

**COMMON INTEREST PLANNED COMMUNITY  
HILLS OF TROY HOMEOWNERS' ASSOCIATION  
BYLAWS**

**SECTION 1 - GENERAL**

The following are the Bylaws of Hills of Troy Homeowners' Association, a Wisconsin nonprofit corporation (hereinafter the "Association"). The Association is organized pursuant to Chapter 181 of the Wisconsin Statutes for the purpose of operating and managing Hills of Troy, a planned community created pursuant to the laws of Wisconsin. The terms used in these Bylaws shall have the same meaning as they have in the Declaration of Covenants Conditions and Restrictions for Hills of Troy (hereinafter the "Declaration").

**SECTION 2 - MEMBERSHIP**

**2.1 Owners Defined.** All persons described as Owners in the Declaration shall be members of the Association. No person shall be a member solely by virtue of holding a security interest in a Lot. A person shall cease to be a member at such time as that person is no longer an Owner.

**2.2 Registration of Owners and Occupants.** Each Owner shall register with the Secretary of the Association, in writing, within thirty (30) days after taking title to a Lot, (i) the name and address of the Owners and any occupants of the Lot, (ii) the nature of such Owner's interest or estate in each Lot owned; (iii) the address at which the Owner desires to receive notice of any meeting of the Owners, if other than the Lot address; (iv) the name and address of the secured party holding the first mortgage on the Lot, if any; and (v) the name of the Owner, if there are multiple Owners of the Lot, who shall be authorized to cast the vote with respect to the Lot. The Owner shall have a continuing obligation to advise the Association in writing of any changes in the foregoing information.

**2.3 Transfers.** The interest, rights and obligations of an Owner in the Association may be assigned, pledged, encumbered or transferred, but only along with and as a part of the title to the Owner's Lot or as otherwise specifically authorized by the Governing Documents or by law.

**SECTION 3 - VOTING**

**3.1 Entitlement.** Votes shall be allocated to each Lot as provided in the Declaration. However, no vote shall be exercised as to a Lot while the Lot is owned by the Association.

**3.2 Authority to Cast Vote.** At any meeting of the Owners, an Owner included on the voting register presented by the Secretary in accordance with Section 4.6, or the holder of such Owner's proxy, shall be entitled to cast the vote which is allocated to the Lot owned by the Owner. If there is more than one Owner of a Lot, only one of the Owners may cast the vote. If the Owners of a Lot fail to agree as to who shall cast the vote, or fail to register pursuant to Section 2.2, the vote shall not be cast.

**3.3 Voting by Proxy.** An Owner may cast the vote which is allocated to the Owner's Lot and be counted as present at any meeting of the Owners by executing a written proxy naming another person entitled to act on that Owner's behalf, and delivering the same to the Secretary before the commencement of any such meeting. All proxies granted by an Owner shall remain in effect until the earliest of the following events: (i) revocation by the granting Owner by written notice or by personally attending and voting at the meeting for which the proxy is effective, (ii) eleven (11) months after the date of the proxy, unless otherwise provided in the proxy, or (iii) the time at which the granting Owner is no longer an Owner.

**3.4 Voting by Mail Ballot.** The entire vote on any issue, except the removal of directors, may be determined by mailed ballots, subject to the following requirements.

A. The notice of the vote shall: (i) clearly state the proposed action, (ii) indicate the number of responses needed to meet the quorum requirements, (iii) state the percentage of approvals necessary to approve each matter other than election of directors, and (iv) specify the time by which a ballot must be received by the Association in order to be counted.

B. The ballot shall: (i) set forth each proposed action, and (ii) provide an opportunity to vote for or against each proposed action.

C. The Board of Directors shall set the time for the return of ballots, which shall not be less than fifteen (15) nor more than thirty (30) days after the date of mailing of the ballots to the Owners. The Board of Directors shall provide notice of the results of the vote to the Owners within ten (10) days after the expiration of the voting period.

