

4/22/85

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BY-LAWS

OF

RIDGEPLEX UNITOWNERS ASSOCIATION

ARTICLE I. PURPOSE AND OFFICE

1.00 Purpose

RIDGEPLEX UNITOWNERS ASSOCIATION has been formed for the purpose of operating and maintaining the Common Area of the Ridgeplex Commons development, exclusively for the benefit of its members.

1.01 Office

The principal office of the Association shall be located in the Town of Irondequoit, Monroe County, New York.

ARTICLE II. DEFINITIONS

2.00 "Association" shall refer to the Ridgeplex Unitowners Association and its successors and assigns.

2.01 "Properties" shall refer to the real property described in the Declaration and Agreement of Covenants, Easements and Reciprocal Parking Easements ("Declaration"), filed by James Volpe with the Monroe County Clerk, as it may be amended from time to time. The Declaration shall affect all of the Lots and shall be binnding upon each of the Owners, their successors and assigns.

2.02 "Common Area" shall refer to all real property owned by the Unitowners but provided for the common use and enjoyment of all Unitowners, pursuant to the terms of the Declaration.

2.03 "Lot" shall refer to any plot of land shown upon any recorded subdivision or resubdivision map of the Properties.

2.04 "Owner" shall refer to the record owner, whether one or more persons or entities, of the title to any Lot which is part of the Properties, but excluding those having such interest merely as security for the performance of any obligation.

### ARTICLE III. MEMBERS AND MEETINGS

#### 3.00 Membership

The Association shall have as voting members, only Owners of Lots. All Owners, upon becoming such, shall be deemed automatically to have become members of the Association and there shall be no other qualification for membership. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation.

Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

#### 3.01 Assessments

As more fully provided for in the Declaration, each member shall be obligated to pay to the Association, annual and special assessments. Any assessments which are not paid when due shall be delinquent; if the assessment is not paid within thirty (30) days after due date, the assessment shall bear interest from the due date at a rate of 1% per month or portion

thereof and the Association may bring an action at law against the Owner personally obligated to pay the assessment or foreclose any lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessments. No Owner may waive or otherwise relieve himself from liability for the assessments provided for him by non-use of the Common Area or abandonment of his Lot or by renunciation of membership in the Association.

### 3.02 Annual Meetings

The annual meeting of the members of the Association shall be held at the principal office of the Association or such other place in Monroe County as may be selected, during the month of February of each year, for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting.

### 3.03 Notice of Annual Meetings

Notice of the time and place of the annual meeting shall be given, either personally or by mail, at least five (5) days before the meeting upon each person who appears upon the books of the Association as a member and, if mailed, such notice shall be directed to the member at his address as it appears on the books of the Association, unless he shall have filed with the Secretary of the Association, a written request that notice intended for him be mailed to some other address, in which case it shall be mailed to the address designated in such request.

### 3.04 Special Meetings

Special meetings of the members must be called by the President on receipt of the written request of the Owners of at least four (4) Lots, and shall be held at principal office of the Association or such other place in Monroe County as may be stated in notice of meeting.

### 3.05 Notice of Special Meetings

Notice of a special meeting stating the time, place and purpose or purposes thereof shall be served personally or by mail upon each member not less than five days before such meeting and, if mailed, such notice shall be directed to each member at his address as it appears on the books or records of the Association, unless he shall have filed with the Secretary of the Association a written request that notices intended for him shall be mailed to some other address, in which case it shall be mailed to the address designated in such request.

### 3.06 Quorum and Votes Required

At any meeting of members of the Association the presence of members owning one-half of the lots in person or by proxy, shall be necessary to constitute a quorum for all purposes except as otherwise provided by law, and the vote of a majority of the votes cast by members present at any meeting at which there is a quorum shall be the act of the full membership except as may be otherwise specifically provided by statute or by these By-Laws.

### 3.07 Voting

A. At every meeting of members, each member shall be entitled to vote in person, or by proxy. Each Owner shall be entitled to one vote per Lot. Upon the demand of any member, the vote upon any question before the meeting, shall be by ballot. All elections shall be held and all questions decided by a majority of the votes cast by the members present in person or by proxy.

B. When any Lot is owned by more than one person or entity, as tenants by the entirety, or in joint tenancy, or tenancy in common, or any other manner of joint or common ownership or interest, such persons or entities, as Owners of a single Lot shall collectively be entitled to cast only one vote and if such persons or entities cannot jointly agree as to how such vote should be cast, no vote shall be allowed with respect to such Lot.

C. The Association's Board of Directors may make such regulations as it deems advisable for any meeting of members, in regard to proof of membership in the Association, evidence of right to vote, registration of members for voting purposes, and such other matters concerning the conduct of the meetings and voting as it shall deem fit.

