
BYLAWS
OF
DIAMOND RIDGE ESTATES
HOMEOWNERS' ASSOCIATION

Adopted _____, 1995

TABLE OF CONTENTS

		<u>Page</u>
ARTICLE I	Definitions	1
1.01	Declaration	1
1.02	Other Definitions	1
ARTICLE II	Offices	1
ARTICLE III	Membership, Voting, Quorum and Proxies	2
3.01	Membership	2
3.02	Voting Rights	2
3.03	Quorum	2
3.04	Proxies	2
3.05	Majority Vote	3
ARTICLE IV	Administration	3
4.01	Annual Meeting	3
4.02	Special Meetings	3
4.03	Place of Meeting	3
4.04	Notice of Meeting	3
4.05	Informal Action by Owners	4
4.06	Voting	4
ARTICLE V	Declarant Control	4
5.01	Declarant Control of the Association	4
5.02	Elections By Owners	5
ARTICLE VI	Executive Board	6
6.01	Number, Tenure and Qualifications	6
6.02	Resignations; Vacancies	6
6.03	Powers	6
6.04	Managing Agent	7
6.05	Regular Meetings	7
6.06	Special Meetings	8
6.07	Quorum	8
6.08	Waiver of Notice	8
6.09	Informal Action by Directors	8

ARTICLE VII	Officers and Agents	9
7.01	General	9
7.02	Removal of Officers	9
7.03	Vacancies	9
7.04	President	9
7.05	Vice Presidents	10
7.06	Secretary	10
7.07	Treasurer	10
ARTICLE VIII	Rights and Obligations of the Owners	11
ARTICLE IX	Evidence of Ownership, Registration of Mailing Address and Lien Holders	11
9.01	Proof of Ownership	11
9.02	Registration of Mailing Address	11
9.03	Liens	12
9.04	Address of the Association	12
ARTICLE X	Security Interest in Membership	12
ARTICLE XI	Amendments	13
11.01	By Directors	13
11.02	Owners	13
11.03	Limitation	13
ARTICLE XII	Miscellaneous	13
12.01	Seal	13
12.02	Fiscal Year	14
12.03	Construction with Other Documents	14

**BYLAWS
OF
DIAMOND RIDGE ESTATES
HOMEOWNERS' ASSOCIATION**

ARTICLE I

Definitions

1.01 Declaration.

As used herein "Declaration" means the Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, Assessments, Charges and Liens for Diamond Ridge Estates, recorded on _____, 1995, at Reception No. _____, in Book ____, at Page ____, in the real property records of Douglas County, Colorado.

1.02 Other Definitions.

Unless otherwise defined herein, all capitalized terms used herein shall have the meanings given to them in the Declaration.

ARTICLE II

Offices

The Association is a Colorado nonprofit corporation, with its principal office located at 5600 Greenwood Plaza Boulevard, Suite 110, Englewood, Colorado, 80111. The Association may also have offices and may carry on its purposes at such other places within and outside the State of Colorado as the Executive Board may from time to time determine.

ARTICLE III

Membership, Voting, Quorum and Proxies

3.01 Membership.

The members of the Association shall be as set forth in the Articles.

3.02 Voting Rights.

The Association shall have one class of voting membership. The total number of votes shall be equal to the total number of Lots existing from time to time within Diamond Ridge Estates. Each Membership shall be entitled to one vote. Fractional voting shall not be allowed. If Owners sharing a Membership cannot agree among themselves as to how to cast their vote when they are required to cast their vote on a particular matter, they shall lose their right to vote on such matter. If any Owner casts a vote representing a certain Membership, it will thereafter be conclusively presumed for all purposes that the Owner was acting with the authority and consent of all Owners with whom such Owner shares the Membership, unless objection thereto is made to the chairperson of the meeting at the time the vote is cast. If more than one vote is cast for any particular Membership, none of such votes shall be counted and all of such votes shall be deemed null and void. Notwithstanding anything to the contrary contained herein, the Association shall have no voting rights for any membership appurtenant to any Lot owned by the Association.

