

FAIRWAY ESTATES CONDOMINIUM ASSOCIATION

CORPORATE BYLAWS

109221393

ARTICLE I

ADOPTION OF CONDOMINIUM BYLAWS

The Bylaws of Fairway Estates Condominium Association (hereinafter known as the Condominium Bylaws) as attached to the Master Deed and recorded in Liber \_\_\_\_\_, Page \_\_\_\_\_, Oakland County Records, are hereby incorporated by reference and adopted in their entirety as a part of the Bylaws of this Corporation.

ARTICLE II

MEETINGS

Section 1. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Voting shall be as provided in the Condominium Bylaws. Meetings of the Association shall be conducted in accordance with Sturgis' Code of Parliamentary Procedure, Roberts Rules of Order, or some other generally recognized manual of parliamentary procedure when not otherwise in conflict with the Articles of Incorporation, the Bylaws of the Corporation, the Condominium Master Deed, or the law of the State of Michigan.

Section 2. The first annual meeting of members of the Corporation shall be held in accordance with Article I, Section 7 of the Condominium Bylaws. The date, time, and place of the First Annual Meeting shall be set by the Board of Directors; and at least fifteen (15) days' written notice thereof shall be given to each Co-owner. Thereafter, the annual meetings of members of the Association shall be held on the third Tuesday of September each succeeding year at such time and place as shall be determined by the Board of Directors. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article III of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Corporation as may properly come before them.

Section 3. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution

of the Board of Directors or upon a petition signed by one third (1/3) of the Co-owners presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each Co-owner of record, at least ten (10) days but not more than thirty (30) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with the Association by Article I, Section 2(e) of the Condominium Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association shall be deemed due notice.

Section 5. If any meeting of owners cannot be held because a quorum is not in attendance, the owners who are present may adjourn the meeting to a time not less than twenty-four (24) hours from the time the original meeting was called.

### ARTICLE III

#### BOARD OF DIRECTORS

Section 1. The affairs of the Corporation shall be governed by a Board of Directors all of whom must be members of the Corporation or officers, partners, trustees, employees, or agents of members of the corporation except for the first Board of Directors designated in the Articles of Incorporation of the Association. Directors shall serve without compensation.

Section 2. The first Board of Directors designated in the Articles of Incorporation shall be composed of three persons, and such first Board of Directors shall manage the affairs of the Corporation until a successor Board of Directors is elected at the first meeting of members of the Corporation convened at the time required by Article II, Section 2 of these Bylaws. At the first meeting of members of the Corporation, five directors shall be elected for an annual term of one year. At each annual meeting of the Corporation held thereafter, five directors shall be elected. The term of office (except for the original Board of Directors) of each director shall be one year. The directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. The Board of Directors shall have the powers and duties set forth in the Condominium Bylaws.

Section 4. Vacancies in the Board of Directors (including the first Board of Directors named in the Articles of Incorporation) caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next Annual Meeting of the Association. Prior to the first Annual Meeting of Members, the Developer may remove and replace any or all of the directors from time to time at its sole discretion.

Section 5. At any regular or special meeting of the Association duly called, any one or more of the directors may be removed with or without cause by a majority of the Co-owners, and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the Co-Owners shall be given an opportunity to be heard at the meeting.

Section 6. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 7. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, by mail, telephone, or telegraph, at least ten (10) days prior to the date named for such meeting.

Section 8. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each director, given personally, by mail, telephone, or telegraph, which notice shall state the time, place, and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of one director.

Section 9. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such

meeting; and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meetings of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for purposes of determining a quorum.

Section 11. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

#### ARTICLE IV

##### OFFICERS

Section 1. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, Secretary, and a Treasurer. The directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two offices except that of President and Vice President may be held by one person.

Section 2. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors or at any special meeting of the Board called for such purpose.

LIBR 109226397

Section 4. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all ~~of the general powers and duties which are usually vested in the~~ office of the President of an association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

Section 5. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 6. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of the Secretary.

