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CoachlightPines
Condominium Association

BY-LAWS
April 17, 1992 (Exact Original Content Formatted for Recording September 9, 2005)

ARTICLE I

ADOPTION OF CONDOMINIUM BY-LAWS

The By-laws of Coachlight Pines Assoc., hereinafter referred to as the "Condominium By-Laws" as attached to the Master Deed and recorded in Libre 1551, Pages 7534 through 7549, Genesee County Records, are hereby incorporated by reference and adopted in their entirety as a part of the By-laws of this Corporation.

ARTICLE II

MEETINGS

Section 1. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Voting shall be as provided in the Condominium By-laws. Meetings of the Association shall be conducted in accordance with Sturgis Code of Parliamentary Procedure, Roberts Rules of Order or some other generally recognized manual of parliamentary procedure. when not other wise in conflict with the Articles of Incorporation, the By-laws of the Corporation, the Condominium Master Deed, or the law of the State of Michigan.

Section 2. The First Annual Meeting of Members of the Corporation shall be held in accordance with Article I. Section 7, of the Condominium By-laws. The date, time, and place of the First Annual Meeting shall be set by the Board of Directors, and at least fifteen(15)days written notice thereof shall be given to each Co-owner. Thereafter, the Annual Meetings of Members of the Association shall be held on the first Tuesday in September each succeeding year at such time and place as shall be determined by the Board of Directors. At such meetings, there shall be elected by ballot of the Co-owners, a Board of Directors in accordance with the requirement of Article III of these By-laws.

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The Co-owners may also transact at Annual Meetings such other business of the Corporation as may properly come before them.

Section 3. It shall be the duty of the President to call a Special Meeting of the Co-owners as directed by resolution of the Board of Directors or upon a petition signed by one third (1/3) of the Co-owners presented to the Secretary of the Association. Notice of any Special Meeting shall state the time and place or such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each Annual or Special Meeting, stating the purpose thereof, as well as the time and place where it is to be held, upon each Co-owner of record at least ten (10) days, but not more than sixty (60) days, prior to such meeting. The mailing, with proper postage, of a notice to the designated representative of each Co-owner at the address shown on the Designation of Voting Representative form shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver. when filed in the records of the Association, shall be deemed due notice.

Section 5. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not lesss than forty-eight (48) hours from the time the original meeting was called.

ARTICLE III

ADVISORY COMMITTEE

Within one (1) year after conveyance of legal or equitable title to the first Unit in the condominium to a purchaser or within one hundred twenty (120) days after conveyance to purchasers of one-third (1/3) of the total number of Units that may be created, whichever first occurs, the Developer shall cause to be established an Advisory Committee consisting of at least three (3), if there are that many, nondeveloper Co-owners The Committee shall be established and perpetuated in any manner that Developer deems advisable, except that if more than fifty percent (50%) in number and in value of the nondeveloper Co-owners petition the Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be held. The purpose of the Advisory Committee shall be to facilitate communications between the temporary Board of Directors and the nondeveloper Co-owners and to aid the transition of control of the Association from the Developer to nondeveloper Co-owners. The Advisory Committee shall cease to exist automatically when the nondeveloper Co-owners have the voting strength to elect a majority of the Board of Directors of the Association. The Developer may remove and replace at its discretion at any time. any member of the Advisory Committee who has not been elected thereto by the Co-owners.

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ARTICLE IV

BOARD OF DIRECTORS

Section 1. The affairs of the Corporation shall be governed by a Board of Five (5) Directors, all of whom must be members of the Corporation or officers, partners, trustees, employees, or agents of members of the Corporation except for the first Board of Directors which may also be a lesser number of Directors designated in the Articles of Incorporation of the Association. Directors shall serve without compensation.

Section 2. The First Board of Directors designated in the Articles of Incorporation shall manage the affairs of the Corporation until a successor Board of Directors is elected at the First Meeting of the Members of the Corporation convened at the time required by Article II, Section 2 of these By-laws. AT the meeting immediately preceding the Transitional Control Date, the Board of Directors shall be increased in size from one (1) to five (5) persons. The term of office (except for the original Board of Directors) of each Director shall be One (1) year. The Directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. The Board of Directors shall have the powers and duties set forth in the Condominium By-laws.

Section 4. Vacancies in the Board of Directors (including the First Board of Directors named in the Articles of Incorporation) caused by any reason other than the removal of a Director by a vote of the majority of the remaining Directors, even though they may constitute less than a quorum. Each person so elected shall be a Director until a successor is elected at the next Annual Meeting of the Association. Prior to the last meeting before the Transitional Control Date, the Developer may remove and replace any or all of the Directors from time to time at its sole discretion.

