

THE PADDOCKS AT FORT SANDERS HOMEOWNERS ASSOCIATION

BY-LAWS (As Adopted on November 6, 2022)

ARTICLE I Name and Location

The name of the corporation is THE PADDOCKS AT FORT SANDERS HOMEOWNERS ASSOCIATION (hereinafter referred to as the "Association"). The principal correspondence address of the corporation shall be P.O. Box 2268, Laramie, Wyoming 82073-2268. The meetings of Members and Directors (as hereinafter defined) may be held at such places within Albany County, Wyoming, as may be designated by the Board of Directors.

ARTICLE II Definitions

Terms used herein shall be and are defined as set forth in the Declarations recorded among the Land Records of Albany County and general restrictive covenants at "THE PADDOCKS AT FORT SANDERS" subdivision (hereinafter collectively referred to as the "Declaration").

Additionally, the following terms and definitions are further set forth herein:

1. Assessed Vote. When used herein, an "Assessed Vote" shall mean a vote appurtenant to a lot that has been factored by a multiple of Albany County's prior year tax assessment for the lot, divided by the least amount of property tax paid for any lot within the Subdivision. For example, if the total 2021 tax assessed for Lot 1 is \$3,680.36 and the tax assessed for Lot 13 that same year is \$294.56, which happens to also be the lowest property tax owed on any lot in the Subdivision for 2021, the Assessed Vote for Lot 1 is "12.5" and for Lot 13 is "1.0".
2. Common Areas. When used herein, "Common Areas" shall mean trails, parks, roads and streets, and any space, structure, asset or parcel of land in common use by Members within and throughout the Subdivision.
3. Declaration of Maintenance Obligations For Common Areas. When used herein, "Declaration of Maintenance Obligations For Common Areas" shall refer to the article by the same title recorded among the Land Records of Albany County, Wyoming, for "The Paddocks at Fort Sanders" subdivision. This article memorializes the agreement between the Association and The Paddocks Improvement District on matters concerning the ongoing maintenance of common use improvements, including roads, gates, mailboxes, trails and parks.
4. Lot Owner vs. Resident Owner.
 - (a) When used herein, "Lot Owner" shall mean and refer to record owners, whether one or more persons or entities owning fee simple title any lot in the Subdivision as recorded in the land records of Albany County, Wyoming. Each Lot Owner has at least a minimum of one (1) Assessed Vote appurtenant to each lot for which the Owner possesses title.

(b) When used herein, "Resident Owner" shall define a special class of members, pursuant to WYO.STAT. §17-19-610 – Differences in Rights and Obligations of Members, who have improved their Lot(s) with a structure serving as either the Owner's principal residence or for which the Resident Owner is responsible for a property tax assessed by Albany County comensurate with an improved lot as opposed to a vacant lot.

5. Nuisance. When used herein, "nuisance" shall mean any noxious or offensive activity or object, in violation of the Declaration, rules and regulations, or is upsetting to a Resident, that is repeatedly attributable to any individual or persons and wherein the Resident seeks relief and remedy from the Board in writing.

ARTICLE III Membership and Membership Rights

Section 1. Membership.

(a) Every individual or entity who is a Lot Owner, as defined in the Declarations, or who holds an undivided, common or joint interest in any Lot, including contract sellers but specifically excluding contract purchasers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. Rights of Membership.

(a) The rights of membership are subject to payment of standard and special assessments levied by the Association. The obligation of such assessments is imposed against each Owner of, and becomes a lien upon, the Lot against which such assessments are made as provided in the Declaration. The voting rights of any Member may be suspended by action of the Board: (i) during the period when the Member's assessments remain unpaid but, upon payment of such assessment, the Member's voting rights shall be automatically restored; (ii) while the Member is otherwise not in Good Standing based on his/her adjudged violations of the Covenants and these bylaws.

