



Point Loma Woods Homeowners Association

BYLAWS

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BYLAWS OF
POINT LOMA WOODS HOA

ARTICLE I

Office

The office of this corporation shall be located in the County of San Diego, State of California.

ARTICLE II

Definitions

Section 1. "Articles" shall mean and refer to the Articles of Incorporation of the Association as they may from time to time be amended.

Section 2. "Association" shall mean and refer to POINT LOMA WOODS HOA, a California nonprofit mutual benefit corporation, its successors and assigns.

Section 3. "Board" shall mean and refer to the Board of Directors of the Association.

Section 4. "Bylaws" shall mean and refer to the Bylaws of the Association as they may from time to time be amended.

Section 5. "Declarant" shall mean and refer to AVCO COMMUNITY DEVELOPERS, INC., a California corporation, its successors and assigns.

Section 6. "Declaration" shall mean and refer to the Declaration or Declarations of Restrictions recorded with the Office of the County Recorder of San Diego County, California, covering the Real Property or any part thereof, including such amendments thereof as may from time to time be recorded.

Section 7. "Encroachment Permit" shall mean Encroachment Permit No. 1181-E-764, 730 issued by District 11 of the Department of Transportation, State of California, effective January 16, 1981.

Section 8. "Lot" shall mean and refer to any plot of land shown as such upon any recorded Final Map or Parcel Map (as those terms are defined in the California Subdivision Map Act) covering the Real

Property or any portion thereof, the owners of which are required by the Declaration to be members of the Association.

Section 9. "Maintenance Areas" shall mean and refer to those public right of way areas described on the Encroachment Permits and those portions of some of the Lots described in the Maintenance Easements, which the Association shall maintain as hereinafter set forth.

Section 10. "Maintenance Easements" shall mean and refer to those easements over, under, upon and across some of the Lots to allow the Association to maintain the wall located on such Lots.

Section 11. "Member" shall mean those persons entitled to membership in the Association as provided in the Declaration and these Bylaws.

Section 12. "Mortgage" shall mean and refer to a deed of trust as well as a mortgage encumbering any Lot.

Section 13. "Mortgagee" shall mean and refer to the beneficiary of a deed of trust, its successors and assigns as well as a mortgagee of a mortgage encumbering a Lot.

Section 14. "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities of fee simple title to any Lot, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.

Section 15. "Real Property" shall mean and refer to that certain real property located in The City of San Diego, San Diego County, California, described as such in the Declaration recorded in the Office of the County Recorder of San Diego County, California, Owners of Lots in which are required to be Members of the Association, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

ARTICLE III

Members

This Association shall have two (2) classes of voting membership:

CLASS A MEMBERS. Class A Members shall be all Owners with the exception of the Declarant, and each shall be entitled to one (1) vote for each Lot owned; provided, however, co-owners of a Lot shall not be entitled to divide their vote and not more than one (1) vote may be cast with respect to any Lot.

CLASS B MEMBER. The Class B Member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned by it until the

number of votes of the Class A Members equals the number of votes of the Class B Member, or until two (2) years following the date of issuance by the California Department of Real Estate of the most recently issued original Final Subdivision Public Report covering a phase of development of the Real Property, or until four (4) years following the date of issuance by the California Department of Real Estate of the first original Final Subdivision Public Report covering the first phase of development of the Real Property, whichever shall first occur, at which time the Class B membership shall automatically terminate, and the Declarant shall thereafter be a Class A Member of the Association and shall thereafter be entitled to one (1) vote for each Lot owned by the Declarant.

The transfer of title to any Lot shall automatically transfer the membership appurtenant to such Lot to the transferee.