Section 7. The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 8. The officers shall have such other duties, powers, and responsibilities as shall, from time to time, be authorized by the Board of Directors.

#### ARTICLE V

##### SEAL

Section 1. The Corporation shall have a seal which shall have inscribed thereon the name of the Corporation, the words "Corporate Seal," and "Michigan."

# ARTICLE VI

## FINANCE

Section 1. The finances of the Corporation shall be handled in accordance with the Condominium Bylaws.

Section 2. The fiscal year of the Corporation shall be an annual period commencing on such date as may be initially determined by the directors. The commencement date of the fiscal year shall be subject to change by the directors for accounting reasons or other good cause.

Section 3. The funds of the Corporation shall be deposited in such bank as may be designated by the directors and shall be withdrawn only upon the check or order of such officers, employees, or agents as are designated by resolution of the Board of Directors from time to time.

# ARTICLE VII

## AMENDMENTS

Section 1. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the directors or by one third (1/3) or more in number of the members or by instrument in writing signed by them.

Section 2. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Association Bylaws.

Section 3. These Bylaws may be amended by the Association at any regular annual meeting or a special meeting called for such purpose, by an affirmative vote of not less than sixty percent (60%) of all Co-owners.

Section 4. Prior to the first Annual Meeting of members, these Bylaws may be amended by the first Board of Directors upon proposal of amendments by developer without approval from any person to make such amendments as shall not increase or decrease the benefits or obligations, or materially affect the rights of any member of the Association.

Section 5. A copy of each amendment to the Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

## ARTICLE VIII

## COMPLIANCE

Section 1. These Bylaws are set forth to comply with the requirements of Act No. 327 of the Public Acts of Michigan of 1931, as amended, Act No. 59 of the Public Acts of Michigan of 1976, as amended, and with the duly recorded Master Deed of the Condominium and Exhibits A and B attached thereto. In case any of these Bylaws conflict with the provisions of said statute or with the provisions of said Master Deed or the Exhibits thereto, the provisions of the statute and said Master Deed shall be controlling.

ENGINEER & SURVEYOR  
NEFT ENGINEERING INC  
3052 SO MAIN ST  
CLARKSTON, MI 48016

OAKLAND COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. 6612  
EXHIBIT B TO THE MASTER DEED OF  
FAIRWAY ESTATES CONDOMINIUMS  
WATERFORD TWP., OAKLAND CO., MICHIGAN

## PROPERTY DESCRIPTION

[illegible]

## DEVELOPER

FARMAY ESTATES CONDOMINIUM  
CORPORATION  
3532 WOOD COURT  
PORTLAND, OREGON 97204

SHEET INDEX

1. INITIAL DESCRIPTION
2. SURVEILLANCE PLAN
3. URGENT PLAN
4. BACKUP & REPLY PLAN
5. MONITOR PLAN
6. RECOVERY PLAN

PROCSEL 5-1-197



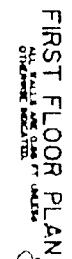
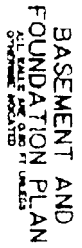
100-17446







NO. 11;  
PROVED PARADET BALLS  
FUELS 11, 12, 13, 14  
15, 16 AND 17.  
UPPER 1, 2, 3, 4, 5, 6, 7, 8, 9, 10  
AND 11.



NOTED JETS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
ARE A JETSON JET.  
ALL OF THE ARE APPROX.  
125 JETSON JET.

