

**Ratified June 10, 2006
Amended June 28, 2014**

BY-LAWS
AUDUBON HILLS ASSOCIATION (A.H.A.)
Est. May 5th, 1968

MISSION STATEMENT

The goal of the Audubon Hills Association is to preserve the spirit of the original formation of this community. Its function is to maintain the quality of life in this rural neighborhood, while working to improve its future.

ARTICLE I. **Purpose.**

Audubon Hills Association is a non-profit, voluntary association. The organization does not contemplate pecuniary gain or profit to the members thereof and is organized for nonprofit purposes. Each member is encouraged, and has the right, to actively participate in this association and its decision-making process through letters, suggestions, and attendance to the annual community meeting. These bylaws do not contain any form of covenants, conditions & restrictions (CC&R's), declarations, or master deeds.

ARTICLE II. **Name of Area and Roads.**

This tract will be known as Audubon Hills. The main road will be named Audubon Drive. All other roads will be names of birds. (Road naming proposal adopted above, was approved by the County April 3, 1967 and made a matter of county record on April 3, 1990.)

ARTICLE III. **Association Powers.**

The powers of this Association shall be vested in a Board of five (5) directors, who shall be members of the Association.

ARTICLE IV. **Limitations.**

Notwithstanding any of the above statements of purposes and powers, this organization shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this organization.

ARTICLE V. **Board of Directors**

The Board of Directors shall consist of five (5) members, and three (3) directors shall constitute a quorum at any director's meeting.

The directors shall be elected at an annual meeting and shall serve for a period of two (2) years and until their successors are elected. Their terms are to be staggered so that always at least two experienced members remain. The 1st, 3rd and 5th Directors shall be elected on odd years. The 2nd and 4th Directors shall be elected on even years. Terms of office shall begin immediately after election. Vacancies in the Board of Directors shall be filled by the directors remaining in office, though less than a quorum, and such members so appointed shall hold office until the successors is elected.

The Board of Directors are volunteer residents within the Audubon Hills boundaries. They shall be held

exempt, individually and personally, for claims made against the association.

The Board of Directors shall have the power to call special meetings when they deem necessary, and they shall call a meeting at any time upon the written request or phone call of three members of the Association. The directors shall appoint and may remove all offices of the Association and shall prescribe the duties of the officers of the Association.

ARTICLE VI. **Officers.**

The officers of this Association shall be a president, vice-president, a secretary-treasurer, and such other officers as the Board of Directors may appoint.

ARTICLE VII. **Election of President, Vice-President, and Secretary-Treasurer**

The Board of Directors shall, at their regular Director's meeting, elect one each of their numbers to act as president, vice-president, and secretary-treasurer. The president shall preside over all meetings of the Association and of the Board of Directors. The president shall sign all contracts and other instruments of writing which shall have been first approved by the Board of Directors.

ARTICLE VIII. **Vice-President.**

In the absence of the president, or his/her inability to act, the vice-president shall act as president. The vice-president shall assist and work with the president, and secretary/treasurer. The vice-president will work on projects the president, board of directors, or members wish to be address.

ARTICLE IX. **Secretary-Treasurer.**

The secretary shall keep a full and complete record of the proceedings of the Board of Directors and of the meetings of the members and shall discharge such other duties as pertain to the office or as prescribed by the Board of Directors. The treasurer shall receive and safely keep all funds of the Association and deposit the same in such bank or banks, as may be designated by the Board of Directors. Such funds shall be paid out only upon the approval of the Board of Directors. The signature on the check can be of the president, vice-president, or secretary-treasurer.

ARTICLE X. **Neighborhood Watch Commander.**

The neighborhood watch commander shall be appointed by the Board of Directors, and will be the main contact for members and non-members alike, in the event of criminal activity in Audubon Hills. The commander will contact the president if there has been any criminal activity, if the commander has updates on neighbor contact information, or if there are repetitive complaints within Audubon Hills boundaries. The commander shall be the liaison between the community and the emergency services, and will collect area crime updates, neighborhood watch packets, and suggestions emergency services may have for our area. The commander will also provide welcome kits, information to keep properties safe, and assistance in emergencies or events.