ARTICLE IV

Membership Assessments

Section 1. REGULAR ASSESSMENTS. The Board shall fix and determine from time to time regular assessments to be paid by each Owner for the purpose of maintaining the Maintenance Areas, paying the necessary expenditures of the Association as provided in these Bylaws and the Declaration and establishing an operating reserve fund and reserve for replacement of landscaping and painting (or otherwise resurfacing) the wall within the Maintenance Areas; provided, however, that so long as there is more than one (1) class of Members of the Association the Board may not, without the vote or written assent of a majority of the voting power of each class of Members, increase the regular assessments during any fiscal year of the Association more than twenty percent (20%) above the regular assessments established for the immediately preceding fiscal year. After conversion of the Class B membership to Class A membership, the Board may not increase the regular assessments during any fiscal year of the Association more than twenty percent (20%) above the regular assessments established for the immediately preceding fiscal year without the vote or written assent of (i) a majority of the voting power of Members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant. Regular assessments shall be assessed against and paid by each Owner monthly, or upon such other periodic basis as the Board may determine. Regular assessments shall be imposed upon each Owner as set forth in the Declaration and shall be the same for each Lot.

Section 2. SPECIAL ASSESSMENTS. In addition to the regular assessments authorized above, the Board may impose special

assessments for the purpose of defraying, in whole or in part, the cost of any capital improvement to the Maintenance Areas or such other purpose as may be determined by the Board; provided, however, that so long as there is more than one (1) class of Members of the Association no special assessment shall exceed in the aggregate during any fiscal year of the Association an amount equal to five percent (5%) of the budgeted gross expenses of the Association for that fiscal year, without the vote or written assent of a majority of the voting power of each class of Members of the Association. After conversion of the Class B membership to Class A membership, no special assessment shall exceed in the aggregate during any fiscal year of the Association an amount equal to five percent (5%) of the budgeted gross expenses of the Association for that fiscal year without the vote or written assent of (i) a majority of the voting power of Members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant. All such special assessments shall be levied upon each Owner as set forth in the Declaration and, except as otherwise provided herein, shall be the same for each Lot.

The Board may also impose special assessments against individual Owners to reimburse the Association for costs and expenses incurred in enforcing compliance by such Owner or his Lot with the provisions of the Declaration, the Articles and Bylaws and the rules and regulations adopted by the Board. The provisions of the preceding paragraph of this Section 2 shall not apply to such special assessments.

Section 3. NO LIEN RIGHTS. The Association's assessments shall not be liens against any of the Lots unless by reason of attachment, execution or judgment.

Any assessments which are not paid when due shall be delinquent. If the assessments are not paid within thirty (30) days after the due date, the assessments shall bear interest from the due date at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the Member personally obligated to pay the same, and interest, costs, penalties and reasonable attorney's fees incurred in any such action shall be added to the amount of such assessments. No Member may waive or otherwise escape liability for the assessments provided for hereby by abandonment of his Lot.

Section 4. PAYMENT OF ASSESSMENTS BY DECLARANT. The Declarant shall pay all assessments imposed by the Association against any Lot owned by it at the same time, in the same manner and in the same amounts as if the Lot were owned by any other Owner.

Section 5. COMMENCEMENT OF REGULAR ASSESSMENTS. The regular assessments shall commence as to all Lots in each phase of the Real Property as set forth in the Declaration.

ARTICLE V

Membership Rights and Privileges

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 by the Bylaws delegated to the Board as in Article VII of the Bylaws more fully provided.

The membership rights and privileges, together with the voting rights of any Member of the Association, may be suspended by the Board for any period of time during which such Member is determined by the Board to be in breach of the Declaration or has not complied with his obligations imposed by these Bylaws or the rules and regulations adopted by the Board. The Board may adopt rules and regulations imposing reasonable monetary penalties for such breach or non-compliance; provided, however, that no such suspension or monetary penalty shall be effective until the Board gives to such Member the opportunity of a hearing before the Board which satisfies the minimum requirements of Section 7341 of the California Corporations Code, and no suspension imposed by reason of a violation of the rules and regulations adopted by the Board shall exceed a period of thirty (30) days.

ARTICLE VI

Meetings of Members

Section 1. PLACE OF MEETING. All meetings of Members shall be held at the Real Property or at such other location in San Diego County, California, in reasonable proximity to the Real Property, as may be designated in the notice of meeting.

