

**BYLAWS  
OF  
VERITAS AT McCORMICK RANCH  
CONDOMINIUM ASSOCIATION**

**ARTICLE 1 GENERAL PROVISIONS**

**1.1 Defined Terms.** Capitalized terms used in these Bylaws without definition shall have the meanings specified for such terms in the Arizona Condominium Act, §33-1201 et seq., and in the Declaration of Condominium and of Covenants, Conditions and Restrictions for Veritas at McCormick Ranch Recorded on October 24, 2007 at Instrument No. 2007-1152200 (the "Declaration") in the Official Records of the Maricopa County, Arizona Recorder, as thereafter amended from time to time. Whenever the context so requires, the use of the singular shall include and be construed as including the plural and the masculine shall include the feminine and neuter.

**1.2 Principal Office.** The principal office of the Association shall be located at the place designated in the Articles or such other place as may be designated from time to time pursuant to Arizona law. Meetings of Members and the Board of Directors may be held at the principal office of the Association or at such other place as may be designated by the Board of Directors within the State of Arizona.

**1.3 Conflicting Provisions.** In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

**1.4 Corporate Seal.** The Association may, but is not obligated to, have a seal in a form approved by the Board of Directors.

**1.5 Designation of Fiscal Year.** The fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

**1.6 Books and Records.** The Condominium Documents and all other books, records, financial statements, and papers of the Association shall be available for inspection by any Member or First Mortgagee during reasonable business hours at the principal office of the Association where copies may be purchased at reasonable cost. The Association may withhold from inspection those books, records and papers designated in A.R.S. §33-1258.

**1.7 Amendment.** Except as otherwise provided herein or in Section 1.8 below, these Bylaws may only be amended, at a regular or special meeting of the Members, by a vote of Members holding more than fifty percent (50%) of the total allocated votes of the Membership entitled to be cast by the Members present in person, by proxy (if proxy voting is then permitted

by applicable law), or by absentee ballot, provided further that, during the Period of Declarant Control, (i) no amendment to these Bylaws shall be adopted without the express written consent of Declarant; and (ii) Declarant, without the consent of any Unit Owner or First Mortgagee, may amend these Bylaws to comply with the Condominium Act or applicable law, correct any error or inconsistency, or to comply with the requirements or guidelines of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans in the Condominium. Section 3.1 of these Bylaws may be amended from time to time unilaterally by vote of the Board of Directors without the consent of the Members to change the number of Directors serving on the Board after the Period of Declarant Control expires or terminates to either three (3) or five (5) directors from the number of director positions then established for the Board.

**1.8 Indemnification.** To the extent it has the power to do so under the Arizona Nonprofit Corporation Act, A.R.S. §10-3850, et seq., as it may be amended from time to time, the Association shall indemnify any Person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, officer, or Managing Agent of the Association, against expenses, including attorneys' fees, and against judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted, or failed to act, in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. Indemnification of any such Person shall be made in accordance with the procedures set forth in the Arizona Nonprofit Corporation Act and/or the Articles. Liability of the Directors shall also be limited as provided in the Articles. This Section 1.8 may only be amended, at a regular or special meeting of the Members, by a vote of Members holding more than ninety percent (90%) of the total allocated votes of the Membership entitled to be cast by the Members present in person, by proxy (if proxy voting is then permitted by applicable law), or by absentee ballot. No repeal, amendment, or modification of this Section 1.8, whether direct or indirect, shall eliminate or reduce its effect with respect to any matter giving rise to indemnification and advancement of expenses occurring prior to such repeal, amendment or modification.

**1.9 Notices.** All notices, demands, statements or other communications required to be given or served under these Bylaws shall be in writing and shall be deemed to have been duly given and served if delivered personally or sent by United States mail, postage prepaid, or, in the case of a notice pursuant to Section 2.11, Section 5.2, or Section 5.4 of these Bylaws, registered or certified United States mail, return receipt requested, postage prepaid, (i) if to a Unit Owner, at the address which the Unit Owner shall designate in writing and file with the Secretary or, if no such address is designated, at the address of the Unit of such Unit Owner, (ii) if to the Association, the Board of Directors or the Managing Agent, to such address as is set forth in any Recorded notice pursuant to A.R.S. §33-1256(J), and if such address is no longer valid, then to the last known business address of such Person on file with the Arizona Corporation Commission and, if a different address, also to the address of the statutory agent of such Person, and (iii) if to Declarant, at the address designated for Declarant in the records of the Arizona Corporation Commission. A notice given by mail, whether regular, certified or registered, shall

be deemed to have been received by the person to whom the notice was addressed on the earlier of the date the notice is actually received or three (3) days after the notice is mailed. If a Unit is owned by more than one person, notice to one of the Unit Owners shall constitute notice to all Unit Owners of the same Unit. Addresses for notice may be changed from time to time by the giving of notice in the manner provided herein for the giving of notices.

**1.10 Subsidiary Association.** The Association is a Subsidiary Association as described in the Master Declaration for McCormick Ranch. This Association and the rights of its Members are expressly subject and subordinate to the Master Declaration and Master Association Documents as defined in Section 9.6 of the Declaration.