PROPOSED 5-2-67



UNIT  
FLOOR PLANS  
FARMER ESTATES  
CONDOMINIUMS

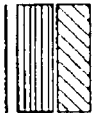
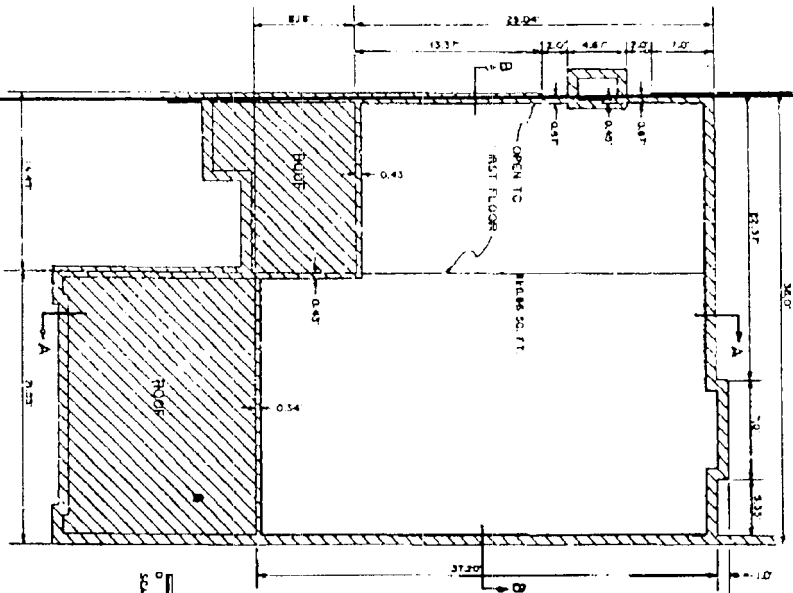
ALL DATA PLotted AND CAlculated  
ARE AT 100% RATING TO EACH  
OTHER EXCEPT WARM MOTION

LIBER 16922-404

# SECOND FLOOR PLAN

ALL WALLS ARE 0.10 FT THICK  
DIMENSIONS ARE IN FEET

NOTE: SEE BUILDING & ZONING CODES

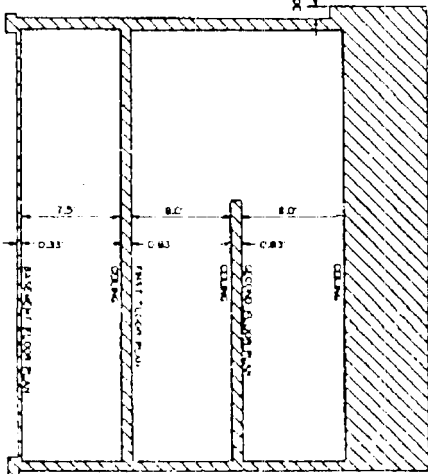


ROOF  
OPEN TO 1ST FLOOR

ALL WALLS, FLOORS AND CEILINGS  
SHOWN EXCEPT WHERE NOTED

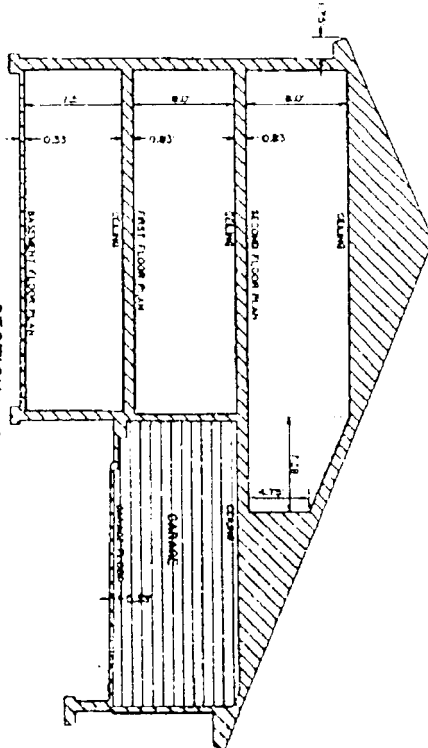
PROPOSED 2-10-22

## SECTION B-B



NO.	UNIT	FLOOR	ELEV.
1	1	1st	104.0
2	2	2nd	104.0
3	3	3rd	104.0
4	4	4th	104.0
5	5	5th	104.0
6	6	6th	104.0
7	7	7th	104.0
8	8	8th	104.0
9	9	9th	104.0
10	10	10th	104.0
11	11	11th	104.0
12	12	12th	104.0
13	13	13th	104.0
14	14	14th	104.0
15	15	15th	104.0