Section 2. ANNUAL MEETINGS OF MEMBERS. The first annual meeting of Members shall be held within six (6) months after the close of escrow for the sale of the first Lot by Declarant, or within forty-five (45) days after close of escrow for the sale by Declarant of fifty-one percent (51%) of the Lots in the first phase of development of the Real Property, whichever shall first occur. Subsequent annual meetings of Members shall be held on the annual anniversary of the first annual meeting of Members. Should any annual meeting day fall upon a legal holiday, then such annual meeting of Members shall be held at the same time and place on the next day thereafter ensuing which is not a legal holiday.

Written notice of each such annual meeting shall be given to each Member and, upon written request therefor, to all first Mortgagees either personally or by sending a copy of the notice through the mail or by telegraph, charges prepaid, to his address appearing on the books of the Association or supplied by him to the Association for the purpose of notice. If no address is supplied, notice shall be deemed to have been given him if mailed to the address of the Lot owned by such Member or encumbered by the first Mortgagee, or published at least once in some newspaper of general circulation in the county of said principal office. All such notices shall be sent not less than ten (10) days and not more than ninety (90) days before each annual meeting, and shall specify the place, day and hour of such meeting.

Section 3. SPECIAL MEETING. Special meetings of Members, for any purpose or purposes whatsoever, may be called at any time by the president or by a majority of a quorum of the Board, or by the written request of five percent (5%) or more of the voting power of the Members. Except in special cases where other express provision is made by statute, notice of such special meetings shall be given in the same manner as for annual meetings of Members. Notices of any special meeting shall specify in addition to the place, day and hour of such meeting, the general nature of the business to be transacted.

Section 4. ADJOURNED MEETINGS AND NOTICE THEREOF. Any membership meeting, annual or special, whether or not a quorum is present, may be adjourned from time to time by the vote of a majority of the voting power present in person or represented by proxy, but in the absence of a quorum no other business may be transacted at any such meeting.

When any membership meeting, either annual or special, is adjourned for thirty (30) days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting other than by an announcement at the meeting at which such adjournment is taken.

Section 5. MORTGAGEE REPRESENTATION. First Mortgagees shall have the right to attend all membership meetings through a representative designated in writing and delivered to the Board.

Section 6. VOTING. Voting of the Members may be viva voce or by ballot provided that all elections for directors shall be by secret written ballot. Any such Member at any election for directors shall have the right to cumulate his votes and give one (1) candidate a number of votes equal to the number of directors to be elected multiplied by the number of votes to which he is entitled, or to distribute his votes on the same principle among as many candidates

as he shall think fit. The candidates receiving the highest number of votes up to the number of directors to be elected shall be elected. Unless the entire Board is removed from office by the vote of the Members, an individual director shall not be removed prior to the expiration of his term of office if the number of votes cast against his removal or not consenting in writing to his removal would be sufficient to elect the director if voted cumulatively at an election at which the same total number of votes were cast and the entire number of directors authorized at the time of the most recent election of directors were then being elected. Any director elected to office solely by the votes of Members other than Declarant as provided below may be removed from office prior to the expiration of his term only upon the vote of a simple majority of the voting power of Members other than Declarant. Anything contained herein to the contrary notwithstanding, commencing with the first election of directors by the Members, and thereafter for so long as a majority of the voting power of Members reside in the Declarant, or so long as there are two (2) classes of membership in the Association, not fewer than twenty percent (20%) of the incumbents on the Board of Directors shall have been elected solely by the votes of Members other than Declarant, and the vote of Declarant shall be excluded from the vote for said directors. At the election of directors, each Member shall have the right to nominate from the floor candidates for the office of director.

Section 7. ELECTION OF DIRECTORS - PROCEDURES. As to directors elected by Members, there shall be available to the Members reasonable nomination and election procedures given the nature, size and operations of the Association. The procedures shall include:

- (a) A reasonable means of nominating persons for election as directors.
- (b) A reasonable opportunity for a nominee to communicate to the Members the nominee's qualifications and the reasons for the nominee's candidacy.
- (c) A reasonable opportunity for all nominees to solicit votes.
- (d) A reasonable opportunity for all Members to choose among the nominees.