## ARTICLE 2 MEETINGS OF MEMBERS

**2.1 Annual Meeting.** The first annual meeting of the Members shall be held within one (1) year of the date on which the Association is incorporated, and an annual meeting of the Members shall be held during each calendar year thereafter. The date, time and place of each annual meeting of the Members shall be determined by the Board of Directors, but shall always be held within the State of Arizona.

**2.2 Special Meetings.** Special meetings of the Members may be called at any time by the President or a majority of the Board of Directors or by Unit Owners having at least twenty-five percent (25%) of the total allocated votes in the Association. All special meetings of the Association Membership shall be held within the State of Arizona. Special meetings called to remove directors shall be subject to the further provisions and requirements of A.R.S. §33-1243(H).

**2.3 Notice of Meetings.** Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting by mailing a copy of each notice, postage prepaid, no fewer than ten (10) nor more than fifty (50) days before such meeting to each Member entitled to vote at the meeting addressed to the Member's address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the items on the agenda, including the general nature of any proposed amendment to the Declaration or the Bylaws, any budget changes or change in Assessments requiring the approval of Members, and any proposal to remove a director or officer.

**2.4 Quorum and Adjournment.** Except as otherwise provided in the Articles, the Declaration or these Bylaws, including, without limitation, Section 10.6 of the Declaration, the presence in person, by proxy or by absentee ballot (as permitted by applicable law) of Members entitled to cast one-tenth (1/10) of the total authorized votes in the Association shall constitute a quorum at all meetings of the Members. If a quorum shall not be present at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present. Except as provided in Section 10.6 of the Declaration, any adjournment for lack of a quorum shall be to

a date not more than thirty (30) days from the original meeting date. Meetings may also be adjourned to another place and time for reasons other than lack of quorum if the place and time are announced at the meeting at which adjournment is taken and the reconvened meeting is held within thirty (30) days of the adjourned meeting.

**2.5 Multiple Owners.** If more than one Person owns a Unit and only one of those multiple Unit Owners of a Unit is present at a meeting of the Association, he is entitled to cast the vote allocated to that Unit on behalf of the other Persons who co-own the Unit. If more than one of the multiple Unit Owners are present, the vote allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the multiple Unit Owners, unless the Declaration otherwise provides. There is deemed to be agreement of a majority in interest of the co-Owners if any one of the attending co-Owners of the Unit casts the vote allocated to that Unit without any of the co-Owners present promptly making a protest to the person presiding over that annual or special meeting of the Members.

**2.6 Proxies/Absentee Ballots.**

(A) During the Period of Declarant Control, a vote allocated to a Unit may be cast pursuant to a proxy duly executed by a Unit Owner. If a Unit is owned by more than one Person, each co-Owner of the Unit may vote or register protest to the casting of votes by another Unit Owner of the Unit through a duly executed proxy. A Unit Owner may not revoke a proxy except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or if it purports to be revocable without notice. The proxy is revoked on presentation of a later dated proxy executed by the same Unit Owner. A proxy terminates one year after its date, unless it specifies a shorter term or unless it states that it is coupled with an interest and is irrevocable. All proxies, including irrevocable proxies coupled with an interest, shall automatically cease upon conveyance by the Member of his Unit or upon receipt of actual notice by the Secretary of the Board of the death or judicially declared incompetence of such Member.

(B) After the Period of Declarant Control, votes allocated to a Unit may not be cast pursuant to a proxy, but only in person by the Unit Owner or by absentee ballot pursuant to the procedures for absentee ballot voting set forth in A.R.S. §33-1250(C). If an absentee ballot also qualifies as a "written ballot" pursuant to the provisions of A.R.S. §10-3708, the Association's mailing of the ballot and solicitation of responses shall also comply with the provisions of said §10-3708.

**2.7 Record Date.** For any meeting of the Members, the Board of Directors may fix in advance a date, not more than fifty (50) days nor less than ten (10) days before the date of such meeting, as a record date for the determination of the Members of record entitled to notice of, and to vote at, such meeting. The Members entitled to vote at any meeting of the Members will be determined as of the applicable record date if one has been fixed as aforesaid, otherwise as of the time the meeting is convened.

**2.8 No Cumulative Voting.** There shall be no cumulative voting permitted in the affairs of the Association, including the election of Directors.