ARTICLE XI. **Meetings of the Association.**

The Association shall hold its annual meeting for the election of directors and other business on, any day, to be decided by the directors. Notices of all meetings of the Association shall be mailed to each member of the Association, or posted at the front entrance, at least ten (10) days before such meetings. Special meetings of the members and the Board of Directors may be called at any time by the president or at the written request of at least three (3) members.

ARTICLE XII. **Membership**

Each parcel of land within the boundaries of Audubon Hills shall be entitled to membership in the Association with associated voting rights and benefits upon the voluntary payment of an annual membership fee of twenty-five (25) dollars. The responsibility for fee payment and associated voting rights and benefits of membership belong to the owners of the parcel of land. This responsibility may be delegated to renters with the parcel owners permission. Membership year will run from July first (1) to June thirtieth (30), with dues due June 15 of each year.

Adjustment in the annual membership fee will require a majority vote of the voting members. Membership entitles the member to vote on current issues that warrant membership voting. Membership entitles the member to newsletters and services the AHA may provide, such as the annual dumpster drop off. Audubon Hills is a non profit association; membership dues will go directly to funding operation of the association and its responsibilities, as listed in ARTICLE XVI

ARTICLE XIII. **Neighborhood Watch.**

The purpose of neighborhood watch, is to deter criminals from coming into the Audubon Hills boundaries. One does not need to be a member to be put onto the neighborhood watch list. All addresses and phone numbers are used primarily as contact information for watch commanders, in the event of criminal activity. Lists shall remain the property of Audubon Hills Association, and they **MAY NOT BE USED FOR PERSONAL OR PROFESSIONAL PURPOSES**. Neighborhood watch will provide information to keep properties safe, welcome kits, assistance in emergencies, or events.

ARTICLE XIV. **Amendments.**

Amendments to the by-laws may be proposed at any meeting of the Board of Directors or of the Association. The proposed amendment must be approved by a majority vote of the Board of Directors and ratified by a majority vote of the voting members of the Association. If the Board approves the amendment, votes will be collected from the members for a period of 21 days after the proposal of the amendment. If a majority vote of the voting members to approve the amendment is received, the amendment will be incorporated as part of the Bylaws

ARTICLE XV. **Dedication and Dissolution.**

The property of the organization is irrevocably dedicated to social welfare purposes and no part of the net income or assets of this organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private persons.

Upon dissolution or winding up of the organization, all assets remaining after payment, or provision for payment, of all debts and liabilities of this organization shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for social welfare purposes and which has established its tax exempt status under Section 501(c)(4) of the Internal Revenue Code.

ARTICLE XVI. **Responsibilities.**

The following are responsibilities, approved by both the board and members of A.H.A.

- > Provide a Neighborhood Watch program; maintain a list of residents and property owners within the boundaries of A.H.A. boundary, and fund the expenses of Neighborhood Watch; printing etc.
- > Provide an annual dumpster to members.

- > Enhance the beauty and livability of Audubon Hills-by planting bulbs, installing park benches, street signs, school bus-stop maintenance, etc.
- > Advocate updated services for our area.
- > Represent the community on issues of importance that affect Audubon Hills, allowing our area to keep its integrity.
- > Provide information to residents on local concerns.
- > Insure area zoning stays as originally assigned. > Make sure area street names stay bird names. > Chronicle the history of this community.
- > Dispatch community newsletters, to keep neighbors abreast of all that's going on in our area.
- > Advocate lower community regulations, while encouraging personal responsibility.
- > Provide an annual forum, for residents to unite, talk of solutions, and vote on issues that affect A.H.A.
- > Maintain and pay for the Audubon Hills website and domain names.
- > Cover costs associated with running the association, such as copies, stamps, P.O. Box rental, check printing, etc.
- > Foster a cooperative relationship with AHCS D by providing them assistance when needed.
- > Organize community events to cultivate positive familiarity between neighbors.