Section 8. QUORUM. The presence in person or by proxy of a majority of the voting power entitled to vote at any meeting shall constitute a quorum for the transaction of business. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough voting power to leave less than a quorum. In the event any meeting of Members cannot be held because a quorum is not present, the Members present, either in person, or by proxy, may adjourn the meeting to a time not less than five (5) days nor more than thirty (30) days from the time the original meeting was called, at which

meeting the quorum requirement shall be twenty-five percent (25%) of the voting power of the membership of the Association; provided, however, if after adjournment a new date is fixed for the adjourned meeting, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for regular meetings; provided further, that in the event the quorum requirement becomes twenty-five percent (25%) of the voting power of the membership, then the only matters that may be voted upon at any meeting actually attended in person or by proxy by one-third (1/3) or less of the voting power are matters notice of the general nature of which was given in the notice of meeting.

Section 9. CONSENT OF ABSENTEES. The transactions of any meeting of Members, either annual or special, however called and noticed, shall be as valid as though had at a meeting duly held after regular call and notice if a quorum be present either in person or by proxy and if, either before or after the meeting, each of the Members entitled to vote, not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 10. ACTION WITHOUT A MEETING. Any action which may be taken by the vote of Members at a regular or special meeting, except the election of directors where cumulative voting is a requirement, may be taken without a meeting if done in compliance with the provisions of Section 7513 of the California Corporations Code.

Section 11. PROXIES. Every person entitled to vote or execute consents shall have the right to do so either in person or by a written proxy executed by such person and filed with the secretary of the Association. All proxies shall be revocable and shall automatically terminate upon transfer of title of a Lot by the Owner, or upon the death or incapacity of the Member giving the-proxy.

ARTICLE VII

Directors

Section 1. POWERS AND DUTIES. Subject to the Declaration and to the limitations of the Articles, these Bylaws, and the California Corporations Code as to action to be authorized or approved by the Members, and subject to the duties of directors as prescribed by the Declaration and these Bylaws, all corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association shall be controlled by, the Board. Without prejudice to such general powers but subject to the same limitations, it is hereby

expressly declared that the directors shall have the following powers and duties:

- (a) To select and remove all the officers, agents and employees of the Association, prescribe such powers and duties for them as may not be inconsistent with law, the Articles, the Bylaws or the Declaration, and, subject to the provisions of Section 14 of this Article VII of the Bylaws, to fix their compensation.
- (b) To conduct, manage and control the affairs and business of the Association, and to make such rules and regulations therefore not inconsistent with law, the Articles, the Bylaws or the Declaration as they deem best, including rules and regulations for the operation of facilities owned or controlled by the Association.
- (c) To change the principal office for the transaction of the business of the Association from one location to another within the same county; to designate any place within the County of San Diego, State of California, for the holding of any membership meeting or meetings and to adopt, make and use a corporate seal, and to alter the form of such seal from time to time as in their judgment they may deem best, provided such seal shall, at all times, comply with the provisions of law.
- (d) To borrow money and incur indebtedness for the purposes of the Association, and to cause to be executed and delivered therefor, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations or other evidences of debt and securities therefor; provided, however, that so long as there is more than one (1) class of Members of the Association the Board shall not have the power to borrow money for the Association during any fiscal year in excess of the aggregate sum of, nor to sell during any fiscal year property of the Association having an aggregate fair market value greater than five percent (5%) of the budgeted gross expenses of the Association for that fiscal year without the vote or written assent of a majority of the voting power of each class of Members of the Association. After conversion of the Class B membership to Class A membership, the Board shall not have the power to borrow money for the Association during any fiscal year in excess of the aggregate sum of, nor to sell during any fiscal year property of the Association having an aggregate fair market value greater than, five percent (5%) of the budgeted gross expenses of the Association for that fiscal year without the vote or written assent of (i) a majority of the voting power of members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant.