## SECTION A-A

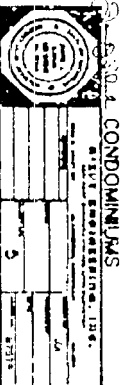


# SECOND FLOOR PLAN & CROSS-SECTIONS

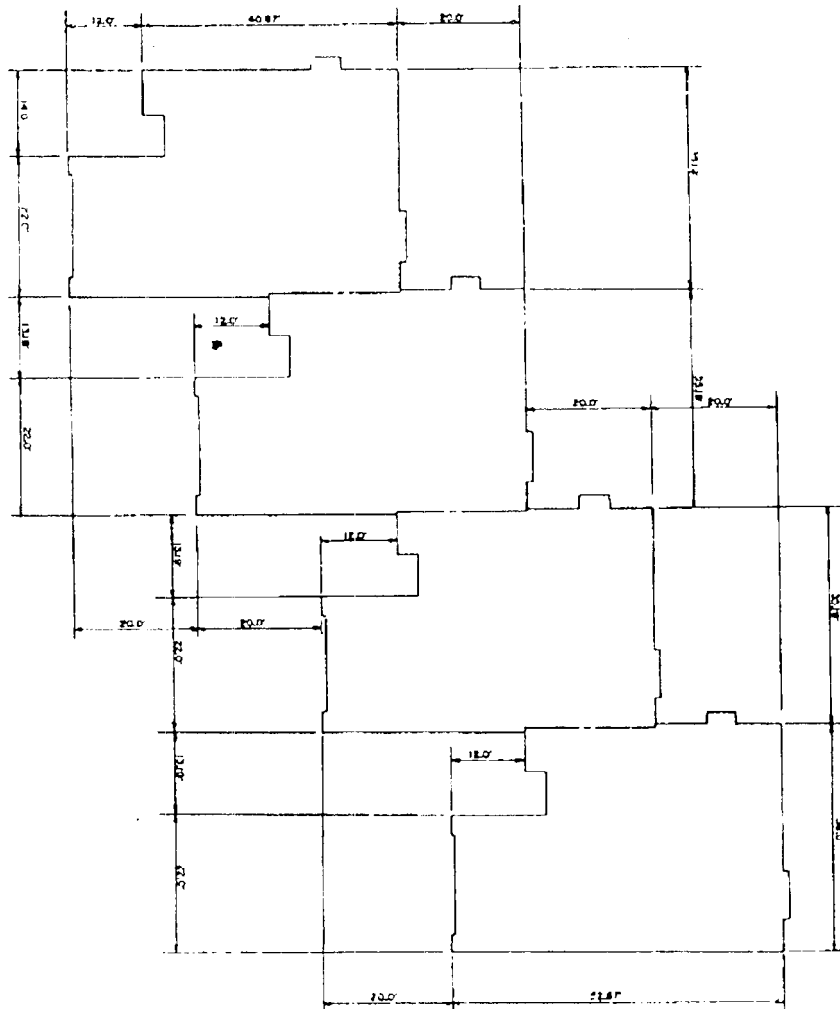
FAIRVIEW ESTATES

NO. 10-10-22

PROPOSED 2-10-22



LIBER 10922 PG 405



0 5 10 15 20 25 30  
FOOT - 1"=10'

PROPOSED 3.4.02

NOTE: BUILDING NO. 3  
IS A LARGER BUILDING  
BETWEEN 1, 2 AND 4.



DATE	3.4.02
BY	6
CHECKED	
DATE	6/2/02

PERIMETER PLAN  
FARVIEW ESTATES  
SUBDIVISION