(b) Until such time as all Owners are Resident Owners, all votes of members shall be weighed by a factor determined from the relative amount of assessed property tax Albany County assigns to each lot against the lowest tax assessment on any lot, other than an outlot, in the entire Subdivision.

Section 3. Vote of Member.

(a) A vote shall be an Assessed Vote as defined herein until such time as all Owners are Resident Owners; thereafter, all Resident Owners shall each have one vote.

ARTICLE IV Meeting of Members

- Section 1. Annual Meeting. The Annual Meeting shall be held in the early Fall of every year, and by no later than the first day of the month of October.

- Section 2. Special Meetings. Special meetings of the Members (“Special Meetings”) may be called at any time by the President of the Association or by a majority of the Board of Directors, or upon written request of twenty percent (20 %) of the Members.
- Section 3. Notice of Meetings. Notice of any meetings shall be given to the Members by the Secretary of the Association. Notice may be given to the Member either (i) personally, (ii) by sending a copy of the notice through the mail, postage prepaid, to the address of the Member appearing on the books of the Association, or (iii) by sending a copy of the notice via email to the email address of the Member appearing on the books of the Association, and (iv) posted on the Residents section of the Association website at least fifteen (15) days in advance of the meeting. Each Member shall provide the Secretary with the Member's address and email, and notices of meetings shall be mailed to the Member at such address. Notice of any meeting shall be mailed at least fifteen (15) days but not more than thirty (30) days in advance of the meeting. All notices shall set forth in general the nature of the business to be transacted.
- Section 4. Place of Meeting. All meetings of the Members shall be held in Albany County, Wyoming, within ten miles of THE PADDOCKS AT FORT SANDERS subdivision at the place designated in the notice.
- Section 5. Quorum.
- (a) The presence at any meeting of Members or of proxies constituting twenty-five percent (25%) of all Members shall constitute a quorum for the transaction of business 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 entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.
- (b) Notwithstanding the foregoing, if a quorum for the originally scheduled meeting of the Members is not present, a Minimum Quorum Meeting of the Members may be called for the same purposes that the originally scheduled meeting was called for if:
- i. the notice of the originally scheduled meeting stated that the procedure authorized by this subsection 5(b) might be invoked, and
 - ii. by majority vote the Members present in person or by proxy at the originally scheduled meeting call for the Minimum Quorum Meeting.
 - iii. Fifteen (15) days’ notice of any Minimum Quorum Meeting shall be given to all Members by written notice mailed or emailed to the address of the Member appearing on the books of the Association. Such notice shall contain the quorum requirements set forth below.
 - iv. At the meeting of the Members called pursuant to this subsection 5(b), the Members present in person or by proxy shall constitute a quorum.
- (c) Except as otherwise set forth in the Articles of Incorporation, the Declaration or elsewhere herein, the approval of a simple majority of the votes cast in person or by proxy at any meeting at which a quorum is present shall be required for the approval of any measure before the Association. Notwithstanding the foregoing, the number of votes required for an amendment to the Articles of Incorporation, the Declaration, and

these By-Laws shall be based on all votes held by Members and not the number of votes of members present in person or by proxy at any meeting at which there is a quorum.

- Section 6. 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 and shall be revocable at will. Any proxy granted by a Member who has conveyed the Lot to which that Member's proxy vote is appurtenant shall be of no effect for any purpose whatsoever.
- Section 7. Votes and Voting. All voting by Members shall be based on a count of eligible votes submitted, where each Lot Owner has at minimum one vote per lot. Notwithstanding the exceptions pertaining to votes cast for the sole purpose of amending the Declaration, Articles of Incorporation, and By-Laws, when requirements for quorum are satisfied, all voting and approvals shall be by simple majority of those eligible votes present.
- Section 8. Vote Tally and Counting. Unless stated otherwise prior to voting, all tallies shall be based on a count of eligible Assessed Votes corresponding to each Owner.