D. Approval by written ballot under this Section is valid only if the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

**3.5 Vote Required.** A majority of the votes cast at any properly constituted meeting of the Owners, or cast by mail in accordance with Section 3.4, shall decide all matters properly brought before the Owners, except where a different vote is specifically required by the Governing Documents or Chapter 181 of the Wisconsin Statutes. The term "majority" as used herein shall mean in excess of fifty percent (50%) of the votes cast at a meeting, in person or by proxy, or voting by mail, in accordance with the allocation of voting power set forth in the Declaration. Cumulative voting shall not be permitted.

#### **SECTION 4 - MEETINGS OF OWNERS**

**4.1 Place.** All meetings of the Owners shall be held at the office of the Association or at such other place in the State of Wisconsin reasonably accessible to the Owners as may be designated by the Board of Directors in any notice of a meeting of the Owners.

**4.2 Annual Meetings.** An annual meeting of the Owners shall be held in each fiscal year on a date, and at a reasonable time and place, designated by the Board of Directors. At each annual meeting of the Owners, (i) the persons who are to constitute the Board of Directors shall be elected pursuant to Section 6, (ii) a report shall be made to the Owners on the activities and financial condition of the Association, and (iii) any other matter which is included in the notice of the annual meeting, and is a proper subject for discussion or decision by the Owners, shall be considered and acted upon at the meeting.

**4.3 Special Meetings.** Special meetings of the Owners may be called by the President as a matter of discretion. Special meetings of the Owners shall be called by the President or Secretary within thirty (30) days following receipt of the written request of a majority of the members of the Board of Directors or of Owners entitled to cast at least twenty-five percent (25%) of all the votes in the Association. The meeting shall be held within ninety (90) days following receipt of the request. The request shall state the purpose of the meeting, and the business transacted at the special meeting shall be confined to the purposes stated in the notice. The purpose for which the meeting is requested and held must be lawful and consistent with the Association's purposes and authority under the Governing Documents.

**4.4 Notice of Meetings.** At least twenty-one (21), but not more than thirty (30) days in advance of any annual meeting of the Owners, and (subject to Section 4.3 of the Declaration) at least seven (7), but no more than thirty (30) days in advance of any special meeting of the Owners, the Secretary shall send, to all persons who are Owners as of the date of sending the notice, notice of the time, place and agenda of the meeting, by United States mail, or by hand delivery, at the Owner's Lot address or to such other address as the Owner may have designated in writing to the Secretary. The notice shall also be sent to the Eligible Mortgagee, upon request, at the address provided by the Eligible Mortgagee. Any Eligible Mortgagee shall, upon request, be entitled to designate a representative to be present at any meeting. Notice of meetings to vote upon amendments to the Articles of Incorporation shall also be given separately to each officer and director of the Association.

**4.5 Quorum/Adjournment.** The presence of Owners in person or by proxy, who have the authority to cast in excess of fifty percent (50%) of all the votes in the Association shall be necessary to constitute a quorum at all meetings of the Owners for the transaction of any business, except that of adjourning the meeting to reconvene at a subsequent time. Any meeting may be adjourned from time to time, but until no longer than fifteen (15) days later, without notice other than announcement at the meeting as initially called. If a quorum is present at the reconvened meeting, any business may be transacted which might have been transacted at the meeting as initially called had a quorum then been present. The quorum, having once been established at a meeting or a reconvened meeting, shall continue to exist for that meeting notwithstanding the departure of any Owner in attendance in person or by proxy. The Association may not be counted in determining a quorum as to any Lot owned by the Association.

**4.6 Voting Register.** The Secretary shall have available at the meeting a list of the Lot numbers, the names of the Owners, the vote attributable to each Lot and the name of the person (in the case of multiple Owners) authorized to cast the vote.

**4.7 Agenda.** The agenda for meetings of the Owners shall be established by the Board of Directors, consistent with the Governing Documents, and shall be sent to all Owners along with the notice of the meeting.

#### **SECTION 5 - ANNUAL REPORT**

The Board of Directors shall prepare an annual report on behalf of the Association to be mailed or delivered to each Owner together with the notice of the annual meeting. The report shall contain at a minimum:

- A. A statement of any capital expenditures in excess of fifteen percent (15%) of the current budget or \$5,000, whichever is greater, approved by the Association for the current year or succeeding two (2) fiscal years.
- B. A statement of the balance in any reserve or replacement fund and any portion of the fund designated for any specified project by the Board of Directors.
- C. A copy of the statement of revenues and expenses for the Association's last fiscal year, and a balance sheet as of the end of said fiscal year.
- D. A statement of the status of any pending litigation or judgments to which the Association is a party.
- E. A statement of the insurance coverage provided by the Association.
- F. A statement of the total past due assessments on all Lots, current as of not more than sixty (60) days prior to the date of the meeting.

