**BYLAWS**

1. **Date of Bylaws**: 2004
2. **Number of Directors:** 5

4.01. Number. The affairs of this Association shall be managed by a Board of five directors who

need not be Members of the Association. The first directors shall be appointed by Declarant to serve prior to the first general membership meeting and election.

1. **Term of Office:** 2 years

4.02. Term Office. At the first meeting of the Association the Members shall elect three

directors for a term of two years and two directors for a term of one year and at each annual meeting thereafter the shall elect directors to replace those whose terms have expired for successive terms of two years.

1. **What does it say about staggered terms, concurrent terms, # board members elected in even/odd years:**

3-2 Stagger

4.02. Term Office. At the first meeting of the Association the Members shall elect three

directors for a term of two years and two directors for a term of one year and at each annual meeting thereafter the shall elect directors to replace those whose terms have expired for successive terms of two years.

1. **Is there an Election of Directors Quorum, different from regular quorum?** Silent
2. **Quorum:** 50% + 1

3.04. Quorum. The presence either in person or by proxy, at any meeting, of Members entitled to cast at least a majority of the votes of Members, shall constitute a quorum for any action except as otherwise provided in the Articles, the Declaration, or these Bylaws.

1. **Reduced Quorum: 33 1/3%**

3.05. Adjourned Meetings. If a quorum is not present or represented at any meeting, a majority of the Members entitled to vote thereat may, unless otherwise provided by law, adjourn the meeting to a time not less than five days nor more than thirty days from the original meeting date, at which meeting the quorum requirements shall be at least 33-1/3% of the total voting power of the Association.

1. **Window for rescheduling the meeting, if any (e.g. 5-30 days): 5-30 days**

3.05. Adjourned Meetings. If a quorum is not present or represented at any meeting, a majority of the Members entitled to vote thereat may, unless otherwise provided by law, adjourn the meeting to a time not less than five days nor more than thirty days from the original meeting date, at which meeting the quorum requirements shall be at least 33-1/3% of the total voting power of the Association.

1. **Candidate Qualifications/Eligibility Requirements:** Silent
2. **What does it say about Term Limits, if anything?** Silent
3. **Is there a specific form or text required for the Call for Nominations?** Silent
4. **Are Candidate Statements required to be mailed?** Silent
5. **Are write-ins allowed?** Silent

1. **Are floor nominations allowed? Allowed**

5.01 Nominations may also be made from the floor at the annual meeting

1. **Is cumulative voting allowed?** Required

Sec. 5.02 Cumulative voting in the election of Board Members shall be prescribed for all elections in which more than two positions on the Board are to be filled, subject only to the procedural prerequisites for cumulative voting prescribed in Section 7615 of the

Corporations Code.

1. **Is electronic voting mentioned and/or allowed?** Silent
2. **Are requirements for the Ballot described? (please copy and paste)** Silent
3. **Voting Process: Is notice (often called a Pre-Ballot Notice) required to be mailed out at least 30 days before ballots are distributed (i.e. at least 60 days before the election date)?** Silent
4. **What does it say about the Record Date?** Silent
5. **Is there a process for handling tie votes?** Silent
6. **If Recall: are there restrictions or conditions on recalls?** Standard Recall Language; See Sec 4.03

**ELECTION RULES**

1. **Date of Election Rules**: 2020
2. **Candidate Qualifications/Eligibility Requirements:** At nomination must be: a member; current in regular and special assessments; not joint owners; fidelity bond related criminal conviction

**Page 3 Qualifications for Candidates for the Board**

*Candidate Qualifications*. The Association shall hold an election for a seat on the Board at the expiration of the corresponding Director’s term. The following qualifications apply for a person to be nominated as a Candidate for the Board:

1. The person must be a Member at the time of nomination; if title to a lot is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of the foregoing.
2. The person must be current in the payment of regular and special assessments; this requirement shall also apply to each Director during their Board tenure.
3. The Candidate, if elected, would not be serving on the Board at the same time as another person who holds a joint ownership interest in the same lot as the Candidate and the other person is either properly nominated for the then current election or is an incumbent Director.
4. The person must not have a past criminal conviction that would, if the person is elected, either prevent the Association from purchasing the fidelity bond coverage required by California *Civil Code* section 5806 or terminate the Association’s then existing fidelity bond coverage.
5. **What does it say about Term Limits, if anything?** Silent
6. **Is there a specific form or text required for the Call for Nominations?** Silent
7. **Are Candidate Statements required to be mailed?** Silent
8. **Are write-ins allowed?** Prohibited

Page 4 *Write-In Candidates Prohibited*. Write-in Candidates are not permitted in any Director election except for those Candidates who are nominated from the floor (if any).

1. **Are floor nominations allowed?** Allowed

Page 4 *Nominations from the Floor*. Nominations from the floor shall be permitted at each annual meeting of the Members, as provided in Section 5.01 of the Bylaws. A Candidate nominated from the floor must satisfy the qualifications for Candidates in effect at the time the Member’s candidacy is proposed in order to serve on the Board.

1. **Is cumulative voting allowed?** Required

Page 8 *Cumulative Voting*. The Association shall allow for cumulative voting in the election of more than two Directors as provided in Section 5.02 of the Bylaws, subject to the requirements of California *Corporations Code* section 7615.

1. **Is electronic voting mentioned and/or allowed?** Silent
2. **Are requirements for the Ballot described? (please copy and paste)** Candidate names listed alphabetically, and note if the candidate is an incumbent; See page 7

Page 7 *Listing of Candidate Names on Ballot*. Candidates’ names shall be listed on the Ballot alphabetically by last name, and note if the Candidate is an incumbent.

1. **Voting Process: Is notice (often called a Pre-Ballot Notice) required to be mailed out at least 30 days before ballots are distributed (i.e. at least 60 days before the election date)?**

General Notice; See page 6

1. **What does it say about the Record Date?** Silent
2. **Is there a process for handling tie votes?** Random drawing of lots/straws or coin toss; runoff if required by bylaws

Page 9 *Tied Votes*. Except to the extent applicable law or the Governing Documents requires that a run-off election be conducted in the event there is a tie vote between Candidates, the tie shall be broken by an immediate random drawing of lots/straws or coin toss conducted by the Inspector of Elections and the winner(s) shall be elected as a Director and take office immediately following the occurrence of the tie-breaker.

1. **If Recall: are there restrictions or conditions on recalls?**  Silent