- (e) To contract and pay for liability, fidelity and other insurance adequately insuring the Association and Owners with respect to the Maintenance Areas and the affairs of the Association, which may include bonding of the members of any management body.
- (f) To maintain the Maintenance Areas, including the restoration and replacement of any or all of the landscaping or irrigation improvements which are part thereof at any time and from time to time as the Board may determine desirable or necessary; to repaint or resurface the exterior surface of the wall located therein, and to make capital expenditures for and on behalf of the Association; provided, however, that so long as there is more than one (1) class :of Members of the Association no single capital expenditure may be made during any fiscal year of the Association in excess of five percent (5%) of the budgeted gross expenses of the Association for that fiscal year without the vote or written assent of a majority of the voting power of each class of Members of the Association. After conversion of the Class B membership to Class A membership, no such single capital expenditure may be made during any fiscal year of the Association in excess of five percent (5%) of the budgeted grass expenses of the Association for that fiscal year without the vote or written assent of (i) a majority of the voting power of Members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant.
- (g) To enter onto any Lot as may be necessary for the purpose of carrying out any of the powers or duties of the Board as herein set forth or asset forth in the Declaration, including such entry as may be necessary in connection with the maintenance of the Maintenance Areas, at any reasonable hour and, except in the case of emergency, after reasonable notice.
- (h) To enforce the provisions of the Declaration (as set forth in the Declaration), the Articles and Bylaws, the rules and regulations adopted by the Board and the provisions of any agreement to which the Association is a party.
- (i) To contract and pay for goods and services relating to the Maintenance Areas, and to employ personnel necessary for the operation and maintenance of the same, including legal and accounting services; provided, however, that the term of any contract with a third person for supplying goods or services to the Maintenance Areas or for the Association shall not exceed a term of one (1) year unless a longer term is approved by a majority of the voting power of each class of Members of the Association, or, after conversion of the Class B membership to Class A membership, unless such longer term is

approved by (i) a majority of the voting power of Members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant; except that a contract with a public utility company for materials or services the rates for which are regulated by the Public Utilities Commission may exceed a term of one (1) year so long as it does not exceed the shortest term for which the public utility will contract at the regulated rate, and a contract for prepaid casualty and/or liability insurance policies may be for a term of not to exceed three (3) years provided that the policy permits short rate cancellation by the Association.

- (j) To pay any taxes and governmental special assessments which are or could become a lien on the Maintenance Areas or any portion thereof except that the Association shall not be responsible for any taxes or assessments on any Lot.
- (k) To initiate and execute disciplinary proceedings against Members of the Association for violations of the provisions of the Articles and Bylaws, the Declaration and the rules and regulations adopted by the Board. No member may be expelled from the Association. Membership rights and privileges (including voting rights) may be suspended by the Board if a Member is found to be in violation of the provisions of the Articles, these Bylaws, the Declaration or the rules and regulations adopted by the Board. Should the Board believe grounds may exist for any such suspension, the Board shall give to the Member believed to be in violation at least fifteen (15) days' prior written notice of the intended suspension and the reasons therefor. The Member shall be given an opportunity to be heard before the Board either orally or in writing not less than five (5) days before the effective date of suspension. The notice required hereby may be given by any method reasonably calculated to provide actual notice. Any notice given by mail must be given by first class or registered mail sent to the last address of the Member shown on the Association's records. Anything herein stated to the contrary notwithstanding, the Board shall not have the power to suspend any Member's rights of access or utilities to his Lot.
- (l) To prepare budgets and financial statements for the Association as provided in these Bylaws.
- (m) Upon the written request of the holder of any first Mortgage encumbering any Lot, to notify the same in writing of any default by the Owner of such Lot in the performance of the Owner's obligations under these Bylaws or the Declaration which is not cured within thirty (30) days.

- (n) To prosecute or defend, in the name of the Association, any action affecting or relating to the Maintenance Areas or other property owned by the Association and any action in which all or substantially all of the Owners have an interest.
- (o) As permitted in the Declaration, to sell the Maintenance Areas for the benefit of all of the Owners and their Mortgagees, as their interests may appear, at such price and upon such terms as the Board may determine reasonable.
- (p) To delegate any of its powers hereunder to others, including committees, officers and employees.

