or Veterans Administration shall have the right to veto amendments while there is Class B membership.	
Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in case of any conflict between the Declaration and these By-Laws, the Declaration shall control.	
ARTICLE XIV	
MISCELLANEOUS	
The fiscal year of the Association shall begin on the first day of January and end on the thirty first day of December of every year, except that the first fiscal year shall begin on the date of incorporation.	
ARTICLE XV	
MEMBERSHIP AND VOTING RIGHTS	

<p>Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.</p>	
<p>Section 2. The Association shall have two classes of voting membership organized on a non-stock basis:</p>	
<p>Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.</p>	
<p>Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:</p>	
<p>(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or</p>	
<p>(b) on December 31, 1984</p>	
<p style="text-align: center;">ARTICLE XVI VOTING LIMITATIONS</p>	
<p>(a) Suspension of Voting Rights. If any Owner, his family, or any licensee, lessee or invitee violates the Subdivision Rules once adopted by the Board after Notice and Hearing, the Board may suspend the right of such person to vote his membership interest, under such conditions as the Board may specify, for a period not to exceed thirty (30) days for each violation. Before invoking any such suspension of voting right, the Board shall give such person Notice and Hearing.</p>	
<p>(b) Limitation of Amendment. The provisions of these Articles shall not be amended without The approval of seventy-five percent (75%) of the Members, plus (until completion of the Subdivision Development) the written consent thereto of Declarant.</p>	
<p>(c) Additional Voting Requirements. Prior to the completion of the Subdivision Development, any reduction in the amount of regular annual assessments (exclusive of special assessments, if any) levied in any year upon the owner of each lot in the subdivision under fifty dollars (\$50.00) per owner,</p>	

shall require the consent of Declarant in addition to any other vote, consent or approval required.	
---	--