## SECTION 6 - BOARD OF DIRECTORS

**6.1 Number and Qualification.** The affairs of the Association shall be governed by a Board of Directors. The first Board of Directors shall consist of the persons designated as directors in the Articles of Incorporation of the Association or appointed to replace them by the Declarant, subject to the rights of Owners to elect directors as set forth in Section 6.2. Upon the expiration of the terms of the members of the first Board of Directors, the Board of Directors shall be composed of five (5) directors, a majority of whom shall be Owners, or a duly authorized representative of the Owner if the Owner is a corporation, partnership, limited liability company, trust or other entity which has the capacity to hold title to real estate.

**6.2 Term of Office.** The terms of office of the members of the Board of Directors shall be as follows:

A. Subject to Subsection B., the terms of all directors appointed by Declarant as authorized by the Declaration shall terminate upon the earliest of (i) voluntary surrender of control by Declarant, (ii) an Association meeting which shall be held within sixty (60) days after conveyance to Owners other than a Declarant of eighty percent (80%) of the total number of Lots authorized to be included in the common interest community, or (iii) the date eight (8) years following the date of the first conveyance of a Lot to an Owner other than a Declarant. The term of office of any director elected to the first Board of Directors by Owners other than the Declarant shall terminate at the same time as those appointed by Declarant.

B. Notwithstanding the provisions of Subsection A, the Owners other than Declarant shall have the right to nominate and elect not less than thirty-three and one-third percent (33-1/3%) of the directors at a meeting of the Owners held within sixty (60) days following the conveyance by Declarant of fifty percent (50%) of the total number of Lots authorized to be included in the common interest community.

C. The first terms of office of the directors elected by the Owners immediately following the termination of the terms provided for in Subsection A., shall be two (2) years for three (3) of the directors and three (3) years for two (2) of the directors. The nominee or nominees receiving the greatest numbers of votes shall fill the longer terms. Each term of office thereafter shall be two (2) years and shall expire upon the election of a successor at a subsequent meeting of the Owners; provided, that a director shall continue in office until a successor is elected. A number of nominees equal to the number of vacancies, and receiving the greatest numbers of votes, shall be elected, notwithstanding that one or more of them do not receive a majority of the votes cast. A director appointed or elected to fill an uncompleted term shall serve until the natural termination of that term, unless removed in accordance with these Bylaws. There shall be no cumulative voting for directors.

**6.3 Nominations.** Nominations for election to the Board of Directors shall be made by a nominating committee appointed by the Board of Directors, or from the floor at the annual meeting or by "write-in" if authorized by the Board.

**6.4 Powers.** The Board of Directors shall have all powers necessary for the administration of the affairs of the Association, and may exercise for the Association all powers and authority vested in or delegated to the Association (and not expressly prohibited or reserved to the Owners) by law or by the governing Documents. The powers of the Board of Directors shall include, without limitation, the power to:

A. Adopt, amend and revoke Rules and Regulations not inconsistent with the Governing Documents, as follows: (i) regulating the use of the Common Elements; (ii) regulating the use of the Lots, and the conduct of Owners and occupants, which may jeopardize the health, safety or welfare of other Owners and occupants, which involves noise or other disturbing activity, or which may damage the Common Elements or other Lots; (iii) regulating or prohibiting animals; (iv) regulating changes in the appearance of the Common Elements and conduct which may damage the property, (v) regulating the exterior appearance of the property as provided in the Covenants, including, for example, signs and other displays, regardless of whether inside a Lot; (vi) implementing the Governing Documents, and exercising the powers granted by this Section, and (vii) otherwise facilitating the operation of the property.

All rules and regulations established by Declarant or established by Directors appointed by Declarant shall survive termination of Directors appointed by Declarant and may not be amended without consent of Declarant as long as Declarant owns at least 1 lot in the Hills of Troy.