3.03 Quorum.

Except as otherwise required by law or the Articles, the presence in person or by proxy of Owners entitled to vote more than twenty percent (20%) of the total votes of the Owners shall constitute a quorum.

3.04 Proxies.

Votes may be cast in person or by proxy. Every proxy must be executed in writing by the Owner or his duly authorized attorney-in-fact. Such proxy shall be filed with the secretary of the Association before or at the time of the meeting. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise provided in the proxy.

3.05 Majority Vote.

At any meeting of the Owners, if a quorum is present, the affirmative vote of a majority of the votes represented at the meeting, in person or by proxy, shall be the act of the Owners, unless the vote of a greater number is required by law, the Articles, the Declaration or these Bylaws.

ARTICLE IV

Administration

4.01 Annual Meeting.

The annual meeting of the Owners shall be held at a time designated by the Executive Board on the third Tuesday in the month of September in each year, or on such other date as may be designated by the Executive Board, beginning with the year 1997, for the purpose of electing directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in Colorado, such meeting shall be held on the next succeeding business day.

4.02 Special Meetings.

Special meetings of the Owners, for any purpose, unless otherwise prescribed by statute, may be called by the president or by a majority of the directors of the Executive Board, and shall be called by the president at the request of Owners entitled to vote twenty percent (20%) or more of the total votes of all Owners.

4.03 Place of Meeting.

The Executive Board may designate the Association's principal offices or any place within Douglas County, Colorado, as the place for any annual meeting or for any special meeting called by the Executive Board.

4.04 Notice of Meeting.

Written or printed notice of any meeting of the Owners, stating the place, day and hour of the meeting, and the purpose or purposes for which the meeting is called, shall be delivered personally or by mail to each Owner entitled to vote at such meeting not less

than ten nor more than fifty days before the date of the meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the Owner at his address as it appears in the office of the Association, with postage thereon prepaid. For the purpose of determining Owners entitled to notice of or to vote at any meeting of the Owners, the Executive Board may set a record date for such determination of Owners, in accordance with the laws of the State of Colorado. If requested by the person or persons lawfully calling such meeting, the secretary shall give notice thereof at the expense of the Association.

4.05 Informal Action by Owners.

Any action required or permitted to be taken at a meeting of the Owners may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Owners entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Owners.

4.06 Voting.

In the election of directors there shall be one vote per Lot, but the Owner or Owners owning a Lot shall have the right to cast such single vote for as many persons as there are directors to be elected. Cumulative voting shall not be allowed.

ARTICLE V

Declarant Control

5.01 Declarant Control of the Association.

(a) Subject to the terms and conditions of Section 5.02 below, during the Declarant Control Period, the Declarant shall have the right to appoint and remove Directors and officers. The Declarant Control Period commences on the date on which Declarant forms the Association and terminates on the earliest to occur of:

- (i) sixty days after conveyance to Purchasers of 75 percent of the maximum number of Lots that may be created by Declarant pursuant to the Declaration;

- (ii) two years after the last conveyance of a Lot by Declarant or a Successor Declarant to a Purchaser in the ordinary course of business; or
- (iii) two years after any right under the Declaration to add new Lots was last exercised.

(b) Declarant may voluntarily surrender the right to appoint and remove Directors and officers before termination of the Declarant Control Period. In that event, the Declarant may require, for the duration of the Declarant Control Period, that specified actions of the Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

5.02 Elections By Owners.

(a) Not later than sixty (60) days after the conveyance to Purchasers of twenty-five percent (25%) of the maximum number of Lots that may be created by Declarant pursuant to the Declaration, at least one Director and not less than twenty-five percent (25%) of the Directors shall be elected by Owners other than the Declarant or any Successor Declarant.

(b) Not later than sixty (60) days after the conveyance to Purchasers of fifty percent (50%) of the maximum number of Lots that may be created by Declarant pursuant to the Declaration, at least thirty-three and one-third percent (33-1/3%) of the Directors must be elected by Owners other than the Declarant or a Successor Declarant.

(c) Not later than the termination of the Declarant Control Period, the Owners shall elect an Executive Board of at least three Directors, at least a majority of whom must be Owners other than Declarant or designated representatives of Owners other than Declarant.

