

**BYLAWS OF  
CASCADE RIDGE  
HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I:

Plan of Administration

Section 1. Description of Real Property

Certain property located in the Village of Caledonia, Racine County, State of Wisconsin, has been platted by NCS, LLC (hereinafter "Developer") as Cascade Ridge ("Subdivision") by a Plat of Subdivision ("Plat") recorded in the office of the Register of Deeds for Racine County, Wisconsin. The Subdivision includes Outlots 1, 2 and 3 (the "Property") which are intended to be held and administered by the Homeowner's Association for the enjoyment and use of all lot owners. Outlot 2 shall contain a stormwater retention pond. Outlot 1 shall contain an subdivision monument sign.

Section 2. Adoption of Bylaws

These Bylaws are adopted as the Bylaws of the Cascade Ridge Homeowners Association, Inc. ("Association"), a corporation organized under the Wisconsin Nonstock Corporation Law to serve as an association of lot owners. The provisions of these Bylaws apply to the Property and to the use and occupancy of the Property.

Section 3. Office and Mailing Address

The initial office and mailing address of the Association and of the Board of Directors of the Association ("Board of Directors") shall be located at 8338 Corporate Drive, Ste. 300, Racine, Wisconsin, 53406.

ARTICLE II

Board of Directors

Section 1. Number and Qualification

Until election of a new Board of Directors by lot owners, pursuant to Section 1 (c), Article III of these Bylaws, the Board of Directors shall consist of those persons named as directors in the Articles of Incorporation or those persons elected as provided in Section 1 (b), Article III of these Bylaws. Thereafter the Board of Directors shall be composed of three persons, each of whom shall be owners of lots, fiduciary owners, members or employees of partnership owners, or officers, stockholders or employees of corporate owners, and one of whom may be the spouse of a lot owner or a mortgagee of a lot, a fiduciary mortgagee, a member or employee of a partnership mortgagee or an officer, stockholder or employee of a corporate mortgagee.

## Section 2. Powers and Duties

The affairs of the Association and the Property shall be governed by the Board of Directors. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and of the Property, except those powers and duties as by law or by these Bylaws may not be delegated to the Board of Directors by the lot owners or which have been specifically reserved by or to the lot owners. The Board of Directors shall have full powers and authority necessary for or desirable for the complete enforcement and administration of the Property and these Bylaws.

## Section 3. Managing Agent and Manager

The Board of Directors may employ for the Property a managing agent or manager at a compensation established by the Board of Directors to perform the duties and services as the Board of Directors shall authorize.

## Section 4. Election and Term of Office

At the first annual meeting of the lot owners, the term of office of one member of the Board of Directors shall be fixed at three years, the term of office of one member of the Board of Directors shall be fixed at two years, and the term of office of one member of the Board of Directors shall be fixed at one year. At the expiration of the initial term of office of each member of the Board of Directors, a successor shall be elected to serve for a term of three years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the lot and unit owners.

## Section 5. Removal of Board Members

At any regular or special meeting of lot owners, any one or more of the members of the Board of Directors may be removed with or without cause by a majority of the authorized votes of all lot owners, and a successor may be elected to fill the vacancy created. Any member of the Board of Directors whose removal has been proposed by the lot owners shall be given an opportunity to be heard at the meeting.

## Section 6. Vacancies

Vacancies in the Board of Directors caused by any reason other than the removal of a member by a vote of the lot owners, shall be filled by a vote of a majority of the remaining Board members at a special meeting of the Board of Directors held for the purpose promptly after the occurrence of the vacancy even though the members present at the meeting may be less than a quorum, and each person so elected shall be a member of the Board of Directors until a successor is elected at the next annual meeting of the lot owners.

shall call the first annual meeting of the lot owners. At this meeting the designees of the Developer and any other members of the Board of Directors elected by the lot owners shall resign as members of the Board of Directors, and all the lot owners shall elect a new Board of Directors. Thereafter the annual meeting of the lot owners shall be held on the second Monday of January of each succeeding year. At such meetings the Board of Directors shall be elected by ballot of the lot owners in accordance with the requirements of Section 4 of Article II of these Bylaws. The lot owners may transact other business at the meetings as may properly come before them.

## Section 2. Place of Meetings

Meetings of the lot owners shall be held at the principal office of the Association or at any other suitable place convenient to the lot owners as may be designated by the Board of Directors.

## Section 3. Special Meetings

It shall be the duty of the President to call a special meeting of the lot owners if so directed by resolution of the Board of Directors or upon a petition signed and presented to the Secretary by lot owners having 25% of the total authorized votes of all owners. The notice of any special meeting shall state the time, place and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

## Section 4. Notice of Meetings

The Secretary shall mail to each lot owner of record or cause to be delivered to each lot owner a notice of each annual or special meeting of the lot owners, at least 10 but not more than 20 days prior to the meeting, stating the purpose of the meeting as well as the time and place where it is to be held.

## Section 5. Adjournment of Meetings

Any meeting of lot owners at which a quorum has or has not attended may be adjourned at the option of the lot owners by vote of a majority of the authorized votes of the lot owners who are present, either in person or by proxy, at the meeting.

## Section 6. Voting

Each lot shall be entitled to one vote in matters affecting the Association. Each lot owner shall furnish the Association with the owner's name and current mailing address. No lot owner may vote at meetings of the Association until this information is furnished. The owner or owners of each lot, or some person designated by the owner or owners to act as proxy and who need not be an owner, shall be entitled to cast the vote belonging to the lot at all meetings of lot owners. The designation of any proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary by the owner or owners so designating. Any proxy shall be effective only for a maximum period of 180 days following its issuance unless granted to a mortgagee, land contract vendor or lessee of a lot. Each lot owner (including the Developer and the Board of Directors, if the Developer, or the Board of Directors or its designee, shall then hold title to one or more lots) shall be entitled to cast at all meetings of the lot owners the vote belonging to each lot owned. Where ownership is in the name of two or