**2.9 Organization and Conduct of Meetings.** All meetings of Members will be called to order and thereafter chaired by the President of the Association. If the President is unavailable, such other officer of the Association or such other Member as may be appointed by the Board of Directors may call the meeting to order and chair the meeting. The Board may also delegate the role of chairing the meeting to the Managing Agent (as defined in Section 3.11(B) below). The Association's Secretary will act as secretary of each membership meeting. In his absence, the chairman of the meeting may appoint any person (whether a Member or not) to act as secretary thereat. After calling a meeting to order, the chairman thereof may require the registration of all Members intending to vote in person and the filing of all proxies (if proxy voting is then allowed by applicable law) with the election inspector or inspectors, if one or more has/have been appointed (or, if not, with the secretary of the meeting). After the announced time for such filing of proxies has ended, no further proxies or changes, substitutions or revocations of proxies will be accepted. Absent a showing of bad faith on his part, the chairman of the meeting will, among other things, have absolute authority to: (i) fix the period of time allowed for the registration of Members, the filing of proxies, and the delivery of absentee ballots, (ii) determine the order of the business to be conducted at such meeting, and (iii) establish reasonable rules for expediting the business of the meeting (including any informal or question-and-answer portion thereof). All regular and special meetings of the Members shall be held in compliance with the provisions of A.R.S. §33-1248 of the Condominium Act and shall allow for any Member or his designated representative to attend and speak at such meeting before any deliberative action is taken on a matter; provided, further, that only one person representing a Unit may speak on any issue. The Board may establish a reasonable time limit for persons speaking at the meeting and may establish a reasonable limit on the number of persons speaking on each side of an issue. Subject to reasonable Association Rules as may be adopted by the Board, the Board shall permit the videotaping or tape recording of annual or special meetings of the Board.

**2.10 Action Without a Meeting by Written Consent.** Pursuant to A.R.S. §10-3704, any action that, under the provisions of the Condominium Documents, the Arizona Nonprofit Corporation Act, and/or the Arizona Condominium Act, may be taken at a meeting of the Members may, in lieu thereof, be taken without a meeting if authorized by a writing by the Members holding a majority of the votes in the Association, or if a higher percentage of votes is required by a specific provision of the Condominium Documents to take such action, then if authorized by a writing signed by Members holding the specified percentage of votes in the Association. Such written consent shall be filed with the Secretary of the Association for inclusion in the corporate records as further provided in A.R.S. §10-3704.

**2.11 Suspension of Voting Rights.** In the event any Unit Owner is in arrears in the payment of any Assessment, Collection Costs, or other fees or charges that are either secured by an Assessment Lien or by a civil judgment Recorded against a Unit Owner's Unit, for any period commencing fifteen (15) days after the due date in the case of amounts secured by the Assessment Lien or, for any period commencing fifteen (15) days after the Recording of any civil judgment in the case of Association charges that are not so secured, the Unit Owner's right to vote as a Member of the Association shall be automatically suspended. The Unit Owner's right to vote shall remain suspended until all payments secured by the Assessment Lien or any

Recorded civil judgment are paid and/or brought current. In addition, a Unit Owner's right to vote shall be suspended for any continuing infraction of the Condominium Documents by the Unit Owner, his Lessees or their respective Invitees, that is not cured within thirty (30) days after notice thereof from the Association and shall remain suspended until any such infraction or violation of the Condominium Document ceases as reasonably determined by the Board. The Board may also impose a suspension of a Unit Owner's right to vote for a period not to exceed sixty (60) days by giving written notice of such suspension to any such Unit Owner who has committed, or whose Lessees or their respective Invitees have committed, repeated or multiple single infractions (three or more instances) of any provisions of the Condominium Documents in any six (6) month period by giving written notice to such Unit Owner of the suspension (regardless of whether such infractions have been subsequently cured or ceased). In the case of a summary suspension of voting rights pursuant to this Section 2.11 for non-monetary violations of the Condominium Documents, the Board shall provide the date of the next scheduled Board meeting in the suspension notice. The affected Unit Owner may request a hearing before the Board before such suspension becomes effective if the Unit Owner serves a written request for a hearing on the Board within ten (10) days after the Board's service of the suspension notice on the Unit Owner in the manner provided in Section 1.9 above. Upon the Board's receipt of a request of a hearing, the matter shall be heard at the next scheduled Board meeting. To the extent applicable, all notices given by the Association under this Section 2.11 shall include the information required to be given under A.R.S. §33-1242.

**2.12 Membership Mandatory.** The Membership of the Association shall consist of all record Owners of Units. Membership in the Association shall be mandatory and such Membership and voting rights are appurtenant to, and may not be separated from, ownership of the Unit. No Owner during his ownership of a Unit shall have the right to relinquish or terminate his Membership in the Association.

## **ARTICLE 3 BOARD OF DIRECTORS**

### **3.1 Number/Composition/Qualifications.**

During the Period of Declarant Control:

the affairs of this Association shall be managed by a board comprised of one (1) director. Declarant shall have the sole right to appoint and remove the members of the Board of Directors. Declarant-appointed Directors need not be Unit Owners. Declarant may voluntarily surrender its right to appoint and remove the members of the Board of Directors before termination of the Period of Declarant Control, and, in that event, the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or the Board of Directors, as described in a Recorded instrument executed by Declarant, be approved by Declarant before they become effective.

After the Period of Declarant Control expires or terminates:

the number of director positions on the Board shall automatically increase to three (3) in number. The number of director positions on the Board may be changed from time to time by an amendment to these Bylaws unilaterally adopted by the Board of Directors as provided in Section 1.7 above, with such amendment to be effective at the next meeting of the Association membership at which an election of directors is to be held. The number of directors may never be less than three (3) nor more than five (5) and must always be an odd number. All directors shall be elected by the Unit Owners. The majority of directors so elected by the Membership must be a Unit Owner or an officer, director, member, manager, partner, trustee or other principal of any Unit Owner that is a legal entity or is otherwise not a natural person. No director serving on the Board at any time shall be related by blood, adoption, or marriage to, or share ownership of or any interest in a Unit with, any other director serving on the Board at that same time and, in that event, the most recently elected director in such a relationship shall be deemed disqualified from serving on the Board. No member of the Association whose right to vote has been suspended pursuant to Section 2.11 above may stand for election to the Board by the Membership and such person shall automatically be deemed disqualified from seeking election to the Board.