ARTICLE VI

Executive Board

6.01 Number, Tenure and Qualifications.

The business and affairs of the Association shall be managed by an Executive Board consisting of not less than three nor more than five directors, as determined by resolution of the Executive Board or the members, each of whom shall be (a) an individual Owner; (b) a partner, trustee, officer, director or twenty-five percent shareholder of an organizational Owner; or (c) one of the Directors appointed by Declarant. A person other than a Director appointed by Declarant shall automatically cease to be a Director at such time as he ceases to be an individual Owner or a partner, trustee, officer, director or twenty-five percent shareholder of an organizational Owner. Each initial Director shall serve until the first annual meeting of the Owners; otherwise Directors shall serve for one-year terms, * and shall be elected annually by the Owners at the annual meeting. Each Director shall hold office until the election and qualification of his successor or until his earlier death, resignation or removal. The number of Directors may be changed by amendment of these bylaw. in the manner set forth herein.

6.02 Resignations; Vacancies.

Any Director may resign at any time by giving written notice to the president or to the secretary of the Association. Such resignation shall take effect at the time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. Any vacancy occurring on the Executive Board by reason of resignation, death or removal of a director or any newly created directorship resulting from any increase in the authorized number of Directors may be filled by the affirmative vote of a majority of the Directors then in office though less than a quorum. A Director elected to fill a vacancy or newly created directorship shall hold office until the next annual meeting of the Owners and until his successor is duly elected and qualified.

6.03 Powers.

(a) Except as provided in the Declaration, the Articles and these Bylaws, the Executive Board may act on behalf of the Association in all instances.

(b) The Executive Board may not act on behalf of the Association to (i) amend the Declaration; (ii) terminate Diamond Ridge Estates; (iii) elect Directors to

* 11/4/02
Term Staggered
3/1 year
2/2 years

12/03 2 yr
Terms

the Executive Board, other than to fill a vacancy for the unexpired portion of the term of a Director; or (iv) determine the qualifications, powers and duties or terms of office of the Directors.

6.04 Managing Agent.

The Executive Board may employ a manager or managing agent, or both, for the Association at a compensation established by the Executive Board to perform such duties and services as the Board shall authorize. Any such delegation, however, shall not relieve the Executive Board of its responsibility under the Declaration. If, and to the extent that, the Executive Board delegates its powers relating to the collection, deposit, transfer or disbursement of Association funds to a manager or managing agent, or both, such manager or managing agent, or both shall:

(a) maintain fidelity insurance coverage or a bond in an amount not less than \$50,000.00 or such higher amount as the Executive Board may require;

(b) maintain all funds and accounts of the Association separate from the funds and accounts of any other associations managed by the manager or managing agent, and maintain all reserve accounts of each association so managed separate from operational accounts of the Association; and

(c) have prepared and present to the Association an annual accounting for Association funds and a financial statement, which accounting and financial statement shall be prepared by the managing agent, a public accountant, or a certified public accountant.

6.05 Regular Meetings.

Regular meetings of the Executive Board may be held without call or formal notice at such places within or outside the State of Colorado, and at such times as the Executive Board from time to time by vote may determine. Any business may be transacted at a regular meeting. The regular meeting of the Executive Board for the election of officers and for such other business as may come before the meeting may be held without call or formal notice immediately after, and at the same place as, the annual meeting of Owners, or any special meeting of Owners at which a Executive Board is elected.

6.06 Special Meetings.

Special meetings of the Executive Board may be held at any place within the State of Colorado, or by telephone (provided, that each Director can hear each other Director) at any time when called by the president, or by two or more Directors, upon the giving of at least three days' prior notice of the time and place thereof to each Director by leaving such notice with him or at his residence or usual place of business, or by mailing or telegraphing it prepaid, and addressed to him at his post office address as it appears on the books of the Association, or by telephone. Notices need not state the purposes of the meeting. No notice of any adjourned meeting of the Directors shall be required.

