

When recorded mail to:

Scott Johnson, President
Hangar Haciendas H.O.A.
3143 West Avion Way
Laveen, Arizona 85339

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2014-0831759 12/18/14 11:37 AM
PAPER RECORDING

0965538-10-2-2
Garcia

BYLAWS OF HANGAR HACIENDAS HOMEOWNERS ASSOCIATION

December 18, 2014

(Previous Versions March 10, 2008 & March 20, 2002)

BYLAWS OF HANGAR HACIENDAS HOMEOWNERS ASSOCIATION

December 18, 2014 Revised to conform to the revised Fifth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hangar Haciendas dated December 18, 2014 (Previous Versions March 10, 2008 and March 20, 2002)

ARTICLE I NAME AND LOCATION

The name of the corporation is HANGAR HACIENDAS HOMEOWNERS ASSOCIATION, hereinafter referred to as the "Association." The principal office of the corporation shall be located at Laveen, Arizona, but meetings of members and directors may be held at such places within the State of Arizona, County of Maricopa, as may be designated by the Board of Directors.

ARTICLE II DEFINITIONS

Section 1 - Association

"Association" shall mean and refer to Hangar Haciendas Homeowners Association, its successors and assigns.

Section 2 - Common Area

"Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 3 - Declarant

"Declarant" shall mean and refer to the Board of Directors of Hangar Haciendas Homeowners Association.

Section 4 - Declaration

"Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Maricopa County Recorder, Phoenix, Arizona.

Section 5 - Lot

"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 6 - Member

"Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 7 - Owner

"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.

Section 8 - Private Area

"Private Area" shall mean and refer to the remainder portion of Tract A (northwest portion) (now Lot 36 of the Re-Plat of Tract A) which is privately owned and used for commercial storage, ground operation and maintenance of aircraft, as well as other commercial purposes. The remainder portion of Tract A shall be and is specifically excluded from the application of these Bylaws until the expiration of the current Special Use Permit for Hangar Haciendas in October, 2018.

Section 9 - Properties

"Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

ARTICLE III

MEETING OF MEMBERS

Section 1 - Annual Meetings

A meeting of the Members shall be held annually, usually in March or April.

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 and a one-fourth vote of the Members who are entitled to vote.

Section 3 - Notice of Meetings

Written notice of each meeting of the membership 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 fifteen 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.

Section 4 - Quorum

All Members having been notified, those who attend the Annual Meeting or a Special Meeting or submit a proxy shall constitute a quorum, regardless of the number of attendees.

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 prior to the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS - SELECTION AND TERM OF OFFICE

Section 1 - Number

The affairs of this Association shall be managed by a board of three or more directors, who must be Members of the Association. The Board of Directors shall be composed of all elected officers and all members of the Architectural Committee.

Section 2 - Term of Office

At the annual meeting, the Members shall elect three or more directors for a term of two years.

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.

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.

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 V
NOMINATION AND ELECTION OF DIRECTORS

Section 1 - Nomination

Nomination for election to the Board of Directors shall be made by the Members at the annual meeting.

Section 2 - Election

Election to the Board of Directors shall be by a show of hands. 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. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI
MEETINGS OF DIRECTORS

Section 1 - Regular Meetings

Regular meetings of the Board of Directors shall be held as required at such place and hour as may be fixed from time to time by resolution of the Board.

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.

Section 3 - Quorum

When a majority of the directors are present at a Regular Meeting or Special Meeting they 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 the use of the Common Area and 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 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 Bylaws, 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 should resign or be unavailable.
- (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 a one-fourth vote of the Members who are entitled to vote.
- (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) With a simple majority of the members voting, fix the amount of the annual assessment against each Lot at least thirty days in advance of each annual assessment period.
 - 2) Send written notice of each assessment to every owner subject thereto at least thirty days in advance of each annual assessment period.
 - 3) Foreclose the lien against any Property for which assessments are not paid within thirty days after due date or to bring an action at law against the Owner personally obligated to pay the same.
- (D) Issue, or 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 insurance on Property owned by the Association.
- (F) Cause the Common Area to be maintained.
- (G) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1 - Enumeration of Officers

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/treasurer and such other officers as the Board may from time to time by resolution create. All officers and all members of the Architectural Committee shall be members of the Board of Directors.

Section 2 - Election of Officers

The election of officers shall take place at the annual meeting of the membership. The vote shall be by a show of hands and a simple majority of the Members in attendance will decide the election.

Section 3 - Term

Each officer shall hold office for two years 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 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 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:

The **President** shall preside at all meetings of the Board of Directors and at the annual meeting; 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 promissory notes.

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.

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.

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; conduct an annual audit of the Association books; and shall prepare an annual statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of the statement to each of the Members. Other duties will include preparation of annual state and federal tax returns and Arizona Corporation Commission reports and payment of fees. The Treasurer is authorized to make miscellaneous expenditures not to exceed \$500 per year.

The **Director of Airport Operations** shall be responsible for determining and promulgating procedures for the safe operation of aircraft in the airport area. He will ensure that all such procedures concur with FAA regulations and common operating practices. He will also coordinate with other members in the creations of a program to retain the goodwill enjoyed within the neighborhood, and shall perform such other duties as required by the board.

ARTICLE IX COMMITTEES

The Association shall maintain an Architectural Control Committee, as provided in the Declaration. 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 hours, be available for inspection by any Member. The Declaration, the Articles of Incorporation and the Bylaws 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.

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. Delinquent payment fees shall be specified in the CC&R's. 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 attorneys' 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 may, but is not required to, have a corporate seal.

ARTICLE XIII AMENDMENTS AND CONFLICTS

Section 1 - Amendments

These Bylaws may be amended, at a regular or special meeting of the Members, by a majority vote of a quorum of Members present in person or by proxy.

Section 2 - Conflicts

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

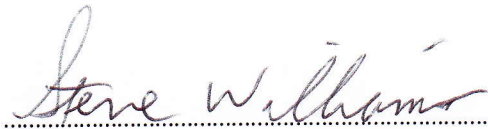
ARTICLE XIV MISCELLANEOUS

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

IN WITNESS WHEREOF, we, being all of the directors of HANGAR HACIENDAS HOMEOWNERS ASSOCIATION, have hereunto set our hands December 18, 2014.



Scott Johnson, President



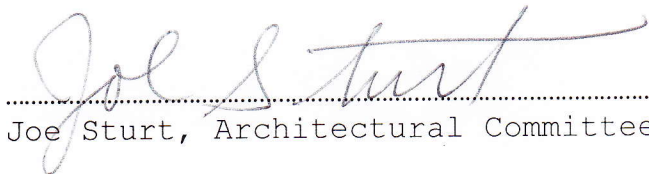
Steve Williams, Vice President



Veronica Wene, Secretary/Treasurer



Tom MacDonald, Director of Airport Operations/
Architectural Committee Member



Joe Sturt, Architectural Committee Member



Ron Opatril, Architectural Committee Member