**3.2 Term of Office.** All directors elected by the Unit Owners at a meeting of the Association Membership after the Period of Declarant Control expires or is earlier terminated shall serve staggered terms as follows: If a three person Board: The first director shall serve a three-year term, the next director elected shall serve a two-year term, and the remaining director shall serve a one-year term. If a five person Board: The first two directors shall serve a three-year term, the next two directors shall serve a two-year term, and the remaining director shall serve a one-year term. Thereafter, all directors shall be elected to three (3) year terms. All elections of directors shall be for such terms as will preserve the staggering of terms as provided in this Section 3.2. To determine which director shall serve terms of three years, two years or one year, respectively, the director(s) obtaining the most votes at the election at which they were elected shall serve the longest terms until all such terms are filled.

**3.3 Removal.** Except with respect to the members of the Board of Directors appointed by the Declarant, any one or more of the members of the Board of Directors may be removed from the Board of Directors, with or without cause, by a majority vote of the Members entitled to vote and voting on the matter in person, by proxy (if allowed by applicable law), or by absentee ballot at a special meeting called pursuant to the procedures specified in A.R.S. §33-1243(H), and a successor shall then and there be elected to fill the vacancy thereby created. Any petition to call a special meeting of the Members for purposes of removing a designated member of the Board of Directors may not be submitted more than once during the term of office for that particular Board member.

**3.4 Compensation/Conflicts of Interest.** No director shall receive compensation for any service he may render to the Association which is within his duties as a director. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties. A director may receive compensation for services rendered to the Association which are outside

his duties as a director if the payment of such compensation is approved by all of the other directors. Any director with a “conflict of interest” as determined by the most strict interpretation of the director “conflict of interest” provisions of the Arizona Nonprofit Corporation Act (A.R.S. §10-3860 et seq.) and the Condominium Act (A.R.S. §33-1243), as amended from time to time, may not vote on any proposal to provide director compensation to himself or any other director and shall recuse himself from participating in any discussions regarding a “conflicting interest” transaction.

**3.5 Action Taken Without A Meeting/Informal Meetings.** Subject to, and only in the event permitted by, the “open” meeting requirements contained in the Condominium Act, the directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of all the directors. Any such written consent shall be filed with the minutes of the proceedings of the Board of Directors. Any quorum of the Board of the Directors that meets informally to discuss Association business, including workshops, shall comply with the open meeting and notice provisions of the Condominium Act without regard to whether any vote or action was taken on any matter at that informal meeting.

**3.6 Vacancies.** Except with respect to members appointed by the Declarant and vacancies caused by the removal of a member of the Board of Directors by a vote of the Unit Owners as set forth in Section 3.3 of these Bylaws, all vacancies in the Board of Directors shall be filled by a vote of a majority of the remaining directors though less than a quorum or by a sole remaining director. Any person so elected shall serve the unexpired portion of the prior director’s term.

**3.7 Regular Meetings.** Regular meetings of the Board of Directors may be held at such time and place within the State of Arizona as shall be determined from time to time by the Board of Directors.

**3.8 Special Meetings.** Special meetings of the Board of Directors may be called by the President on three (3) business days’ notice to each director, given in writing, by hand delivery, mail 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 at least two (2) directors. Special meetings of the Board shall be held within the State of Arizona. Members and their designated representatives may attend and speak at special Board meetings in the same manner as provided in Section 3.7 above.

**3.9 Quorum/Proxy Voting/Participation by Members.** A majority of the directors shall constitute a quorum for the transaction of business. Except as provided in the Condominium Act, every act or decision done or made by a majority of the directors present at a duly-held meeting at which a quorum is present shall be regarded as the act of the Board of Directors. A director may vote in person or by proxy in the manner provided in the Arizona Nonprofit Corporation Act. A quorum of the Board may meet by means of a telephone conference if a speakerphone is available in the meeting room and allows Board members and Unit Owners (in the case of an “open” meeting session) to hear all Persons who are speaking during the meeting. All regular and special meetings of the Board shall be held in compliance



with the provisions of A.R.S. §33-1248 of the Condominium Act (except for closed sessions in accordance therewith) and shall allow for any Member or his designated representative to attend and speak at such Board meeting before any deliberative action is taken on a matter; provided, further, that only one person representing a Unit may speak on any issue. The Board may establish a reasonable time limit for persons speaking at the meeting and may establish a reasonable limit on the number of persons speaking on each side of an issue. Subject to reasonable Association Rules as may be adopted by the Board, the Board shall permit the videotaping or tape recording of open sessions of annual or special meetings of the Board.