ARTICLE V Board of Directors

- Section 1. Composition and Term of Service. The Board of Directors (the "Board") shall consist of three (3) directors. All directors shall serve a two-year term.
- Section 2. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members.
- Section 3. Vacancies. A vacancy in a directorship shall be filled by the remainder of the Board of Directors. A Director appointed by the Board to fill any vacancy shall hold office until a successor is elected by the Members, who may make such election at any meeting of the Members.
- Section 4. Compensation. No Director shall receive compensation for any service rendered to the Association as a Director. However, any Director may be reimbursed for actual expenses incurred by the Director in the performance of the Director's duties and may receive reasonable compensation for services performed for the Association other than as a Director.
- 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.

ARTICLE VI
Nomination and Election of Directors

- Section 1. Nomination. Nomination for election to the Board shall be made from the floor of any meeting at which an election to the Board shall be held or notice of such action has been made.
- Section 2. Election. Election to the Board shall be by secret ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled and eligible to exercise under the provisions of the Declaration and these By-Laws. The persons receiving the largest number of votes shall be elected.

ARTICLE VII
Meeting of Directors

- Section 1. Regular Meetings. Regular meetings of the Board shall be held quarterly without notice to the Members such place and hour, as at may be fixed from time to time by the Board.
- Section 2. Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by any two (2) 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. Notwithstanding the foregoing, a sole remaining Director shall constitute a quorum for the purpose of exercising the powers of the Board pursuant to Article 8, Section l(d) and Section l(h) of these By-Laws.

ARTICLE VIII
Powers and Duties of the Board of Directors

- Section 1. Powers. The Board of Directors shall have power to:
- (a) adopt and publish rules and regulations, and ensure all records on file with Albany County are current and up-to-date;
 - (b) suspend the voting rights of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Voting rights may also be suspended, after notice and hearing, for a period not to exceed thirty (30) days for infraction of published rules and regulations;
 - (c) exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the Members or officers by other provisions of these By-Laws, or 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 after notice from three (3) consecutive regular meetings of the Board;
 - (e) employ and remove at pleasure a manager, an independent contractor, or other employees of the Association as the Board deems necessary, and to prescribe the duties

and fix the compensation of such manager, independent contractors and employees. Nothing contained in these By-Laws shall be construed to prohibit the employment of any Member, Director or officer of the Association in any capacity whatsoever;

(f) to call Special Meetings whenever it deems necessary, and it shall call a Special Meeting at any time upon written request of Members who are entitled to vote one-fourth (1/4) of all the votes held by Members;

(g) cause the Association Common Areas to be maintained in accordance with the Declaration of Maintenance Obligations For Common Areas to be recorded among the Land Records of Albany County for "The Paddocks at Fort Sanders" subdivision;

(h) fill any vacancy on the Board or of any officer of the Association by appointment;

(i) carry out those functions assigned to it relating to the administration and enforcement of restrictive covenants and/or architectural controls as set forth in the Declarations;

(j) establish fees, fines, and to foreclose the liens on any lot and lot owner, after sufficient notice and process, for failure to pay dues, assessments, levies, fees or fines.

Section 2. Duties. It shall be the duties 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, or at any Special Meeting when such meeting is requested in writing by Members who are entitled to vote one-fourth (1/4) of all the votes held by Members;

(b) supervise all officers, agents, and employees of the 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 standard assessment against each Lot, all in accordance with the Declaration of Maintenance Obligations For Common Areas to be recorded among the Land Records of Albany County, and to provide for payment thereof;

(2) collect all assessments authorized by the Association or the Declarations; and

(3) at its sole discretion, may place and/or foreclose a lien against any Lot for which assessments are not paid within ninety (90) days after due date, and/or bring an action at law against the Owner personally obligated to pay the same or take whatever other action is necessary and appropriate to collect the assessment.

(d) fix the amount of the annual budget in accordance with Article 9 of these By-Laws;

(e) issue, or cause an appropriate officer to issue, upon demand by any Owner, a certificate setting forth whether or not an assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates; and

(f) procure and maintain adequate liability and hazard insurance, as necessary and appropriate.

