

**By-laws
of
Bloomfield Estates Improvement Association, Inc.
Bloomfield Township, Oakland County, Michigan**

Adopted: Annual Meeting April 1955
Amended: April 30, 1958
April 15, 1965
September 11, 1975
April 2, 1979
April 8, 1985
April 9, 1990
April 8, 1991
May 5, 1997
May 14, 2003

Article I

Name-

The name of the organization shall be: Bloomfield Estates Improvement Association, Inc.

(Note: Articles of Incorporation were filed December 1, 1941 with the Secretary of State in Lansing, Michigan. A corporation charter was granted by the State of Michigan on December 29, 1941.)

Article II

Purpose-

It shall be the purpose of this association to preserve and protect the individual and collective real estate investments in the Bloomfield Estates Subdivison, Bloomfield Township, Oakland County, Michigan.

Article III

Membership-

Section 1. Membership of the Bloomfield Estates Improvement Association, Inc. is limited to owners of lots located in Bloomfield Estates Subdivison, Oakland County, Michigan.

Section 2. The membership shall consist of two classes: Home Owners and Vacant Owners.

Section 3. Home Owners memberships shall be limited to owners of lots which are improved with a residence. Vacant Owners memberships shall be limited to owners of lots which are vacant, namely not improved with a residence. Where a lot, whether improved or vacant, is held under land contract, the land contract vendee shall be deemed to be the person entitled to membership.

Section 4. An owner of more than one lot shall be entitled to hold but a single membership. Where one of the lots so owned is improved with a residence, the membership shall be a Home Owners membership, and where all the lots so owned are vacant lots, the membership shall be a Vacant Owners membership.

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Article IV

Dues-

Section 1. The annual dues shall be in such amount as shall be determined from time to time by the Board of Directors, but (subject to amendment of the By-laws) shall not exceed Two-hundred dollars (\$200.00) for a Home Owner member and One-hundred dollars (\$100.00) for a Vacant Owner member

Section 2. Statements of dues shall be mailed on or before February 1st of each year by the treasurer to each property owner at his last known address.

Section 3. Dues shall be payable March 1st of each year. Any property owner whose dues have not been paid by the date of the annual meeting or any special meeting, shall be ineligible to vote at such meeting or any subsequent meeting until such dues have been paid.

Article V

Votes-

A Home Owner membership shall entitle the holder to one full vote and a Vacant Owner membership shall entitle the holder to one-half vote at any membership meeting of the Association.

Article VI

Meetings of the Association-

Section 1. The annual meeting shall be held the second Monday in April of each year at 8:00 P.M. at a location considered by the Board of Directors to be the most convenient to the majority of the members.

Section 2. Special meetings of the Association may be called by majority vote of the Board of Directors voting at a properly constituted meeting, or on written petition signed by members in good standing whose total number of votes shall be equivalent to eight full votes. The secretary shall mail a notice of said meeting to each member at the member's last known address one week in advance of the meeting and in such notice shall state time, place, and purpose of the meeting.

Section 3. A quorum for the transaction of business at the annual meeting or any special meeting of the Association shall be deemed to be present when there is a sufficient number of members in attendance, whose dues are paid, to cast a total number of votes equivalent to twelve full votes.

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Article VII

Election of the Members of the Board of Directors-

Section 1. The Board of Directors shall consist of six members to be chosen from among the members of the Association in good standing.

Section 2. At each annual meeting of the Association two members of the Board of Directors shall be elected to hold office for a term of three years to succeed the members whose term of office shall then expire.

Section 3. Vacancies occurring in the Board of Directors between annual meetings shall be filled by the Board, the director so elected to serve until the next annual meeting, at which annual meeting a director to serve for the balance of the unexpired term shall be elected by the membership.

Article VIII

Meetings of the Board of Directors-

Section 1. The Board of Directors shall meet immediately following the annual meeting of the Association for the purpose of electing officers as provided in Article IX.

Section 2. Between annual meetings, the Board of Directors shall meet on call of the president, or on the request of any three directors. The secretary shall mail a notice of the call for the meeting to each member of the Board at his last known address one week in advance of the meeting.

Section 3. Three directors shall constitute a quorum for the transaction of business at any meeting of the Board.

Article IX

Officers-

The officers of the Association shall be president, vice-president, secretary, and treasurer to be chosen by the Directors from their number. The duties of such officers shall be as usually appertain to such offices.

Article X

Contracting of Debts-

The Board of Directors shall have the power to designate the officers or agents to execute instruments; however, in the absence of specific designation, the president or vice-president and secretary or treasurer shall execute instruments on behalf of the Association.

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Article XI

Deposit of Association Funds-

The funds of the Association shall be deposited in a financial institution approved by the Board of Directors. No withdrawal of such funds shall be made except when signed by any two of the four officers.

Article XII

By-law Amendment-

The By-laws of the Association may be amended by a majority vote of those present at a duly constituted meeting of the members, provided notice of the proposed amendment or amendments has been given in the call for the meeting.