**3.10 Waiver of Notice/Attendance by Members/Notice to Members.** Before any meeting of the Board, any director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice to that director. Attendance by a director at any meeting of the Board shall be a waiver of notice by him of the time and place of the meeting unless such attendance is for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Such meetings shall be held at least once during each fiscal year and are open to all Members of the Association as provided in Section 3.7 and Section 3.8 above, provided, however, that a portion of any meeting dealing with certain matters specified in A.R.S. §33-1248 concerning litigation and other confidential matters of the Association may be closed to the Members. After the Period of Declarant Control expires or terminates, notice of the time and place of Board meetings shall be given to Members by newsletter, conspicuous posting on the Common Elements, or by any other reasonable means as determined by the Board at least forty-eight hours in advance of the meeting, except in the event of an emergency. Minutes of emergency meetings held without such 48 hour notice shall reflect or state the reason necessitating the emergency meeting and the minutes shall be read at the next regularly scheduled Board meeting. During the Period of Declarant Control, no notice of Board meetings need be given to Unit Owners; provided, however, that information regarding the time and place of the next scheduled Board meeting shall be provided to any Member who requests such information in good faith. The agenda of any Board meeting shall be available to all Unit Owners attending.

**3.11 Powers and Duties.**

(A) The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act or the Condominium Documents required to be exercised or done by the Members. In addition to the duties imposed by these Bylaws or by any resolution of the Members that may hereafter be adopted, the Board of Directors shall have the following powers and duties:

(i) Open bank accounts on behalf of the Association and designate the signatories thereon, including segregated or trust accounts specifically required in the Declaration to be maintained by the Board for a particular purpose or reasonably deemed necessary by the Board to satisfy its obligations under the Condominium Documents;

(ii) Make, or contract for the making, of repairs, additions to, improvements to or alterations of the Condominium and repairs to the Common Elements, in accordance with the

Condominium Documents, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

(iii) In the exercise of its discretion, enforce by legal means the provisions of the Condominium Documents;

(iv) Designate, hire and dismiss the personnel necessary for the maintenance, operation, repair, and replacement of the Common Elements and provide services for the Condominium, and, where appropriate, provide for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;

(v) Provide for the operation, care, upkeep and maintenance of all of the Common Elements and services of the Condominium (which may be provided by affiliates of Declarant, subject to the restrictions contained in the Condominium Documents) and comply with all Arizona Department of Health Services pool safety and public health rules;

(vi) Borrow money on behalf of the Association when required in connection with any one instance relating to the operation, upkeep and maintenance of the Common Elements; provided, however, the consent of Members having at least two-thirds (2/3) of the total allocated votes of each class of Membership in the Association shall be obtained in writing or at a meeting called and held for such purpose in accordance with the provisions of these Bylaws in order for the Association to borrow in excess of \$75,000;

(vii) Prepare and adopt an annual budget for the Association prior to the commencement of each fiscal year and obtain an annual financial audit, review or compilation of the Association's financial records as determined in the best judgment of the Board to be appropriate for an Association of this size and financial condition; with such audit, review or compilation to be performed by a qualified Person such as a licensed and insured independent accountant pursuant to A.R.S. §33-1243(H) of the Condominium Act;

(viii) Adopt and publish Rules and regulations governing the use of the Common Elements and facilities and the personal conduct of the Members and their Lessees and their respective Invitees thereon and establish penalties for the infraction thereof;

(ix) In accordance with these Bylaws, suspend a Member's voting rights and rights to use the recreational Common Element amenities;

(x) Exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Condominium Documents;

(xi) Except for members of the Board of Directors appointed by the Declarant, declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(xii) Except for members of the Board of Directors appointed by the Declarant, declare the office of a member of the Board to be vacant in the event such member's right to vote as a Member of the Association has been suspended pursuant to Section 2.11 above for a period not less than sixty (60) consecutive days, or, regardless of whether such member's right to vote has been suspended, in the event such member is delinquent in the payment of any Common Expense Assessment or Special Assessment for a period of not less than sixty (60) consecutive days;

(xiii) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by any Member entitled to vote;

(xiv) Supervise all officers, agents and employees of the Association and see that their duties are properly performed;

(xv) Levy Assessments, Collection Costs and other fees and charges of the Association in accordance with the Declaration and these Bylaws and take all necessary action to collect the same as permitted under Arizona law and to collect any Master Association assessments as may be designated by the Master Association and delegated to the Association for collection;

(xvi) To the extent required by the Declaration and/or by Arizona law, issue, or cause an appropriate officer to issue upon demand to any person, a certificate setting forth whether or not any Assessment has been paid and any information required pursuant to A.R.S. §33-1260 of the Condominium Act;

(xvii) Procure and maintain adequate property, liability and other insurance as required or permitted by the Declaration;

(xviii) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(xix) Cause a current and updated Association Contact Notice to be Recorded for the Association pursuant to A.R.S. §33-1256(J) unless that duty has been delegated to a Managing Agent pursuant to Section 3.11(B) below;

(xx) Prepare and file annual tax returns with the federal government and the State of Arizona and to make such elections as may be necessary to reduce or eliminate the tax liability of the Association, including an election to be taxed under Section 528 of the Internal Revenue Code or any successor statute conferring income tax benefits on homeowners associations; and

(xxi) Institute, defend, and intervene in any litigation or administrative proceedings in its own name or on behalf of the Unit Owners, subject to the provisions and restrictions of Article 10 and Article 11 of the Declaration.