ARTICLE IX
Adoption of Annual Budget

- Section 1. General Provisions. The Board of Directors shall establish and adopt an Annual Budget in accordance to the following:
- (a) The annual budget of the Association shall be adopted by the Board for each fiscal year.
 - (b) The annual budget shall not exceed the total revenue expected to be received by the Association for that fiscal year through the payment by Owners of standard and special assessments levied by the Association against Lots and Owners as provided in the Declarations, Articles and By-Laws.
 - (c) The annual budget may provide for the maintenance of a reserve fund for future known and unknown expenditures.
- Section 2. Special Provisions. When an improvement, measure or service proposed in the budget by the Board will benefit specific portions of the Association's or Subdivision's members to a greater extent than other portions, the improvement may be financed with an assessment against those members constituting the specific portions specially benefited upon a frontage, zone or other equitable basis, in accordance with benefits.
- Section 3. Appeal. Members may petition to revise the Annual Budget upon no less than ten percent (10%) of the eligible assessed votes, and this petition is served in writing to the Board. The Board shall call a Special Meeting of the membership within ten (10) days of service to hear the appeal and hold a vote of the Directors to determine the outcome of the appeal.

ARTICLE X
Officers and Their Duties

- Section 1. Enumeration of Officers. The officers of this Association shall be a President, a Secretary, and a Treasurer, each who shall at all times also be Directors on the Board; 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 following each Annual Meeting.
- Section 3. Term. The officers of this Association shall be elected annually by the Board and shall hold office for one (1) year unless such officer shall sooner resign, or shall be removed, or is 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 by giving written notice to the Board. 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 replaced.

Section 7. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Members and of the Board; shall see that orders and resolutions of the Board are carried out; shall convene, or appoint an officer to convene hearings of Member complaints of alleged nuisances and/or violations of the Articles of Incorporation, Declarations, Covenants and Restrictions, By-Laws, and any rules or regulations governing the Association and its Members; shall sign along with one (1) other officer all written instruments other than checks. The President, or the Treasurer, shall sign all checks.

Secretary

(b) 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; serve any notice required to be given by the Association, by the Declarations, the Articles of Incorporation, or these By-Laws; keep appropriate current records showing the Members of the Association together with their addresses, other contact information, their current eligibility to vote; and shall perform such duties as required by the Board.

Treasurer

(c) 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; provided, however, that a resolution of the Board shall not be necessary for disbursement made in the ordinary course of business conducted within the limits of the annual budget adopted by the Board; prepare an annual operating budget; keep proper books of accounts; keep and update a record of Members eligible to vote; keep and update a record of Assessed Votes corresponding to each Member; if mandated by the Board, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year, and if same shall be requested in writing by Members who are entitled to vote one-fourth (1/4) of all the votes held by Members; and prepare an annual report of income and expenditures to be presented to the Board and to the membership at the Annual Meeting. A copy of the annual report and audit, if prepared, shall be delivered by the Treasurer to the Members at least ten (10) days prior to the Annual Meeting.

ARTICLE XI
Committees

Section 1. Architectural Review Committee. There is hereby established an Architectural Review Committee for the purpose of exercising the powers and carrying out the responsibilities delegated to it under the Declarations.