All rules and regulations or amendments thereto shall require the consent of Declarant as long as Declarant owns at least 1 lot in the Hills of Troy.

B. Adopt and amend budgets for revenues, expenditures and reserves, and levy and collect assessments for Common Expenses from Owners.

C. Hire and discharge managing agents and other employees, agents and independent contractors.

D. Institute, defend, or intervene in litigation or administrative proceedings (i) in its own name on behalf of itself or two (2) or more Owners on matters affecting the Common Elements or other matters affecting the property or the Association, or (ii) with the consent of the Owners of the affected Lots on matters affecting only those Lots to include without limitation;

E. Make contracts and incur liabilities.

F. Regulate the use, maintenance, repair, replacement and modification of the Common Elements and the Lots to include without limitation;

i. Maintenance, repair and replacement of the Hills of Troy entrance, boulevard and cul-de-sac island landscaping, monumentation and signage.

lighting.

- ii. Purchase, maintenance and operation of the Hills of Troy street lights, monument lights and other common area lighting.
- iii. Maintenance for the Hills of Troy common area walk paths.
- iv. Operate, inspect and maintain the storm water facilities located within the drainage easements and road right-of-way of the Hills of Troy (and subsequent additions thereto) in accordance with the Hills of Troy Storm Water System Operation, Inspection and Maintenance Plan Attached hereto as Exhibit "A".

G. Obtain general liability and property damage insurance covering the Hills of Troy common elements, as determined by the Board of Directors.

H. Cause improvements to be made as a part of the Common Elements.

I. Acquire, hold, encumber, and convey in its own name any right, title or interest to real estate or personal property, subject to the requirements of the laws of Wisconsin for the conveyance or encumbrance of the Common Elements.

J. Grant public utility easements through, over or under the Common Elements, and, subject to approval by resolution of the Owners other than a Declarant or its affiliates at a meeting duly called, grant other public or private easements, leases, and licenses through, over or under the Common Elements.

K. Impose and receive any payments, fees or charges for the use, rental or operation of the Common Elements, other than Limited Common Elements, and for services provided to Owners.

L. Impose charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the Governing Documents and the Rules and Regulations.

M. Impose reasonable charges for the review, preparation and recordation of amendments to the Declaration of Covenants, Conditions and Restrictions for Hills of Troy or amendments to the Bylaws, statements of unpaid assessments, or furnishing copies of Association records.

N. Provide for the indemnification of its officers and directors, and maintain directors' and officers' liability insurance.

O. Provide for reasonable procedures governing the conduct of meetings and the election of directors.

P. Appoint, regulate and dissolve committees.

Q. Exercise any other powers conferred by law or the Governing Documents, or which are necessary and proper for the governance of the Association.

R. Exercise the power and administer the duties provided for in the Declaration of Covenants, Conditions and Restrictions of Hills of Troy, to include causing enforcement and remedy for violations thereof, and to include assessment of costs for the remedy to the Lot(s) requiring the remedy, as well as reasonable attorney's fees.

S. Exercise the powers and enforce the rights of the Owners as provided in the Declaration of Covenants, Conditions and Restrictions for Hills of Troy, as well as collect for reasonable attorney's fees in the administration of these duties.

**6.5 Meetings and Notices.** An annual meeting of the Board of Directors shall be held promptly following each annual meeting of the Owners. At each annual meeting the officers of the Association shall be elected.

A. Regular meetings of the Board of Directors shall be held at least on an annual basis, at such times as may be fixed from time to time by a majority of the members of the Board of Directors. A schedule, or any amended schedule, of the regular meetings shall be provided to the directors.

B. Special meetings of the Board of Directors shall be held when called (i) by the President of the Association, or (ii) by the Secretary within fifteen (15) days following the written request of any two (2) directors. Notice of any special meeting shall be given to each director not less than ten (10) days in advance thereof. Notice to a director shall be deemed to be given when deposited in the United States mail postage prepaid to the Lot address of such director, or when personally delivered, orally or in writing, by a representative of the Board of Directors.

C. Any director may at any time waive notice of any meeting of the Board of Directors orally, in writing, or by attendance at the meeting. If all the directors are present at a meeting of the Board of Directors, no notice shall be required, and any business may be transacted at such meeting.

