

GOVERNANCE OF THE FAIRWAYS OF DENNIS BY-LAWS

Section 1 Name

The name of the Association will be "The Fairways of Dennis"

Section 2 Purpose

This Association is formed for the following purposes:

- a) To maintain and manage the "open space" and roads as defined in the "Plan of Land" plot plan as submitted to the Dennis Planning Board, June 8, 1992
- b) To preserve or amend the Protective Covenants which affect the lots within The Fairways of Dennis (see Declaration of Protective Covenants)
- c) The Association does have the right to alter the Covenants with the consent of all of the owners and the developers. The developer does not relinquish its "Plan Approval Rights" or its "Right of First Refusal"

Section 3 Approved Undeveloped Building Lots

This Association agrees to grant Betterwood Homes the right to maintain and approve site and building plans for all undeveloped lots as identified in Plot Pan as submitted to the Dennis Planning Board June 8, 1992

Section 4 Membership

Membership in this Association shall be limited and restricted to the 22 owners of lots in this Association. Upon acceptance of a deed for any lot, the grantee shall automatically become a member of the Association

All deeds show a 1/22nd interest/ownership of the open space for all 22 land and home owners. Therefore, all share equally and all must participate in the Association and all must pay annual Association dues

Section 5 Meeting Protocol and Voting

Each lot owner shall have one vote per lot owned on all matters relating to the Association. Where ownership of a lot is held by more than one individual, only one vote may be cast per lot

- a) An annual meeting shall be held on the first Saturday of May at 10:00 AM
- b) A quorum is required to conduct Association business. A quorum is determined by the presence in person or by written proxy of at least 12 lot owners
- c) Association business decisions must be supported by 2/3's of the quorum present

Section 6 Officers

The principal officers of the Association shall consist of the President (2 year term); Treasurer (3 year term); and Secretary (1 year term). The Association shall elect all officers. The officers shall serve their terms from July 1 – June 30.

- d) Officers may be removed for cause by an affirmation vote of 2/3 of the Association members
- e) No officer shall continue to serve if, during his/her term, he/she shall cease to be an owner of a lot in the Association
- f) Vacancies shall be filled by appointment by the officers for 60 days or until such time as a special meeting is held to replace the vacancy

Section 7 Power and Duties

The officers shall have and exercise full control and management of the affairs of the Association. Such powers and duties shall include:

- a) Maintenance and upkeep of the open space and roads
- b) Collection of dues twice a year (March 30 & June 30)
- c) Opening and maintaining bank accounts on behalf of the Association
- d) Oversight of the approved Operating Budget
- e) Enforcement of the obligations of the members
- f) Employment and/or dismissal for personnel necessary for the upkeep of grounds

Section 8 Payment of Dues

No member shall be permitted to sell, transfer, or otherwise convey his/her lot unless and until he/she has paid in full to the Association all common charges (annual dues), special assessments, and interest theretofore assessed again his/her lot

- a) Checks are to be made payable to Fairways of Dennis, PO Box 385, Dennis, MA 02638
- b) The treasurer shall take prompt action to collect any common charges and special dues from any member which remain unpaid for more than sixty (60) days. In the event of default by any member, such member shall be obligated to pay interest at the rate of 6% per year. Officers have the right to waive the interest, if in their opinion, there is valid reason to do so

Section 9 Insurance

A separate liability (umbrella) insurance policy has been purchased by the Association as additional coverage for the common areas. At present, all 22 owners share an equal liability for the common areas. Individual homeowners' policies should cover their own lot

Section 10 Standing Committees

I. Nomination and Orientation Committee, chaired by the President

- a) Presents list of nominees for any open officer positions at the annual meeting
- b) Creates and implements a welcoming packet for all new neighbors. Packet to include Association By-Laws and names and addresses (including e-mail) of all members
- c) Submits a written annual report to the membership

II. Finance and Budget Committee, chaired by the Treasurer

- a) Establishes a bank account for The Fairways of Dennis
- b) Establishes and monitors a budget and chart of accounts; pays bills
- c) Bills members semi-annual fees and follows up on delinquent accounts
- d) Recommends and establishes an insurance account for the Association
- e) Submits an annual budget for approval. Acceptance may be at the annual meeting or by e-mail
- f) Submits a written annual report to the membership

III. Landscape and Beautification Committee, chaired by the Secretary

- a) Solicits a subcommittee to develop and review a beautification Plan and a proposed budget for the open space
- b) Monitors the performance of the landscape contractor and the irrigation contractor for the open space
- c) Submits suggestions for any needed change to the Plan and/or the Plan budget

Written: July, 6, 2006

Revised: May 2, 2015