- (a) All Members requesting approval of plans by the Committee must submit their petition in writing including detailed plans and no petition is considered complete unless copies are provided to both the Committee and the Board;
- (b) Any member of the Association may request to review a petition involving an adjacent lot or any lot wherein proposed improvements may impact that member's enjoyment or perceived property value;
- (c) All decisions made by the Architectural Review Committee shall be in writing and served immediately to both the petitioner and the Board to be entered into the records of the Association;
- (d) The Committee shall complete its review and decision for each petition by no later than twenty-five (25) days from the date the petition is submitted; failure to do so does not constitute an automatic approval and the Committee shall immediately defer its decision to the Board who shall immediately notify the petitioning Member that no decision has been made and the petition has been resubmitted for expedited review.
- (e) The Architectural Review Committee shall at minimum consist of three (3) persons appointed by the Board of Directors, and any Committee person may be removed with or without cause, by a majority vote of the Board.
- (f) All Committee members must be residents of the Paddocks subdivision, the only exception being the Developer as long as Developer-owned lots remain in the Subdivision.
- (g) The Board shall have the power to increase the number of members of the Architectural Review Committee to not more than five (5) members.
- (h) The term of an Architectural Review Committee member appointed by the Board shall be two (2) years, and vacancies shall be filled by the Board.

Section 2. Other Committees. The Board shall appoint such other committees as may be deemed appropriate for carrying out the purposes of the Association. Such committees shall possess all the authority necessary to execute its function or such authority conveyed by the Board at the time of the committee's formation.

Section 3. Appeals. Members or Lot Owners may appeal the Architectural Review Committee's decision(s) by petitioning the Board within sixty (60) days from the date the notice of the Committee's decision is served upon the petitioning Members or Lot Owners. An Appeal must be:

- (a) made in writing and submitted to the President;
- (b) include a copy of the original written request, plan or proposal, a copy of the Committee's written decision, and a statement from the Appellant seeking a review that includes:
 - (1) reasons for the appeal;
 - (2) any relevant legal or statutory authority supporting the appeal;
 - (3) any proposed remedy that the Appellant seeks the Board consider.

The Board has sole discretion to conduct a hearing, appoint a committee to conduct a hearing and make recommendations, and invite affected parties to testify including interested Members not party to the original request. The Board shall issue a final decision based on a majority vote at its earliest convenience, and no later than sixty (60) days from the date the appeal was submitted to the President.

ARTICLE XII
Indemnification of Directors and Officers

The Association shall, to the maximum extent permitted by the Wyoming Non-Profit Corporations Act, indemnify each of its Directors and officers against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with any proceeding arising by reason of the fact any such person is or was an agent of the Association.

ARTICLE XIII
Limitation of Director and Officer Liability

Liability of Directors and Officers to the Corporation or its Members for money damages shall be limited to the full extent permissible by Wyoming law, as same may be amended or recodified from time to time.

ARTICLE XIV
Books and Records

The books, records and papers of the Association shall at all times, after sufficient notice and during reasonable business hours, be subject to inspection by any Member. The Declarations, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member and copies shall be provided to any Member at reasonable cost.

ARTICLE XV
Corporate Seal

In the event that the President shall direct the Secretary to obtain a corporate seal, the corporate seal shall be circular in form and shall have inscribed thereon the name of the Corporation, the year of its organization and the word "Wyoming". Duplicate copies of the corporate seal may be provided for use in the different offices of the Corporation but each copy thereof shall be in the custody of the Secretary of the Corporation.

ARTICLE XVI
Amendments

Section 1. General Provision. These By-Laws may be amended by the Members by a vote of two-thirds (2/3) of all eligible assessed votes entitled to be cast by Members, provided that those provisions of these By-Laws which are governed by the Articles of Incorporation of the Association may not be amended except as provided in the Articles of Incorporation or applicable law, and provided further, that any matter herein which is governed by the Declarations applicable to the Property may not be amended except as provided in the Declaration.

Section 2. Procedure. Any Member in Good Standing or the Board may propose amendments to these By-Laws and the Covenants, Declarations, Rules and Restrictions. The Board shall collect all proposed amendments submitted in writing, and conduct a review as a board or assign to a committee for review and recommendations. All proposed amendments shall be decided by a vote of the

Members and is automatically approved when the minimum threshold prescribed as governed by the Articles of Incorporation of the Association, the Declarations or By-Laws is met.

Section 3. Conflicts. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declarations and these By-Laws, the Declarations shall control.

