

BY-LAWS  
OF  
HUNTER'S POINTE PROPERTY  
OWNERS' ASSOCIATION, INC.

ARTICLE I  
DEFINITIONS

Section 1. "Association" shall mean the Hunter's  
Pointe Property Owners' Association, Inc.

Section 2. "Declaration" shall mean the  
Declaration of Covenants recorded in Book 4504 at Page 1019  
Of the records of the County Clerk of Tulsa County,  
Oklahoma.

ARTICLE II

Meeting of members and directors may be held at such  
places within Tulsa County, Oklahoma, as may from time to  
time is designated by the Board of Directors.

ARTICLE III  
MEETING OF THE MEMBERS

Section 1. The Declaration contains provisions  
concerning the qualifications for membership and the rights  
and privileges of membership and such provisions are herein  
adopted by reference as a part of these By-Laws.

Section 2. Annual Meetings. The first annual

Meeting of the members shall be held on or before December 31, at a date, time, and place to be set by the Board of Directors. Each subsequent regular annual meeting of the members shall be held the same month of each year thereafter or within 30 days thereof as may be determined by the Board of Directors.

Section 3. Special Meetings. Special meetings of the members maybe called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 4. Notice of Meetings. Written notices of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by electronic formats, directly or mailing of such notice, postage prepaid, at least 15 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 for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, the purpose of the meeting.

Section 5. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to

cast, a majority of the votes of each class of membership shall constitute a quorum for any action 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 power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as foresaid shall be present or be represented.

Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing, or electronic format and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Lot's member.

ARTICLE IV  
BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE:

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors, who need not be members of the Association. The initial Board of Directors shall consist of three persons, designated by Article VII of the Articles of Incorporation, which shall Serve until January 1, 1982, or until the first annual meeting of the membership. Thereafter the Board shall consist of nine directors. Five from Hunter's

Pointe I and four from Hunter's Pointe II.

Section 2. Term of Office. At the first annual meeting the members shall elect five directors for a term of one year, and at each annual meeting thereafter the members shall elect nine directors. Five for a term of one year, four for a term of two years, there after all terms are for 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, the successor shall be elected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.

Section 4. Compensation. No director shall receive compensation for any service that maybe rendered to the Association. However, any director may be reimbursed for actual expenses incurred in the performance of their duties.

Section 5. Action Taken Without 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 of 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 a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairperson, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies of that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. 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 monthly with notice, 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, 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.

ARTICLE VII

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

) )

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 use of the recreational 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 a period not to exceed 60 days 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 By-Laws, the Articles of Incorporation or Declaration;

d) declare the office of a member of the Board of Directors to be vacant in the event such member shall have three (3) consecutive non excused absences to regular meetings or six (6) meetings in one year, of the Board of Directors; and

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 one-fourth (1/4) of the Class A members who are entitled to vote,

b) supervise all officers, agents and employees of this 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 annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action, at law against the Owner personally obligated to pay the same.

d) issue, or to 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 evidence of payment;

e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

g) cause the Common Area to be maintained.

## ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and president elect, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members

Section 3. Term. The officers of this

Association shall be elected annually by the Board and each shall hold office for two(2)years, except for the president elect who serves as president the following year unless they shall sooner resign, or shall be removed, or otherwise disqualified.

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 giving written notice to the Board, the president or the secretary. 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 the remainder of the term of the officer they replace.

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 the Article.

Section 8. Duties. The duties of the officers are as follows:

President

a) The president shall preside at all meetings of the Board of Directors; shall see that the orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other written instruments and shall co sign checks with one or the other of the president elect or the treasurer and promissory notes. The president will serve as ex officio of the Board for the year after their term.

President Elect

b) The president elect shall act in the place and instead of the president in the event of their absence, inability or refusal to act, shall co sign checks with one or the other of the president or the treasurer, and shall exercise and discharge such other duties as may be required of them by the Board. The president elect will become the president the following year.

Secretary

c) 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.

Treasurer

d) The treasurer shall receive and deposit in appropriate banks accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall co sign checks with one or other of the president or president elect and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX  
COMMITTEES

The Board of Directors shall appoint a Nominating Committee as provided in these By-Laws and such other committees as deemed appropriate.

ARTICLE X  
BOOKS AND RECORDS

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principle office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI  
ASSESSMENTS

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. Assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at a rate of 1½% per month, and the Association may bring an action at law against the Owner personally obligated to

pay the same or foreclose the lien against the property, a handling fee of \$100, interest, costs, and reasonable attorney's 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 the Lot.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Hunter's Pointe Property Owners' Association, Inc.

ARTICLE XIII  
AMENDMENTS AND CONFLICTS

Section 1. These By-Laws may be amended by the Board of Directors or at a regular or special meeting of the members, by a vote of a majority of a quorum of members present or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control.

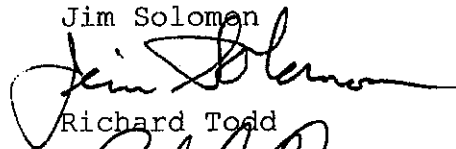
ARTICLE XIV  
MISCELLANEOUS

The fiscal year of the Association shall begin

on the first day of January and end on the 31<sup>st</sup> day of December of every year, except that the first fiscal year shall begin on the date of incorporation. All checks of the Association above \$2,000 are to be co signed by two of the three officers authorized to sign checks; the president, president elect, or treasurer. Checks for amounts under \$2,000 require only the signature of the treasurer for payment of routine bills, services, and taxes. All non co signed checks will be reviewed by the president and or the Board of Directors monthly.

IN WITNESS WHEREOF, we, being all of the directors of the Hunter's Pointe Property Owners' Association, Inc., have hereunto set out hands this November 10, 2010. Board of Directors

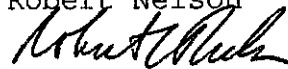
Jim Solomon



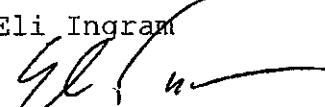
Richard Todd



Robert Nelson



Eli Ingram



Tanya Deer