(B) The Board of Directors may employ a Managing Agent for the Condominium at a compensation established by the Board of Directors. The Managing Agent shall perform such duties and services as the Board of Directors shall authorize, including, but not limited to, all of the duties listed in the Condominium Act and the Condominium Documents, except for such duties and services that under the Condominium Act or the Condominium Documents may not be delegated to the Managing Agent. The Managing Agent shall cause the Association to be in compliance with the Recorded Association Contact Notice requirements of A.R.S. §33-1256(J) of the Condominium Act. The Board of Directors may delegate to the Managing Agent all of the powers granted to the Board of Directors or the officers of the Association by the Condominium Act and the Condominium Documents other than the following powers:

- (i) To adopt the annual budget, any amendment thereto, or to assess any Common Expenses:
- (ii) To adopt, repeal or amend Rules;
- (iii) To designate signatories on Association bank accounts;
- (iv) To borrow money on behalf of the Association;
- (v) To acquire and mortgage Units or other real property; or
- (vi) To allocate Limited Common Elements.

(C) Any contract with the Managing Agent must provide that it may be terminated with or without cause and without payment of any penalty or termination fee on not more than ninety (90) days' written notice. The term of any such contract may not exceed three (3) years. Any contract or lease purporting to bind the Association to a contract or lease with Declarant and/or affiliates shall be terminable by the Association at will after the Period of Declarant Control expires or is earlier terminated pursuant to the provisions of A.R.S. §33-1245(A)(2).

## ARTICLE 4 OFFICERS AND THEIR DUTIES

**4.1 Enumeration of Officers.** The principal officers of the Association shall be the president, vice-president, the secretary, and the treasurer. The Board of Directors may create such other offices as the affairs of the Association may require. During the Period of Declarant Control, all officers of the Association shall be appointed and may be removed at will by the Declarant. After the termination of the Period of Declarant Control, all officers shall be elected by the Board of Directors. The President must be a member of the Board of Directors. Any other officers may, but need not, be members of the Board.

**4.2 Election of Officers.** The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

**4.3 Term.** After the Period of Declarant Control expires or terminates, the officers of the Association shall be elected annually by the Board of Directors and each shall hold office for one (1) year, unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

**4.4 Resignation and Removal.** Except for officers appointed by the Declarant, any officer may be removed from office with or without cause by the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein and the acceptance of such resignation shall not be necessary to make it effective.

**4.5 Vacancies.** Except for officers appointed by the Declarant, a vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

**4.6 Multiple Offices.** Any two or more offices may be held by the same person except that the offices of President and Secretary shall be held by different persons after the Period of Declarant Control expires or is earlier terminated.

**4.7 Powers and Duties.** The powers and duties of the officers shall be as follows:

**(A) President.** The President shall be the chief executive officer of the Association; shall preside at all meetings of the Board of Directors or the Members; shall see that orders and resolutions of the Board of Directors are carried into effect; sign checks and promissory notes of the Association jointly with the Treasurer; cause the Treasurer to deposit monies in bank accounts of the Association; and shall generally manage the business of the Association. The duties of the President specified herein may, to the extent provided in Section 3.11(B) of these Bylaws and/or applicable law, be delegated to a Managing Agent.

**(B) Vice-President.** The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

**(C) Secretary.** The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board of Directors and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board of Directors.

**(D) Treasurer.** The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign checks and promissory notes of the Association jointly with the President; shall keep proper books of account; shall prepare an annual budget and a statement of income and expenditures to be presented to the Members at the regular annual meeting, and

deliver a copy of each to the Members; and, in general, perform all the duties incident to the office of Treasurer. The duties of the Treasurer specified herein may, to the extent provided in Section 3.11(B) of these Bylaws and/or applicable law, be delegated to a Managing Agent.

**4.8 Compensation.** No officer shall receive compensation for any service he may render to the Association which is within his duties as an officer. However, any officer may be reimbursed for his actual expenses incurred in the performance of his duties. An officer may receive compensation for services rendered to the Association which are outside his duties as an officer if the payment of such compensation is approved by a unanimous vote of the Board. Any director with a "conflict of interest" as determined by the most strict interpretation of the "director conflict of interest provisions" of the Arizona Nonprofit Corporation Act and the Condominium Act, as amended from time to time, may not vote on any proposal to provide officer compensation and shall recuse himself from participating in any such discussions.

**4.9 Officers Authorized to Execute Amendments to Declaration.** Any amendments to the Declaration, including the Plat, which are required by the Condominium Act or the Declaration to be executed by the Association, may be executed by either the President or Vice-President of the Association.