**6.6 Quorum and Voting.** A majority of the member of the Board of Directors shall constitute a quorum for the transaction of business at any meeting thereof. A quorum, once established, shall continue to exist, regardless of the subsequent departure of any directors. Each director shall have one (1) vote. The vote of a majority of the directors present at any meeting at which a quorum is present shall be sufficient to adopt any action. Proxies shall not be permitted.

**6.7 Action Taken Without a Meeting.** The Board of Directors shall have the right to take any action in the absence of a meeting which it could take at a meeting when authorized in a writing signed by all the directors.

**6.8 Vacancies.** A vacancy in the Board of Directors shall be filled by a person elected within fifteen (15) days following the occurrence of the vacancy by a majority vote of the remaining directors, regardless of their number, except for vacancies created pursuant to Paragraphs 2 and 9 of this Section.

**6.9 Removal.** A director may be removed from the Board of Directors, with or without cause, by a majority vote at any annual or special meeting of the Owners; provided (i) that the notice of the meeting at which removal is to be considered states such purpose, (ii) that the director to be removed has a right to be heard at the meeting, and (iii) that a new director is elected at the meeting by the Owners to fill the vacant position caused by the removal. A director may also be removed by the Board of Directors if such director (i) has more than two (2) unexcused absences from Board meetings and/or Owners meetings during any twelve (12) month period or (ii) is more than sixty (60) days past due with respect to assessments on the director's Lot. Such vacancies shall be filled by the vote of the Owners as previously provided in this Section.

**6.10 Compensation.** Except as authorized by a vote of the Owners at a meeting thereof, the directors of the Association shall receive no compensation for their services in such capacity. A director, or other Owner or occupant may, upon approval by the Board of Directors, be retained by the Association and reasonably compensated for goods and services furnished to the Association in an individual capacity. Directors may be reimbursed for out-of-pocket expenses incurred in the performance of their duties.

**6.11 Fidelity Bond.** Fidelity Bonds or insurance coverage for unlawful taking of Association funds shall be obtained and maintained as provided in the Declaration on all directors and officers authorized to handle the Association's funds and other monetary assets.

## **SECTION 7 - OFFICERS**

**7.1 Principal Officers.** The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may from time to time elect such other officers and designate their duties as in their judgment may be necessary to manage the affairs of the Association. A person may hold more than one office simultaneously, except those of President and Vice President. Only the President and Vice President must be members of the Board of Directors.

**7.2 Election.** The officers of the Association shall be elected annually by the Board of Directors at its annual meeting and shall hold office at the pleasure of the Board.

**7.3 Removal.** Upon an affirmative vote of a majority of the members of the Board, any officer may be removed, with or without cause, and a successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for that purpose. The removal of an officer shall be without prejudice to the contract rights, if any, of the officer removed. Election or appointment shall not of itself create contract rights.

**7.4 President.** The President shall be the chief executive officer of the Association, and shall preside at all meetings of the Board of Directors and the Association. The President shall have all of the powers and duties which are customarily vested in the office of president of a corporation, including without limitation, the duty to supervise all other officers and to execute all contracts and similar obligations on behalf of the Association. The President shall have such other duties as may from time to time be prescribed by the Board of Directors.

**7.5 Vice President.** The Vice President shall take the place of the President and perform the duties of the office whenever the President shall be absent or unable to act. The Vice President shall also perform such other duties as shall from time to time be prescribed by the Board of Directors.

**7.6 Secretary.** The Secretary shall be responsible for recording the minutes of all meetings of the Board of Directors and the Association. The Secretary shall be responsible for keeping the books and records of the Association, shall be responsible for filing with the Office of Secretary of State of Wisconsin all documents required by that office, and shall give all notices required by the Governing Documents or Chapter 181 of the Wisconsin Statutes unless directed otherwise by the Board of Directors. The Board of Directors may delegate the Secretary's administrative functions to a managing agent, provided that such delegation shall not relieve the Secretary of the ultimate responsibility for the Secretary's duties.