Section 2. NUMBER AND QUALIFICATIONS OF DIRECTORS. The Board shall consist of three (3) directors unless and until changed by amendment to this section of the Bylaws. Directors need not be Members of the Association.

Section 3. ELECTION AND TERM OF OFFICE. At the first annual meeting of members, all three (3) directors shall be elected for a term of one (1) year. Thereafter, directors shall be elected at each annual meeting of Members and the term of each such director so elected shall be two (2) years. If any annual meeting is not held or the directors are not elected thereat, the directors may be elected at any special meeting of Members held for that purpose. All directors shall hold office until their successors are elected.

Section 4. VACANCIES. Vacancies in the Board created by death or resignation may be filled by a majority of the remaining directors, though less than a quorum, and each director so elected shall hold office until his successor is elected at an annual meeting of Members or at a special meeting called for that purpose. Vacancies in the Board created by removal upon vote of the Members shall be filled by the vote of the Members as herein provided.

A vacancy or vacancies shall be deemed to exist in case of the death, resignation or removal of any director, or if the Members shall increase the authorized number of directors but shall fail at the meeting at which such increase is authorized, or at any adjournment thereof, to elect the additional directors so provided for, or in case the Members fail at any time to elect the full number of authorized directors.

The Members may at any time elect directors to fill any vacancy not filled by the directors, and may elect the additional directors at the meeting at which an amendment of the Bylaws is voted authorizing an increase in the number of directors.

Section 5. PLACE OF MEETING. All meetings of the Board shall be held within the Real Property.

Section 6. ORGANIZATION MEETING. Immediately following each annual meeting of Members, the Board shall hold a regular meeting for the purpose of organization, election of officers and the transaction of other business. Notice of such meeting shall be posted in the manner provided for regular meetings but is otherwise dispensed with.

Section 7. OTHER REGULAR MEETINGS. Other regular meetings of the Board shall be held without call bi-monthly at such-time as the Board shall determine, provided, however, should said day fall upon a legal holiday, then said meeting shall be held at the same time on the next day thereafter ensuing which is not a legal holiday. Notice of all such regular meetings of the Board shall be posted at a prominent place within the Real Property and communicated to the directors not fewer than four (4) days prior to the meeting; provided, however, notice of the meeting need not be given to any director who has signed a waiver of notice or a written consent to the holding of the meeting.

Section 8. SPECIAL MEETINGS. Special meetings of the Board for any purpose or purposes shall be called at any time by the president or by any two (2) directors other than the president.

Written notice of the time and place of special meetings and the nature of any special business to be considered shall be posted in the manner prescribed for notice of regular meetings and shall be sent to all directors not fewer than seventy-two (72) hours prior to the scheduled time of the meeting; provided, however, that notice of the meeting need not be given to any director who has signed a waiver of notice or a written consent to the holding of the meeting.

Section 9. NOTICE OF ADJOURNMENT. Notice of adjournment of any directors' meeting, either regular or special, need not be given to absent directors if the time and place are fixed at the meeting adjourned.

Section 10. ENTRY OF NOTICE. Whenever any director has been absent from any special meeting of the Board, an entry in the minutes to the effect that notice has been duly given shall constitute a rebuttable presumption that due notice of such special meeting was given to such director as required by law and these Bylaws.

Section 11. WAIVER OF NOTICE. The transactions of any meeting of the Board, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice if a quorum be present and if, either before or after the meeting, each of the directors not present signs a written waiver of notice or a consent to holding such meeting or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 12. QUORUM. A majority of the directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the Board.

Section 13. ADJOURNMENT. A quorum of the directors may adjourn any directors' meeting to meet again at a stated day and hour provided, however, that in the absence of a quorum, a majority of the directors present at the directors' meeting, either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the Board.

