

Section 3.2 **Enforcement, Lien Rights.** For the purpose of enforcing and collecting assessments, this Association shall have the lien rights set forth in the Declaration, which lien rights shall be enforceable by the Board in the manner set forth in the Declaration. The Board shall also have and be entitled to exercise all other rights and remedies set forth in the Declaration or otherwise provided for at law or in equity.

ARTICLE IV.
MEMBERSHIP RIGHTS AND PRIVILEGES

Section 4.1 **Rights And Privileges Of Members.** No Member shall have the right, without the prior approval of the Board, to exercise any of the powers or to perform any of the acts delegated to the Board by these Bylaws, or the Declaration. Each Member shall have all of the rights and privileges including, but not limited to, property rights and rights to access over, and use and enjoyment of the Common Areas granted to the Members by these Bylaws and the Declaration subject to such limitations as may be imposed in accordance therewith.

Section 4.2 **Rules.** The Board may establish rules and regulations for the Association pursuant to Section 6.5 of the Declaration.

Section 4.3 **Suspension Of Voting Rights; Imposition Of Monetary Penalties.** After the meeting of the Board, as provided below, upon ten (10) days prior written notice to the delinquent Member, the Board shall have the right to suspend the voting rights of any Member or Members for the period during which any Assessment owed by such Member remains unpaid and delinquent. The Board shall also have the right to impose reasonable monetary penalties for any other failure to comply with the Declaration or the Association Rules by any Member, his servants, guests, tenants, invitees or the members of his family; *provided* that any suspension of voting rights shall be made or monetary penalties imposed by the Board only after a meeting of the Board, at which a quorum of the Board is present, duly called and held for such purpose in the same manner as provided in these Bylaws for the noticing, calling and holding of a special meeting of the Board. Additionally, the Board shall have the right to suspend such Member's right to use the Common Areas for any period during which any Assessment against such Owner's Lot remains unpaid; *provided*, that these provisions shall not operate or be construed to deny or restrict ingress or egress of any Owner to and from such Owner's Lot.

Written notice of such meeting, including notice of the proposed actions of the Board and the reasons therefor, shall be given as in the manner described for special meetings of the Board to the Member whose voting rights are being sought to be suspended or against whom monetary penalties are sought to be imposed. Such notice shall indicate the effective date of such suspension or imposition of monetary penalties which date shall not be less than fifteen (15) days from the date such notice is given. Such notice shall be given either by personal delivery or deposited in the United States mail, certified or registered, postage and fees prepaid, return receipt requested, addressed to such Member either at the address of his Lot in the Development or the address given to the Association by him for the purpose of giving notice. Such notice, if mailed, shall be deemed given and received two (2) business days after being so deposited in the United States mail.

The Member whose voting rights are being sought to be suspended or against whom monetary penalties are sought to be imposed shall be entitled to appear at such meeting not less than five (5) days before the effective date of the suspension or imposition of monetary penalties and present his case as to why voting rights should not be suspended or such monetary penalties should not be imposed. The decision as to whether such rights should be suspended or such monetary penalties should be imposed shall be made by a majority of the members of the Board present at such meeting and shall be binding upon all Members. No action taken at such meeting shall be effective unless a quorum of the Board is present. No suspension of voting rights or imposition of monetary penalties shall be effective unless and until written notice has been given to the Member of the suspension or imposition of monetary penalties and the reason(s) therefor and the effective date of such suspension or imposition of monetary penalties is indicated in said notice. The Member may challenge such suspension or imposition of monetary penalties as described in Section 7341(e) of the California Nonprofit Mutual Benefit Corporation Law.

The remedies described above shall not limit the right of the Board to establish a schedule of late payment charges to be imposed on any Member for nonpayment of assessments. Said late charges shall be separate and in addition to the remedies described above.

ARTICLE V. MEETINGS OF MEMBERS

Section 5.1 **Place Of Meeting, Procedure.** All meetings of the Members shall be held within the Development or as close thereto as may be practical. Without limiting the foregoing, unless unusual conditions exist, meetings of the Members shall be held within the County. All meetings of the Members shall be conducted in accordance with a recognized system of parliamentary procedure as the Board may adopt.

Section 5.2 **Annual Meeting Of Members.** The annual meeting of Members shall be held each year in the same month in which the organization meeting as hereinafter provided for was held, commencing with the year immediately following the year during which the organization meeting as hereinafter provided for is held. An organization meeting shall be held within forty-five (45) days after recordation of the deed for the sale of the Lot representing the fifty-first (51st) percentile interest to be sold in the Development, but in no event later than six (6) months following the recordation of a deed evidencing the initial sale and conveyance by the Declarant of a Lot within the Development. At the organization meeting, and at all subsequent annual meetings as required, the Members shall elect a Board of Directors by secret written ballot in accordance with the requirements of these Bylaws. The Members may also transact such other business of the Association as may properly come before them at such organization or annual meeting.

Written notice of both the organization meeting and each annual meeting shall be given to each Member by the Secretary or, in the case of the organization meeting only, by the Declarant, in the manner hereinafter provided. All such notices of any organization or annual meeting shall be sent to each Member not less than ten (10) days and not more than ninety (90) days before such meeting, and shall specify the place, the day and the hour of such meeting and shall generally state those matters which the Board, at the time of mailing of the