**7.7 Treasurer.** The Treasurer shall have responsibility for all financial assets of the Association, and shall be covered by a bond or insurance in such sum and with such companies as the Board of Directors may require. The Treasurer shall be responsible for keeping the Association's financial books, assessment rolls and accounts. The Treasurer shall cause the books of the Association to be kept in accordance with customary and accepted accounting practices and shall submit them to the Board of Directors for its examination upon request. The Treasurer shall cause all monies and other monetary assets of the Association to be deposited in the name of or to the credit of the Association in depositories designated by the Board of Directors, shall cause the funds of the Association to be disbursed as ordered by the Board of Directors and shall perform all other duties incident to the office of Treasurer. The Board of Directors may delegate the Treasurer's administrative functions to a managing agent, provided that such delegation shall not relieve the Treasurer of the ultimate responsibility for the Treasurer's duties.

**7.8 Compensation.** Except as authorized by a vote of the Owners at a meeting thereof, officers of the Association shall receive no compensation for their services in such capacity. An officer, or other Owner or occupant may, upon approval by the Board of Directors, be

retained by the Association and reasonably compensated for goods and services furnished to the Association in an individual capacity. Officers may be reimbursed for out-of-pocket expenses incurred in the performance of their duties.

## **SECTION 8 - OPERATION OF THE PROPERTY**

**8.1 Assessment Procedures.** The Board of Directors shall, not later than ninety (90) days after the first day of the Association's fiscal year, prepare a budget of Common Expenses for the Association and assess and levy such Common Expenses against the Lots according to their respective Common Expense liability as set forth in the Declaration. The annual budget shall include a general operating reserve, and an adequate reserve fund for maintenance, repair and replacement of those Common Elements and parts of the Lots that must be maintained, repaired or replaced by the Association on a periodic basis.

A. The Board of Directors shall fix the amount of the annual assessment against each Lot and advise the Owners in writing of the assessment at least thirty (30) days prior to the date when the assessment thereof is due. The failure of the Board of Directors to timely levy an annual assessment shall not relieve the Owners of their obligation to continue paying assessment installments in the amount currently levied, as well as any increases subsequently levied.

B. If an annual assessment proves to be insufficient, the budget and assessments thereof may be amended or a special assessment levied by the Board of Directors at any time. The levy shall be deemed to occur upon the date specified in the resolution which fixes the assessment.

C. The Association shall furnish copies of each budget on which the Common Expenses and the assessment are based to an Owner or to any Eligible Mortgagee, upon request of such persons.

**8.2 Payment of Assessments.** Annual assessments shall be due and payable in single, annual installments within thirty (30) days after approval by the Board of Directors, and special assessments shall be due when designated by the Board of Directors. All Owners shall be absolutely and unconditionally obligated to pay the assessments levied pursuant to the Governing Documents. No Owner or occupant shall have any right of withholding, offset or deduction against the Association with respect to any assessments, or related late charges or costs of collection. Any rights or claims alleged by an Owner may be pursued only by separate action.

**8.3 Default in Payment of Assessments.** If any Owner does not make payment on or before the date when any assessment or installment thereof is due, subject to such grace periods as may be established, the Board of Directors may assess, and such Owner shall be obligated to pay, a late charge as provided in the Declaration for each such unpaid assessment or installment thereof, together with all expenses, including reasonable attorney's fees, incurred by the Board in collecting any such unpaid assessment.

A. The Board of Directors shall have the right and duty to attempt to recover all assessments for Common Expenses, together with any charges, attorney's fees or expenses relating to the collection thereof.

B. Upon written request of an Owner or an Eligible Mortgagee of such Lot, notice of a default of more than thirty (30) days in payment of any assessment or installment of an assessment for Common Expenses or any other default in the performance of obligations by the Owner shall be given in writing to such Eligible Mortgagee.

C. The rights and remedies referred to herein shall in no way limit the remedies available to the Association under the Declaration or by law.

**8.4 Foreclosure of Liens for Unpaid Assessments.** The Association has the right to foreclose a lien against a Lot for assessments imposed by the Association, pursuant to the law of Wisconsin.