ARTICLE XVII Relations to Wyoming Law and Statutes

These By-Laws notwithstanding, any matter, circumstance, or procedure not expressly addressed herein, or within the Articles of Incorporation or Declarations governing the Association, shall defer to the authority of Wyoming Statutes Title 17, Chapter 19 - The Wyoming Nonprofit Corporation Act, WYO. STAT. §17-19-101 et. Seq.; in the case of any conflict between these By-Laws, the Articles and Declarations and Wyoming law and statutes, Wyoming law and statutes shall control.

ARTICLE XVIII Rights to Enforcement

The limitations and requirements for land use and development set forth in the Articles of Declaration and Covenants shall be enforceable by the Association, and any Owner in the manner provided herein:

- a) Mandatory Mediation. Any party involved in a grievance or action to enforce restrictions and/or the Covenants must present a written complaint to the HOA Board, and engage first in mediation with the party or parties alleged to be in violation. Resolution must be documented, signed by all parties and submitted to the HOA Board and entered into the record. Should the parties fail to reach a resolution within 30 days of the initial filing of the complaint with the Board, the aggrieved party must notify the HOA Board of a failure of the parties to reach a settlement, and may thereafter seek enforcement through alternative means.
- b) Collection of HOA Dues and Expenses. The Association shall have the right to file a claim against any Owner in any court having jurisdiction over such matters for the collection of expenses of Common Services and other expenses assessable under the Covenants, to reduce the claim to judgment, and to undertake the collection of the judgment in any manner permitted under the law.
- c) Right to a Lien. The Association shall have the right to a lien against any Lot and the improvements thereon to secure the payment of its share of the expense of Common Services assessed by the Association which is not paid within ninety days of the date of assessment, plus interest and reasonable attorney's fees. The Association is authorized to record a notice of lien in the office of the County Clerk of Albany County, Wyoming, which shall include a description of the Lot and the name of the Owner thereof and the basis for the amount of the lien. A copy of the notice of lien as filed in the County Clerk's office shall be sent to the Owner by certified or registered mail. Any lien may be foreclosed in the manner provided for foreclosure of mortgages by the statutes of the State of Wyoming. In addition to the principal amount of the lien plus interest, the Association shall be entitled to the payment of all costs incurred in the establishment or enforcement of any lien, including any filing costs and reasonable attorney's fees not included in the lien amount.
- d) Right to Restraining Orders. The parties recognize that the ecological, wildlife, natural, scenic and open-space values which are the essence of the Covenants, are not subject to monetary

valuation and that monetary damages cannot adequately compensate for a violation of the Covenants. The Association and each Owner shall have the right to enforce the terms or conditions of the Covenants by means of the entry of a temporary restraining order, injunction or any other form of equitable or legal relief. Each Owner hereby consents to the entry of a temporary restraining order or an injunction against him or her or his or her tenants or guests, to terminate and restrain any violation of these Covenants. Any Owner who uses or allows his or her Lot to be used or developed in violation of these Covenants further agrees to pay all costs incurred by the party enforcing these Covenants, including reasonable attorney's fees. In addition, the Association shall have the right to enforce the restoration of the portions of the Property affected by activities in violation of the terms and conditions of these Covenants to the condition which existed prior to the undertaking of such unauthorized activity. In all such cases, the cost of enforcement and/or restoration of the Property, including reasonable attorney's fees, whether or not judicial proceedings are initiated, shall be borne by the violating party.

e) Claim for Damages. The Association and each Owner shall have the right to make a claim for damages against any party arising from such party's failure to comply with and conform to the terms and conditions of the Covenants.

ARTICLE XIX
Miscellaneous

The fiscal year of the Association shall begin on the first day of July and end on the 30th day of June of every year.

11/06/2022
Date

s/Jennifer Christenson
Director and President

11/06/2022
Date

s/Hannah Deardorff
Director and Secretary

11/06/2022
Date

s/Gilbert T. Tso
Director and Treasurer