6.07 Quorum.

A majority of the number of Directors fixed by these bylaws, as amended from time to time, shall constitute a quorum for the transaction of business, but a lesser number may adjourn any meeting from time to time. When a quorum is present at any meeting, a majority of the Directors in attendance shall, except where a larger number is required by law, by the Articles or by these Bylaws, decide any question brought before such meeting.

6.08 Waiver of Notice.

Before, at or after any meeting of the Executive Board, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Executive Board shall be a waiver of notice by him except when such Director attends the meeting for the express purpose of objecting to the transaction of business because the meeting is not lawfully called or convened.

6.09 Informal Action by Directors.

Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors entitled to vote with respect to the subject matter thereof. Such consent shall have the same force and effect as a unanimous vote of the Directors.

ARTICLE VII

Officers and Agents

7.01 General.

The officers of the Association shall be a president (who shall be chosen from among the Directors), one or more vice presidents, a secretary and a treasurer. The Executive Board may appoint such other officers, assistant officers, committees and agents, including assistant secretaries and assistant treasurers, as they may consider necessary or advisable, who shall be chosen in such manner and hold their offices for such terms and have such authority and duties as from time to time may be determined by the Executive Board. One person may hold any two offices, except that no person may simultaneously hold the offices of president and secretary. In all cases where the duties of any officer, agent or employee are not prescribed by the Bylaws or by the Executive Board, such officer, agent or employee shall follow the orders and instructions of the president.

7.02 Removal of Officers.

The Executive Board may remove any officer, either with or without cause, and elect a successor at any regular meeting of the Executive Board, or at any special meeting of the Executive Board called for such purpose.

7.03 Vacancies.

A vacancy in any office, however occurring, shall be filled by the Executive Board for the unexpired portion of the term.

7.04 President.

The president shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Executive Board. He shall have the general and active control of the affairs and business of the Association and general supervision of its officers, agents and employees. The president of the Association is designated as the officer with the power to prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

7.05 Vice Presidents.

The vice presidents shall assist the president and shall perform such duties as may be assigned to them by the president or by the Executive Board. In the absence of the president, the vice president designated by the Executive Board or (if there be no such designation) designated in writing by the president shall have the powers and perform the duties of the president. If no such designation shall be made all vice presidents may exercise such powers and perform such duties.

7.06 Secretary.

The secretary shall:

- (a) keep the minutes of the proceedings of the Owners and the Executive Board;
- (b) see that all notices are duly given in accordance with the provisions of these Bylaws, the Declaration and as required by law;
- (c) be custodian of the corporate records and of the seal of the Association and affix the seal to all documents when authorized by the Executive Board;
- (d) keep at the Association's principal offices a record containing the names and registered addresses of all Owners, the designation of the Lot owned by each Owner, and, if such Lot is mortgaged, the name and address of each Mortgagee; and
- (e) in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the Executive Board. Assistant secretaries, if any, shall have the same duties and powers, subject to supervision by the secretary.

7.07 Treasurer.

The treasurer shall be the principal financial officer of the Association and shall have the care and custody of all funds, securities, evidences of indebtedness and other personal property of the Association and shall deposit the same in accordance with the instructions of the Executive Board. He shall receive and give receipts and acquittances for moneys paid in on account of the Association, and shall pay out of the funds on hand all bills, payrolls and other just debts of the Association of whatever nature upon maturity. He

shall perform all other duties incident to the office of the treasurer and, upon request of the Executive Board, shall make such reports to it as may be required at any time. He shall, if required by the Executive Board, give the Association a bond in such sums and with such sureties as shall be satisfactory to the Executive Board, conditioned upon the faithful performance of his duties and for the restoration to the Association of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. He shall have such other powers and perform such other duties as may be from time to time prescribed by the Executive Board or the president. The assistant treasurers, if any, shall have the same powers and duties, subject to the supervision of the treasurer.

ARTICLE VIII

Rights and Obligations of the Owners

Each Owner shall have the rights, duties and obligations set forth in the Association Documents.