**8.5 Records.** The Board of Directors shall cause to be kept at the registered office of the Association, and at such other place as the Board of Directors may determine, records of the actions of the Board of Directors, minutes of the meetings of the Board of Directors, minutes of the meetings of the Owners of the Association, names of the Owners and Eligible Mortgagees, and detailed and accurate records of the receipts and expenditures of the Association. All Association records, including receipts and expenditures and any vouchers authorizing payments, shall be available for examination by the Owners and the Eligible Mortgagees upon reasonable notice and during normal business hours. Separate accounts shall be maintained for each Lot setting forth the amount of the assessments against the Lot, the date when due, the amount paid thereon and the balance remaining unpaid.

**8.6 Enforcement of Obligations.** All Owners and occupants and their guests are obligated and bound to observe the provisions of the Governing Documents, the Declaration of Covenants and Conditions, the Rules and Regulations and Chapter 181 of the Wisconsin Statutes. The Association may impose any or all of the charges, sanctions and remedies authorized by the Governing Documents, the Rules and Regulations or by law to enforce and implement its rights and to otherwise enable it to manage and operate the Association.

## **SECTION 9 - AMENDMENTS**

These Bylaws may be amended, and the amendment shall be effective, upon the satisfaction of the following conditions:

**1. Approval.** The amendment must be approved by Owners who have authority to cast in excess of fifty percent (50%) of the total votes in the Association, in writing or at a duly held meeting of the Owners, subject to any approval rights of Eligible Mortgagees and the Declarant as provided in the Declaration.

2. **Notice.** A copy of the proposed amendment and, if a meeting is to be held, notice of such meeting, shall be mailed by U.S. Mail, or hand delivered, to all Owners authorized to cast votes.
3. **Effective Date Recording.** The amendment shall be effective on the date of approval by the required vote of the Owners and need not be recorded. If recorded, the amendment shall be recorded in the office of the recording officer for the county in which the property is located.

The DEVELOPER hereby agrees that until such time as a majority of the subdivision lots are owned by individual lot owners (and not by the DEVELOPER), any material change to the Restrictive Covenants which in any way may have the potential to adversely affect the aesthetic, economic or property value expectations of individual lot owners (other than those of the DEVELOPER) shall be void and of no effect unless said changes have first received Town Board approval. *The DEVELOPER shall submit to the Town Board any proposed change to the restrictive covenants that may have such an effect. The Town Board shall have the sole discretion* to determine whether any such proposed change has the potential to adversely affect the economic, aesthetic or property value expectations of a potential or existing lot owner and to approve or not approve such changes.

#### **SECTION 10 - INDEMNIFICATION**

The Association shall, to the extent the alleged liability is not covered by insurance, indemnify every individual acting in any official capacity on behalf of the Association, pursuant to the provisions of Chapter 181 of the Wisconsin Statutes.

#### **SECTION 11 - EXPANSION PROVISION**

Declarant shall have the right to develop additional land contiguous to Hills of Troy and add additional Lots and members to the Hills of Troy Homeowners' Association. All of the Lots shall become part and parcel of Hills of Troy and shall be subject to the Declaration of Covenants, Conditions and Restrictions for Hills of Troy, along with all the rights associated therewith and obligations thereto. This right to expand shall expire on January 1, 2011. The addition of said Lots shall have the effect of adding members to the Association, and all percentages represented in these Bylaws shall be affected by said additional members.

#### **SECTION 12 - MISCELLANEOUS**

**11.1 Notices.** Unless specifically provided otherwise in Chapter 181 of the Wisconsin Statutes, the Declaration or these Bylaws, all notices required to be given by or to the Association, the Board of Directors, the Association officers or the Owners or occupants shall be in writing and shall be effective upon hand delivery, or mailing if properly addressed with postage prepaid and deposited in the United States mail, except that registrations pursuant to Section 2.2 shall be effective upon receipt by the Association.

**11.2 Severability.** The invalidity or unenforceability of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws.

**11.3 Captions.** The captions herein are inserted only as a matter of convenience and for reference and in no way limit or proscribe the scope of these Bylaws or the intent of any provisions hereof.

**11.4 Conflicts in Documents.** In the event of any conflict among the provisions of Chapter 181 of the Wisconsin Statutes, the Declaration, the Bylaws or the Rules and Regulations, Chapter 181 of the Wisconsin Statutes shall control unless it permits the documents to control. As among the Declaration, Bylaws and Rules and Regulations, the Declaration shall control, and as between the Bylaws and the Rules and Regulations, the Bylaws shall control.

