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BYLAWS OF THE  
DORADO COUNTRY CLUB ESTATES ASSOCIATION FOR  
BLOCKS 8, 11, AND 32

Known as Dorado Homeowners Association Number Three

ARTICLE I

Section 1. The Board of Directors of the Association Three shall consist of not fewer than three (3) nor more than fifteen (15) members, to be selected from the membership of Association Three. Each member of the Board shall be selected for a term of two (2) years, and shall be eligible for reelection.

Section 2. Election to the Board of Directors shall be by ballot of the members of Association Three. A majority of the votes cast shall be required to elect.

Vacancies in the Board shall be filled until the next election by a vote of the remaining board members.

Section 3. Any member of the Board, who is absent from an annual meeting, unless he or she shall have presented a reason satisfactory to the Board, shall be deemed to have resigned and shall cease to be a member of the Board. He or she may be reinstated as a member by a majority vote of the Board.

Section 4. The board shall keep full records of its proceedings and shall report these proceedings to the Board at the next regular Board meeting or Association meeting.

ARTICLE II

Officers

Section 1. The officers of the Association shall be a President, Vice President, Secretary, Treasurer, and Delegate to the Master Homeowners Association. One individual may hold two or more offices.

Section 2. The President, or in the absence of the President, the Vice President, shall preside over all meetings of the Board of Directors and of the Association.

Section 3. The President shall be a member, ex officio, of all committees.

Section 4. The Secretary shall keep a complete record of all proceedings and reports of the Board of Directors. He or she shall send notices of meetings as may be required and shall keep a roll or directory of the Association and shall perform all other duties usually pertaining to the office of Secretary.

Section 5. The Treasurer shall perform the duties usually assigned to this office. He or she shall make payments for bills previously approved by the Board. In

the absence or incapability of the Treasurer, his or her duties may be delegated by the Board to one of its other members, or to any other person selected by the Board.

Section 6. The Delegate to the Master Homeowners Association, also known as Master Association Director, shall represent Association Three at meetings of the Master Association Board, and shall report to the Association Three Board and to Association Three the proceedings of the Master Association Board meetings, and other actions.

### ARTICLE III

#### Membership

Section 1. Ownership of one of the units located in Association Three shall entitle the owner to representation in the Association. Membership shall be limited to one owner for each such unit. In the event that more than one unit is owned by the same individual, firm, or corporation, that individual, firm, or corporation shall be entitled to as many votes as the number of units owned.

### ARTICLE IV

#### Fiscal Year

Section 1. The fiscal year of Association Three shall be January 1 through December 31.

#### Annual Assessment

Section 1. The Association shall be financed by an annual assessment fixed by the Board. This annual assessment shall be assessed in four (4) equal quarterly payments due January 1, April 1, July 1, and October 1, to be paid by the 10<sup>th</sup> of the respective month. Owners may elect to pay annually, semi-annually or quarterly.

Section 2. A member who becomes such by virtue of his purchase of a unit after the beginning of the fiscal year of the Association shall pay only his or her pro rata share of the required assessment for that year.

Section 3. In the event the member has not paid the quarterly assessment by the 10<sup>th</sup> of the month in which it is due, the member shall be charged a late fee of twenty-five dollars (\$25.00) per month. In the event the member has not paid the assessment by ninety (90) days after the due date, the assessment and late fees plus any legal fees involved, become a charge against the real estate owned by the member, subject to state and county taxes and mortgage of record.

Section 4. If an account remains delinquent after 180 days, the Association will initiate foreclosure on said real estate owned by the member, subject to state and county taxes and mortgage of record.

## ARTICLE V

### Meetings

Section 1. The annual meeting of the Association for the election of members of the Board of Directors and the transaction of the general business of the Association shall be held in October or November each year.

Section 2. The number of homeowner units attending any meeting of the Association shall constitute the quorum at that meeting, with one vote allowed for each lot owned.

Section 3. Special meetings of the Association may be called at any time by the President and shall be called by the President or Secretary at the request in writing of a majority of the Board. Notice of such special meeting shall be given at least ten (10) days prior to the holding of such meeting and shall state the purpose for which the meeting is called.

Section 4. On any issue requiring a vote of the homeowners, provided notice of the issue has been sent at least 30 days in advance of the vote, a homeowner may vote on said issue either by email or by paper ballot. The vote must be received by the deadline set by the board.

Section 5. Meetings of the Board of Directors of the Association shall be held annually immediately following the meeting of the Association.

Section 6. A majority of the members of the Board of Directors shall constitute a quorum at any meeting thereof.

## ARTICLE VI

### Rules and Regulations

Section 1. The Board of Directors shall have the power to adopt rules and regulations governing the use of common property. Such rules and regulations shall become separate documents among the governing documents of the Association.

Section 2. Rules and regulations affecting the use of homeowners' private property may be adopted by the Association, provided notice of such proposed rule or regulation has been circulated to the homeowners at least one month in advance, and provided a majority of the homeowners votes to approve.

## ARTICLE VII

Amendments

Section 1. These Bylaws may be amended by the vote of a majority of any members voting at a regular or special meeting of the Association, provided notice of such proposed amendment or amendments shall have been given to the members of the Association at least one (1) month prior to such meeting.

Members not present at such meeting may vote by addressing a letter or email to the Secretary prior to the meeting.

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AMENDED by the Board of Directors of Dorado Country Club Estates Association for Blocks 8, 11, and 32, known as Homeowners Association Three, at Tucson, Arizona the 27 day of May, 2014, following a positive vote of a majority of members voting.

Signed before me on this \_\_\_\_\_ day  
of \_\_\_\_\_ by \_\_\_\_\_  
Notary Public \_\_\_\_\_

Mary Ann Winn  
\_\_\_\_\_  
President  
Anne B Stencker  
\_\_\_\_\_  
Secretary

State of AZ, County of Pima  
Signed before me on this 27<sup>th</sup> day  
of MAY, 2014 by Mary Winn and Anne Stencker  
Notary Public Diana Schroeder