Section 14. COMPENSATION AND FEES. Neither the directors nor the officers of the Association shall receive any monetary compensation for their services performed in the conduct of the business of the Association, except upon the vote or written consent of a majority of the voting power of each class of Members of the Association, or after conversion of the Class B membership to Class A membership, except upon the vote or written assent of (i) a majority of the voting power of Members of the Association, and (ii) for so long only as Declarant holds or directly controls twenty-five percent (25%) or more of the voting power of Members of the Association, at least a majority of the voting power of Members of the Association other than Declarant. Nothing herein contained shall be construed or preclude any director or officer from serving the Association in any other capacity as an agent, employee or otherwise and receiving compensation therefor. Directors and officers of the Association may be reimbursed for expenses incurred in carrying on the business of the Association.

Section 15. ATTENDANCE AT MEETINGS AND EXECUTIVE SESSIONS. Regular and special meetings of the Board shall be open to all Members of the Association; provided, however, that Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board. The Board may, upon the vote of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved and other matters of business of a similar nature. Only Members of the Board shall be entitled to attend executive sessions. The nature of any and all business to be considered in executive session shall first be announced in open session.

ARTICLE VIII

Officers

Section 1. OFFICERS. The officers of the Association shall be a president, a vice president, a secretary and a chief financial officer. The Association may also have, at the discretion of the Board, one (1) or more assistant secretaries, one (1) or more assistant chief financial officers and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article. Officers other than the president need not be directors. One (1) person may hold two (2) or more offices.

Section 2. ELECTION. The officers of the Association, except such officers as may be appointed in accordance with the provisions of Section 3 or Section 5 of this Article VIII, shall be chosen annually by the Board, and each shall hold his office until he shall resign, or shall be removed or otherwise disqualified to serve, or his successor shall be elected and qualified.

Section 3. SUBORDINATE OFFICERS. The Board may appoint such other officers as the business of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in the Bylaws or as the Board may from time to time determine.

Section 4. REMOVAL AND RESIGNATION. Any officer may be removed, either with or without cause, by a majority of the directors at the time in office, at any regular or special meeting of the Board or, except in case of an officer chosen by the Board, by any officer upon whom such power of removal may be conferred by the Board.

Any officer may resign at any time by giving written notice to the Board or the president, or to the secretary of the Association. Any such resignation shall take effect at the date of the 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 5. VACANCIES. A vacancy in any office because of death, resignation, removal, disqualification or any other cause shall be filled in the manner prescribed in the Bylaws for regular appointments to such office.

Section 6. PRESIDENT. The president shall be the chief executive officer of the Association and shall, subject to the control of the Board, have general supervision, direction and control of the business and officers of the Association. He shall preside at all meetings of the Members and at all meetings of the Board. He shall be

ex-officio a member of all standing committees, including the Executive Committee, if any, and shall have the general powers and duties of management usually vested in the office of president of a corporation, and shall have such other powers and duties as may be prescribed by the Board or by the Bylaws.

Section 7. VICE PRESIDENT. In the absence or disability of the president, the vice president shall perform all the duties of the president, and when so acting shall have all powers of and be subject to all the restrictions upon the president. The vice president shall have such other powers and perform such other duties as from time to time may be prescribed for him by the Board or by the Bylaws.

Section 8. SECRETARY. The secretary shall keep, or cause to be kept, a book of minutes at the principal office or such other place as the Board may order of all meetings of directors and Members, with the time and place of holding, whether regular or special and if special how authorized, the notice thereof given, the names of those present at the directors' meetings, the number of memberships present or represented at Members' meetings and the proceedings thereof.

The secretary shall give, or cause to be given, notice of all the meetings of the Members and of the Board required by the Bylaws or by law to be given, and he shall keep other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

Section 9. CHIEF FINANCIAL OFFICER. The chief financial officer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital and surplus. The books of account shall at all times be open to inspection by any director.

The chief financial officer shall deposit all moneys and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board. He shall disburse the funds of the Association as may be ordered by the Board, shall render to the president and directors, whenever they request it, an account of all of his transactions as chief financial officer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

ARTICLE IX

Miscellaneous

Section 1. CHECKS, DRAFTS, ETC. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by such person or persons and in such manner as from time to time shall be determined by resolution of the Board.