**11.5 Waiver.** No restriction, condition, obligation or provisions contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

**11.6 No Corporate Seal.** The Association shall have no corporate seal.

**11.7 Fiscal Year.** The fiscal year of the Association shall be as determined by the Board of Directors.

The undersigned Secretary hereby executes these Bylaws and certifies that they were adopted by the Hills of Troy Homeowners' Association, a non-profit corporation incorporated under the laws of the State of Wisconsin, effective as of the date hereof.

1/26/06

Date

Craig D. Lilja

Secretary

Hills of Troy Homeowners' Association

**This Document was Drafted by:**

Troy Development Corporation  
11806 Aberdeen Street N.E., Suite 290  
Blaine, MN 55449

**Exhibit “A”**  
**Hills of Troy Homeowners’ Association**  
**Storm Water System Operation, Inspection and Maintenance Plan**

**Description**

The storm water facilities for the Hills of Troy subdivision consist of several components including road curbing, catch basins, storm sewer pipes, road side ditches, non-roadside ditches and swales, sediment and detention basins or ponds, infiltration basins and associated erosion control and stabilization design features and elements.

The system is designed to convey the storm water, treat the storm water for sediments and control the rate of flow and rate of the off-site discharge.

The system facilities are all located within:

- 1) Public road right-of-ways,
- 2) Private outlots owned by the Hills of Troy Homeowners’ Association, and
- 3) Private residential lots where drainage easements are provided

The Hills of Troy Homeowners’ Association has primary responsibility for the inspection, management and maintenance of the system.

The Hills of Troy Declaration of Covenants grants the Hills of Troy Homeowners’ Association easement rights over all drainage easements in the Hills of Troy plat(s). These easement rights allow the Homeowners’ Association to perform their inspection, management and maintenance responsibilities.

The Town of Troy and St. Croix County also have authority within the public right-of-way and the drainage easements to perform inspection, management and maintenance.

**Operation, Inspection and Maintenance Plan**

The Hills of Troy Homeowners’ Association shall perform inspection and maintenance as follows:

- ♣ **Wet Ponds.** Ponds shall be inspected annually for the accumulation of sediment. The ponds should be pumped and sediment removed when it reaches a level within 3’ of the permanent pool elevation. These ponds should also be inspected for erosion, settling, vegetation, pipe and overflow capacity and integrity and repaired as necessary.
- ♣ **Infiltration Basins.** The infiltration basins shall also be inspected in May and October of each year or if water remains ponded for more than 48 hours (not including frozen ground). The infiltration areas shall be inspected for erosion, re-vegetation, sediment accumulation and overall performance.
- ♣ **Drainage Swales.** The boulevard ditches and drainage swales throughout the site are intended to convey storm water and prevent erosion. These swales shall also be inspected in May and October of each year for erosion, vegetation and sediment accumulation and overall performance. These swales should also be mowed (not where riprap exists) at least once a year to prevent tree growth.
- ♣ **Construction Erosion.** Great care should be taken to keep individual house construction sediment from reaching the ponds. All contractors and individual lot owners shall be liable for storm water facility damage from runoff generated at their respective house construction sites.

**Intermittent Streams and Wetlands**

There are two intermittent streams located in the deep ravines on the west side of the Hills of Troy subdivision (as shown on the plat for the Hills of Troy). The Wisconsin Department of Natural Resources prohibits placement of impervious surfaces (except roads, driveways and walk trails) in a protective area within 50 feet of the intermittent streams.

Runoff from the impervious roads, driveways and walk trails within these protective areas shall run through a vegetative buffer prior to reaching the intermittent stream. Erosion mat shall be required for all disturbed slopes within the protective area during construction.

Wetlands exist in the valley on the east side of the Hills of Troy (as shown on the plat of the Hills of Troy). A 20’ minimum vegetative buffer shall exist on both sides of the wetlands. Individual lot owners and/or the Hills of Troy Homeowners’ Association should consult with the Department of Natural Resources prior to performing any maintenance involving excavation in this and other wetland areas.