ARTICLE IX

Evidence of Ownership, Registration of Mailing Address and Lien Holders

9.01 Proof of Ownership.

Except for those Owners who initially contracted to purchase a Lot from the Declarant, any person on becoming an Owner shall furnish to the Association a photocopy or a certified copy of the recorded instrument vesting that person with an ownership interest in the Lot. Such copy shall remain in the files of the Association. An Owner shall not be deemed to be in good standing and shall not be entitled to vote at any annual or special meeting of Owners unless this requirement is first satisfied.

9.02 Registration of Mailing Address.

If a Lot is owned by two or more Owners, such Owners shall designate one address as the registered address for such Owners. The registered address of an Owner or Owners shall be furnished to the secretary within five days after transfer of title, or after a

change of address, and such registration shall be in writing and signed by all of the Owners or by such persons as are authorized to sign on behalf of such Owners.

9.03 Liens.

Any Owner who mortgages or grants a deed of trust covering his Lot shall give the Association written notice of the name and address of the Mortgagee and shall file true, correct and complete copies of the note and security instrument with the Association. The Executive Board, when giving notice to an Owner of default in paying an assessment or other default, shall send a copy of such notice to each Mortgagee with an interest in such Owner's Lot, whose name and address has theretofore been furnished to the Executive Board.

9.04 Address of the Association.

The address of the Association shall be at 5600 Greenwood Plaza Boulevard, Suite 110, Englewood, Colorado 80111. Such address may be changed from time to time upon written notice to all Owners and all listed Mortgagees.

ARTICLE X

Security Interest in Membership

Owners shall have the right irrevocably to constitute and appoint a Mortgagee their true and lawful attorney-in-fact to vote their Membership in the Association at any and all meetings of the Association and to vest in the Mortgagee any and all rights, privileges and powers that they have as Owners under the Articles and these Bylaws or by virtue of the Declaration. Such proxy shall become effective upon the filing of notice by the Mortgagee with the secretary of the Association at such time or times as the Mortgagee shall deem its security in jeopardy by reason of the failure, neglect or refusal of the Association, the Executive Board or the Owners to carry out their duties as set forth in the Declaration. A release of the Mortgage covering the subject Lot shall operate to revoke such proxy. Nothing herein contained shall be construed to relieve Owners, as mortgagors, of their duties and obligations as Owners or to impose upon the Mortgagee the duties and obligations of an Owner.

ARTICLE XI

Amendments

11.01 By Directors.

Except as limited by law, the Articles, the Declaration or these Bylaws, the Executive Board shall have power to make, amend and repeal the Bylaws of the Association at any regular meeting of the Executive Board or at any special meeting called for that purpose at which a quorum is represented. If, however, the Owners shall make, amend or repeal any Bylaw the Directors shall not thereafter amend the same in such manner as to defeat or impair the object of the Owners in taking such action.

11.02 Owners.

Subject to any rights conferred upon First Mortgagees in the Declaration, the Owners may, by the vote of the holders of at least eighty percent (80%) of the votes of the Owners, unless a greater percentage is expressly required by law, the Articles, the Declaration or these Bylaws, make, alter, amend or repeal the Bylaws of the Association at any annual meeting or at any special meeting called for that purpose at which a quorum shall be represented.

11.03 Limitation.

Notwithstanding the foregoing, amendment of these Bylaws is specifically subject to the requirements of Section 38-33.3-306 of Colorado Revised Statutes, as amended.

ARTICLE XII

Miscellaneous

12.01 Seal.

The corporate seal of the Association shall be circular in form and shall contain the name of the Association, the year of its organization and the words "Seal, Colorado."

12.02 Fiscal Year.

The fiscal year of the Association shall be such as may from time to time be established by the Executive Board.

12.03 Construction with Other Documents.

The Declaration, as it may be amended or supplemented from time to time, and the Articles, as they may be amended from time to time, are hereby incorporated herein. The provisions of such instruments shall control in the event of an irreconcilable conflict with the provisions of these Bylaws, unless otherwise required by the Act. Similarly the Rules and Regulations issued by the Executive Board, as they may be amended or supplemented from time to time, are hereby incorporated herein, and together with the Declaration, the Articles and these Bylaws shall control each Owner's rights and obligations with respect to Diamond Ridge Estates.

(End)