## **ARTICLE 5 MONETARY AND OTHER PENALTIES**

**5.1 Power of Board of Directors to Impose Monetary Penalties.** In accordance with the procedures set forth in this Article 5, the Board of Directors shall have the right to impose reasonable monetary penalties or fines against any Unit Owner who violates any provisions of the Condominium Documents relating to matters other than failure to timely pay Assessments. The Association may impose late charges, charge delinquent interest, demand fees and lien fees, and undertake all other remedies specified in the Declaration and/or permitted by applicable law for failure to timely pay Assessments without regard to any of the mandatory hearing provisions of this Article 5. Any monetary penalty or fine imposed by the Board of Directors in accordance with this Article 5 shall be imposed only after the procedures set forth in this Article 5 have been substantially complied with.

**5.2 Notice of Violation.** If the Board of Directors becomes aware of a violation of the Condominium Documents and desires to impose a monetary penalty against the Unit Owner who violated the Condominium Documents, the Board of Directors shall serve the Unit Owner with written notice of the violation. To the extent required by the provisions of A.R.S. §33-1242, either the original written notice or any second response notice pursuant to a Unit Owner request for additional information shall contain the following:

(i) The nature of the alleged violation and the provision(s) of the Condominium Documents that are alleged to have been violated;

(ii) The date of the alleged violation or the date the alleged violation was observed, as applicable;

(iii) The first and last name of the person who observed the alleged violation;

(iv) Information on how to request an opportunity for a hearing on the alleged violation to be held no later than the next regular Board meeting (to be returned by the affected Unit Owner within ten (10) days after the date of the written notice of violation, unless a longer time to respond is permitted by the Board for exigent circumstances);

(v) The proposed monetary penalty to be imposed by the Board.

Upon the Board's receipt of a request for hearing regarding an alleged violation of the Condominium Documents, fines, imposition of monetary penalties and commencement of legal actions, shall be stayed until the matter of the alleged violation is resolved. The Board shall, within a reasonable time after receipt of a request for hearing, deliver a notice of hearing to the affected Unit Owner. The notice of hearing shall specify the time and place of the hearing (to be held not earlier than fifteen (15) days' after delivery of the notice of hearing) and shall contain an invitation to the Unit Owner to produce statements, evidence and witnesses on his behalf and advising the Unit Owner that he may be represented at the hearing by an attorney.

**5.3 Hearing.** The hearing on any alleged violation of the Condominium Documents shall be held at the time and at the place designated in the notice served pursuant to Section 1.9 and Section 5.2 of these Bylaws. Proof of service of the notice as required by Section 5.2 of these Bylaws shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director or agent who served the notice. The notice requirement shall also be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the monetary or other penalty, if any, imposed by the Board of Directors. Any fine which is imposed by the Board following a hearing pursuant to this Section 5.3 shall be paid by the offending Unit Owner within a reasonable time frame established by the Board on a case by case basis pursuant to Board policies or Rules (but not less than ten (10) days) after a notice of the action of the Board is served upon the Unit Owner as provided in Section 1.9 of these Bylaws. After the expiration of such payment period established by the Board in its notice of action, if such monetary penalty or fine is unpaid by the Owner, the Board, among other remedies, may: (i) seek to enforce its Assessment Lien to the extent any penalties or fees payable under this Article 5 are secured thereby in the manner provided in the Declaration for enforcement of Assessment Liens or, in the alternative, and/or if not so secured, (ii) seek to obtain and Record a civil judgment against the Unit of the offending Unit Owner in the amount of such monetary penalty or fine. Any fines imposed pursuant to this Article 5 shall be the joint and several liability of all of the joint Owners of the Unit, including co-tenants and Persons holding title in community property. To the extent applicable, all notices given by the Association under this Section 5.3 shall include the information required to be given under A.R.S. §33-1242.

**5.4 Suspension of Rights to Use Recreational Common Elements.** If any Unit Owner is in arrears in the payment of any Assessment, late charges, monetary penalties or other fees or charges due under the terms of the Condominium Documents, including Collection Costs, for a period of fifteen (15) days, the Unit Owner's right to use, or to delegate the use of, the

recreational Common Element amenities to Lessees or other lawful Residents of the Unit or their respective Invitees, shall be automatically suspended and shall remain suspended until all payments are brought current. In addition, a Unit Owner's, Resident's or right of any Person occupying a Unit, to use the recreational Common Elements shall be suspended for any continuing infraction of the Condominium Documents by the Unit Owner, his Lessees or other lawful Residents of a Unit, or their respective Invitees, that is not cured within thirty (30) days after notice thereof from the Association to the Unit Owner and shall remain suspended until any such infraction or violation of the Condominium Documents ceases as reasonably determined by the Board. The Board may also impose a suspension of a Unit Owner's, Lessee's, Resident's (or their respective Invitees') right to use the recreational Common Elements for a period not to exceed sixty (60) days by giving written notice of such suspension to any such Unit Owner who has committed, or whose Lessees, Residents, or their respective Invitees have committed, repeated or multiple single infractions (three or more instances) of any provisions of the Condominium Documents in any six month period (regardless of whether such infractions have been subsequently cured or ceased). In the case of a summary suspension of recreational Common Element use rights for non-monetary violations of the Condominium Documents pursuant to this Section 5.4, the Board shall provide the date of the next scheduled Board meeting in the suspension notice. The affected Unit Owner or Resident may request a hearing before the Board before such suspension becomes effective if the Unit Owner or Resident serves a written request for a hearing on the Board within ten (10) days after the Board's service of the suspension notice on the Unit or Resident in the manner provided in Section 1.9 above. Upon the Board's receipt of a request of a hearing, the matter shall be heard at the next scheduled Board meeting. Any suspension of use rights imposed in accordance with this Section 5.4 shall also apply to any Resident or any other Person occupying the Unit Owner's Unit irrespective of whether the occupancy of a Unit is temporary (as e.g. in the case of a guest) or long term. The Board's right to suspend recreational Common Element use pursuant to this Section 5.4 shall be in addition to the right of the Board to suspend a Unit Owner's voting rights in accordance with Section 2.11 of these Bylaws and the Declaration. To the extent applicable, all notices given by the Association under this Section 5.4 shall include the information required to be given under A.R.S. §33-1242.