Section 2. CONTRACTS, ETC. HOW EXECUTED. The Board, except as in the Bylaws otherwise provided, may authorize any officer or officers or agent or agents to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board, no officer, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or to render it liable for any purpose or to any amount.

Section 3. INSPECTION OF BOOKS AND RECORDS. The Association shall keep in its principal office for the transaction of business or at such other place within the Real Property as the Board shall prescribe the original or a copy of the Bylaws as amended or otherwise altered to date, certified by the secretary, a membership register, books of account and copies of minutes of all membership, Board and Committee meetings, all of which shall be made available for inspection and copying by any Member of the Association or by any Member's duly appointed representative and by all first Mortgagees, at any reasonable time and for a purpose reasonably related to his interest as a Member or Mortgagee. The Board shall establish reasonable rules with respect to:

- (a) Notice to be given to the custodian of the records by the Member or Mortgagee desiring to make the inspection;
- (b) Hours and days of the week when such an inspection may be made; and
- (c) Payment of the costs of reproducing copies of documents requested.

Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association. The right of inspection by a director shall include the right at his expense to make extracts and copies of documents.

Section 4. FISCAL YEAR. The fiscal year of the Association shall be determined by the Board and having been so determined is subject to change from time to time as the Board shall determine.

Section 5. FINANCIAL STATEMENTS. The Board shall cause:

- (a) a financial statement (including a balance sheet and income and expense statement) of the affairs of the Association to be made as of the last day of the month closest in time to the date six (6) months following close of escrow for the sale of the first Lot by Declarant to an Owner. Said financial statement shall reflect the financial condition of the Association as of said date and shall summarize the financial transactions in which the Association was involved during the period between the close of the first sale and the date of the financial statement. The financial statement shall include a schedule of assessments received or receivable itemized by Lot and shall include the name of the person or entity assessed. A copy of said financial statement shall be distributed personally or by mail to each of the Members of the Association and, upon written request, to all first Mortgagees within sixty (60) days after the date of such financial statement.
- (b) an annual report consisting of the following to be distributed within one hundred twenty (120) days after close of the Association's fiscal year:
 - (i) a balance sheet as of the end of the fiscal year;
 - (ii) an income and expense statement for the fiscal year;
 - (iii) a statement of changes in financial position for the fiscal year;
 - (iv) any information required to be reported under Section 8322 of the California Corporations Code.
- (c) the annual report referred to in Subsection (b) above shall be prepared by an independent accountant for any fiscal year in which the gross income to the Association exceeds \$75,000.00. If the annual report referred to in Subsection (b) above is not prepared by an independent accountant, it shall be accompanied by the certificate of an authorized officer of the Association that the statements were prepared without audit from the books and records of the Association.

Section 6. BUDGET. The Board shall cause a pro forma operating statement (budget) for the Association to be prepared for the second and each succeeding fiscal year of the Association, a copy of which shall be distributed personally or by mail to each of the Members of the Association not fewer than sixty (60) days prior to the beginning of the fiscal year to which the budget relates.

ARTICLE X

Amendments

Except as may otherwise be stated in these Bylaws, during the period of time prior to conversion of the Class B membership in the Association to Class A membership, new Bylaws may be adopted or these Bylaws may be amended or repealed by the vote of the Members entitled to exercise a majority or more of the voting power of each class of Members of the Association or by the written assent of such Members. After conversion of the Class B membership to Class A membership in the Association, these Bylaws may be amended or repealed by the vote of (i) Members entitled to exercise a majority of the voting power of the Association, and (ii) at least a majority of the voting power of Members of the Association other than Declarant. Anything herein stated to the contrary notwithstanding, no material amendment to the Bylaws shall be made without the prior written approval of Mortgagees holding seventy-five percent (75%) of the first Mortgagees encumbering Lots.

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of POINT LOMA WOODS HOA, a California Nonprofit Mutual Benefit Corporation; and

2. That the foregoing Bylaws, comprising nineteen (19) pages, constitute the Bylaws of said corporation duly adopted by Written Consent of the Incorporator dated March 31, 1981.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said corporation this 3rd day of April, 1981.



BEE RHODES , Secretary