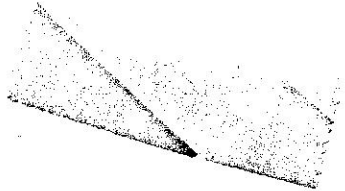


1989

BYLAWS
OF
THE GRANDVIEW ESTATES HOMEOWNERS ASSOCIATION



ARTICLE I

Name
This Organization shall be called The Grandview Estates Homeowners Association.

ARTICLE II

Object
The object of this Organization shall be to encourage members to work for the betterment of Grandview Estates. This shall be to promote the quality of life and the responsible growth and development in and around Grandview Estates.

ARTICLE III

Membership and Dues

- Sec. 1 Any property owner or resident is eligible to belong to the Association.
- Sec. 2 New applicants are to contact the Secretary.
- Sec. 3 Membership dues of The Grandview Estates Homeowners Association shall be \$10.00 per family per year, payable on application for membership.
- Sec. 4 Dues shall not include more than two votes per household.
- Sec. 5 Dues are subject to review yearly.
- Sec. 6 The fiscal year shall be from January 1 through December 31.
- Sec. 7 Fifty-one percent of attending members to a meeting constitutes a Majority.

ARTICLE IV

Executive Board and Duties

- Sec. 1 The Executive Board of The Grandview Estates Homeowners Association shall be: President, Vice-President, Secretary-Treasurer and four elected Board Members.
- Sec. 2 A Nominating Committee of five shall be appointed by the Executive Board in October to nominate a slate of officers. The term of office shall be one year. Nominees are elected by Members at the November meeting, and installed at the January meeting.
- Sec. 3 Nominations may be made from the floor; a majority vote shall elect.
- Sec. 4 Vacancies in any elective office shall be filled by Members at the next general meeting.
- Sec. 5 The President shall preside at all meetings.
- Sec. 6 The Vice-President shall perform the duties of the President in the President's absence.
- Sec. 7 Secretary-Treasurer shall conduct all organizational correspondence, record Minutes of all meetings, give a financial report at every general meeting and provide for an audit at the end of the fiscal year as directed by the Executive Board.
- Sec. 8 All funds of the Association shall be kept under the name of the organization in a bank designated by the Executive Board.
- Sec. 9 All expenditures shall be approved by the Executive Board and all checks shall be co-signed by the President and Secretary-Treasurer.

ARTICLE V

Meetings

- Sec. 1 The general meetings of The Grandview Estates Homeowners Association shall be held in January, June and November.
- Sec. 2 The Membership can petition the President for a special meeting, who in turn contacts the Executive Board. If approved, a special meeting will be called by the Secretary.
- Sec. 3 The Executive Board can call a meeting by a special notice.
- Sec. 4 Two-thirds of the Membership may call a special meeting to recall any member or members of the Executive Board.
- Sec. 5 Fifteen Members of the Organization shall be a quorum to conduct a meeting.

ARTICLE VI

Parliamentary Authority

- Sec. 1 All meetings shall be governed by Robert's Rules of Order, Newly Revised.

ARTICLE VII

Amend Bylaws

- Sec. 1 Thirty days written notice shall be given prior to presentation of amendments to the Membership at a general meeting.

ARTICLE VIII

Dissolution

- Sec. 1 If the Grandview Estates Homeowners Association is dissolved any remaining monies will be refunded to members after all bills are paid.

NOTICE OF GENERAL MEETING
GRANDVIEW ESTATES HOMEOWNERS ASSOCIATION

TO THE RESIDENTS OF GRANDVIEW ESTATES:

A General Meeting will be held at 7:30 p.m., Thursday, October 26, 1989, at the Firehouse on Lincoln Avenue to elect new officers and board members. We are all encouraged to attend this meeting to show support for a much needed organization.

The Grandview Estates Homeowners Association was formed to raise a collective voice concerning development impacts in and around our subdivision. In the past, this voice has not fallen on deaf ears of County government as the Association achieved great success, largely due to President, Donna Suiter, and other members.

A number of these achievements included:

- Dedication of the buffer zone between 6th Street and the Stonegate Commercial use.
- Denial of access off 1st Street to the Vista Point Research Center and Airport 320 developments.
- Future landscape berm to be built on the Grandview side of E-470.
- Non-assessment of costs to widen Lincoln Avenue along the Grandview frontage.
- Blocking of a proposed batch plant at Meridian.

We greatly appreciate the efforts Donna and other members have put forth in the past in looking after our interests. It is now time for other residents to share this responsibility.

The Homeowners Association can have great influence in the planning and zoning of adjacent developments, but only with the support and presence of fellow Grandview residents. A number of individuals have offered nominations to fill available Board positions. If you or someone you know would consider devoting their time to these positions, please attend the Association meeting to offer nominations. The existing Bylaws and executive structure are described on the opposite page. According to the Bylaws, an annual fee of \$10.00 per family must be paid to become a member. You must become a member in order to vote. Please show your support by attending the meeting, filling out a very short membership application, and voting for a strong community organization.

If you are unable to attend but would like to join, you may fill out the application below and send a check made payable to Grandview Estates Homeowners Association to:

Grandview Estates Homeowners Association
c/o Patrick Nook, 12941 North 2nd Street, Parker, Colorado 80134

Thank you for your consideration.

Did you know that Stonegate located just east of 6th Street has filed to re-zone their commercial use and raise the height restriction to allow 150' structures? The Planning Commission Hearing for this request is scheduled for October 23 at 7:00 p.m. Call the Douglas County Planning and Zoning Department for more information at 660-7460. Please try to attend.

GRANDVIEW ESTATES HOMEOWNERS ASSOCIATION MEMBERSHIP APPLICATION

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

I am a homeowner or resident of Grandview Estates:

SIGNATURE

SIGNATURE