Section 5. At any regular or special meeting of the Association duly called, any one (1) or more of the Directors may be removed with or without cause by a majority of the Co-owners and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting.

Section 6. The First Meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 7. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular

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meetings of the Board of Directors shall be given to each Director, personally, by mail, telephone, or telegraph at least ten (10) days prior to the date named for such meeting.

Section 8. Special meting of the Board of Directors may be called by the President on three (3) days' notice to each Director given personally, by mail, telephone, or telegraph, which notice shall state the time, place, and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of one (1) director.

Section 9. Before or at any meeting of the Board of Directors, 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 Board shall be deemed a waiver of notice by him of the time and place thereof. If all Directors are present at any meting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called, may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such Director for the purposes of determining a quorum.

Section 11. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums of such bonds shall be expenses of administration.

ARTICLE V

OFFICERS

Section 1. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, Vice-President, Secretary, and Treasurer. The Directors may appoint an Assistant Treasurer, an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two (2) offices, except that of President and Vice-President, may be held by one (1) person.

Section 2. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

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Section 3. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause and his successor elected at any regular meeting of the Board of Directors or at any Special Meeting of the Board of Directors called for such purpose.

Section 4. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

Section 5. The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 6. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association; he shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of the Secretary.

Section 7. The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time be designated by the Board of Directors.

Section 8. The officers shall have such other duties, powers, and responsibilities as shall, from time to time, be authorized by the Board of Directors.

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ARTICLE VI

INDEMNIFICATION OF OFFICERS AN DIRECTORS

Every Director and Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party of in which he may become involved by reason of his being or having been a Director of Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilt of willful or wanton misconduct or gross negligence in the performance of

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his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director of Officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the Director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Co-owners thereof. Further, the Board of Directors is authorized to carry Officers' and Directors' liability insurance covering acts of the Officers and Directors of the Association in such amounts as it shall deem appropriate.

ARTICLE VII

SEAL

The Corporation shall have a seal which shall have inscribed thereon the name of the Corporation and the words "Corporate Seal," and "Michigan."

ARTICLE VIII

FINANCE

Section 1. The Finances of the Corporation shall be handled in accordance with the Condominium By-laws.

Section 2. The fiscal year of the Corporation shall be an annual period commencing on such date as may be initially determined by the Directors. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

Section 3. The funds of the Corporation shall be deposited in such bank as may be designated by the Directors and shall be withdrawn only upon the check or order of such officers, employees, or agents, as are designated by resolution of the Board of Directors from time to time.

ARTICLES IX

AMENDMENTS

Section 1. Amendments to these By-laws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the Directors, by one-third (1/3) or more in number of the members, or by instrument in writing signed by them.

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Section 2. Upon any such Amendment being proposed, a meeting for consideration of same shall be duly called in accordance with the provisions of the Association By-laws.

Section 3. These By-laws may be amended by the Association at any regular Annual Meeting or a Special Meeting called for such purpose by an affirmative vote of not less than sixty six and two-thirds (66 2/3%) of all Co-owners.

Section 4. Prior to the Transitional Control Date, these By-laws may be amended by the First Board of Directors or the Developer without approval from any person as long as such Amendment shall not increase or decrease the benefits, obligation, or materially effect the rights of any member of the Association.

Section 5. A copy of each Amendment to the By-laws shall be furnished to every member of the Association after adoption; provided, however, that any Amendment to these By-laws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the project irrespective of whether such persons actually receive a copy of the Amendment.

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ARTICLE X

COMPLIANCE

These By-laws are set forth to comply with the requirement of the Act, with the duly recorded Master Deed of the Condominium, and Exhibits A and B attached thereto as amended from time to time. In case any of these By-laws conflict with the provisions of the Act, Master Deed, or the Exhibits thereto, the provisions of the Act and Master Deed shall be controlling.

Document prepared (exact transcription of original) by
Coachlight Pines Condominium Association Board of Directors
Transcribed by Harold A. Richards
35 5113 Twilight
Fenton, MI 48430

Board of Directors

Name	Signature	Date
Dan Zaroff		9/19/05
Harold Richards		9/19/05
Mike Billings		9/19/05
Scott Wakefield		9/19/05
Lori Glenn		9/19/05

Sworn to before me on 9/19/05 (Date), Genesee County, Michigan,

My Commission Expires: 9/19/08 (Date) Signature

KIMBERLY S. SAGE
Notary Public, Genesee County, MI
My Commission Expires Sep. 19, 2008