**5.5 No Limitation on Other Rights and Remedies.** Nothing contained in this Article 5 of these Bylaws shall be construed as limiting the rights and remedies of the Board or any other Owner to enforce the Condominium Documents provided therein and/or available at law or in equity, it being understood that this Article 5 relates to the imposition of certain fines and other penalties and is not intended as a recitation of the entire scope of the rights and remedies of the Board or any Member of the Association.

## **ARTICLE 6 ARCHITECTURAL CONTROL AND ARCHITECTURAL COMMITTEE**

**6.1 Duties Pursuant to Section 7.4 of Declaration.** The Board shall meet from time to time as necessary to perform its duties pursuant to Section 7.4 of the Declaration. The vote or written consent of a majority of the members of the Board, at a meeting or otherwise, shall



constitute the act of the Board unless the unanimous decision of the Board is required by any other provision of the Declaration. The Board shall keep and maintain a written record of all actions taken by it at such meeting or otherwise. The Board may, at the expense of the Association, employ one or more consultants to assist the Board with its duties pursuant to said Section 4.3.

**6.2 Architectural Rules.** The Board may adopt, amend, and repeal, by unanimous vote or written consent, architectural rules and regulations as part of the Association Rules which set standards and procedures for Board review and the guidelines for architectural design, placement of Improvements, color schemes, finishes and materials, and similar features which are required or permitted to be used within the Condominium.

**6.3 Waiver.** The approval by the Board of the plans, drawings, or specifications for any work done or proposed, or for any other matter requiring the approval of the Board under the Declaration, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, specification, or matter subsequently submitted for approval and shall not be deemed a waiver of the obligation of the submitting party or proponent of any plan, drawing, specification and the like to the Master Association for its independent approval in accordance with the Master Declaration.

**6.4 Liability.** So long as a member of the Board has acted in good faith on the basis of information actually possessed, neither the Board nor such member thereof, shall be liable to the Association, any Owner, or to any other party, for any damage, loss, or prejudice suffered or claimed on account of: (i) the approval or disapproval of any plans, drawings, or specifications, whether or not defective; (ii) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications; (iii) the development of any portion of the Condominium; or (iv) the execution and filing of any estoppel certificate, whether or not the facts in the estoppel certificate are correct.

**6.5 Approval Requirements.** In the event the Board fails to approve or disapprove any application for approval within forty-five (45) days after its receipt of the complete application, together with complete and legible copies of the supporting plans and specifications, the application shall be deemed disapproved.

## ARTICLE 7 COMMITTEES

**7.1 Board Committees.** The Board may create one or more committees and appoint members of the Board to serve on them. Each committee shall have one or more members and each member of a committee shall serve at the pleasure of the entire Board. The creation of a committee and appointment of members of the Board to the committee must be approved by the greater of: (a) a majority of all the directors in office when the action is taken; or (b) the number of directors required by Section 3.9 above to take action. The provisions of these Bylaws

governing meetings, action without meetings and notice, waiver of notice, quorum and voting requirements of the Board shall also apply to committees of the Board and their members.

Each committee of the Board may exercise the authority of the Board to the extent specified by the Board, except that a committee shall not take any of the following actions: (a) authorize distributions; (b) fill vacancies on the Board or any of its committees; (c) adopt, amend or repeal these Bylaws; and (d) fix the compensation of directors for serving on the Board or any committee or fix the compensation of any officer serving the Board. The Board may designate one or more directors as alternate members of any committee who may replace any absent member at any meeting of the committee.

**7.2 Advisory Committees.** The Board may appoint committees consisting of members and/or non-members of the Board to advise the Board and to perform such tasks as the Board deems necessary or desirable. Such advisory committee shall not have the power to exercise any authority of the Board. Except for any Architectural Committee as may be formed pursuant to Section 4.3 of the Declaration and Article 6 of these Bylaws, any Board committee that includes persons in its membership that are not also members of the Board shall automatically be deemed advisory in nature.

### **CERTIFICATION**

I hereby certify that the foregoing Bylaws for Veritas at McCormick Ranch Condominium Association were duly adopted by the Board of Directors of the Association on the \_\_\_ day of July, 2011.

  
\_\_\_\_\_  
METIN NEGRIN/President/Secretary