D. The Board of Directors may issue rules specifying the method by which the Secretary shall be appraised of the names and addresses of all Owners and the number of votes

to which each is entitled to cast at any meeting of the membership.

E. A member may vote as such either in person or by proxy executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven months from its date, unless otherwise provided in the proxy. Every proxy shall be in writing, subscribed by the member or his duly authorized attorney- in-fact and dated, but need not be sealed, witnessed nor acknowledged.

F. At each meeting of members a full, true and complete list in alphabetical order of all members entitled to vote in such meeting, certifying the number of votes each member is entitled to cast, shall be furnished by the Secretary.

### 3.08 Removal of Directors or Officers

Any director or officer may be removed from office by the vote of a majority of all members at any regular or special meeting called for that purpose, for conduct detrimental to the interest of the Association, for lack of sympathy with its objectives, or for refusal to render reasonable assistance in carrying out its purposes. Any such officer or director proposed to be removed shall be entitled to at least five (5) days' notice in writing by mail of the meeting at which such removal is to be voted upon and shall be entitled to appear before and be heard at such meeting.

### 3.09 Compensation and Expenses

Members shall not receive any compensation for services rendered the Association. The Board of Directors shall have power, in its discretion, to contract for and to pay to members rendering unusual or special services to the Association special compensation appropriate to the value of such services.

## ARTICLE IV. DIRECTORS

### 4.00 Election

The business and property of the Association shall be managed and controlled by a Board of Directors, consisting of three (3) persons who shall be elected annually by the members to hold office for one (1) year or until the election of their respective successors, except as hereinafter otherwise provided for filling vacancies. The directors shall be chosen by ballot at such meeting by a majority of the votes of the members, voting either in person or by proxy.

### 4.01 Resignation

Any director may resign at any time by giving written notice of such resignation to the Board of Directors.

### 4.02 Vacancies

Any vacancy in the Board of Directors occurring during the year, may be filled for the unexpired portion of the term by the directors then serving, although less than a quorum, by affirmative vote of the majority thereof. Any director so

elected by the Board of Directors shall hold office until the next succeeding annual meeting of the members of the Association or until the election of his successor.

#### 4.03 Organizational Meeting

Immediately after each annual election the newly elected directors shall meet at the principal office of the Association for the purpose of organization, the election of officers, and the transaction of other business, and if a quorum of the directors be then present, no prior notice of such meeting shall be required to be given. The place and time of such first meeting may, however, be fixed by written consent of all the directors.

#### 4.04 Special Meetings

Special meetings of the Board of Directors may be called by the President and must be called by the President on the written request of any member of the Board.

#### 4.05 Notice of Meetings

Notice of all directors' meetings, except as herein otherwise provided, shall be given in person by mailing the same at least three days before the meeting to the usual business or residence address of the director, but such notice may be waived by any director. Regular meeting of the Board of Directors may be held without notice at such time and place as shall be determined by the Board. Any business may be transacted at any directors' meeting. At any meeting at which every

director shall be present, even though without notice or waiver thereof, any business may be transacted.

#### 4.06 Chairman

At all meetings of the Board of Directors, the President, or in his absence a chairman chosen by the directors present, shall preside.

#### 4.07 Quorum

At all meetings of the Board of Directors, a majority of the directors shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of a majority of the directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute or by these By-Laws.

#### 4.08 Contracts and Services

The directors and officers of the Association may be interested directly or indirectly in any contract relating to or incidental to the operations conducted by the Association, and may freely make contracts, enter transactions, or otherwise act for and on behalf of the Association, notwithstanding that they may also be acting as individuals, or as directors of corporations, or as agents for other persons or business concerns, or may be interested in the same matters as stockholders, directors, or otherwise; provided, however, that any contract, transaction, or act on behalf of the Association in

a matter in which the directors or officers are personally interested as stockholders, directors, or otherwise shall be arm's length. In no event, however, shall any person or other entity dealing with the directors or officers be obligated to inquire into the authority of the directors and officers to enter into and consummate any contract, transaction or other action.

#### 4.09 Compensation

Directors shall not receive any compensation for their services as such. The Board of Directors shall have power, in its discretion, to contract for and to pay to directors rendering unusual or exceptional services to the Association special compensation appropriate to the value of such services.

#### 4.10 Powers

All the Association powers, except such as are otherwise provided for in these By-Laws and in the laws of the State of New York, shall be and are hereby vested in and shall be exercised by the Board of Directors. Such powers shall include, but shall not be limited to, the following:

A. To adopt and publish rules and regulations governing the use of the Common Area and facilities, and to establish penalties for the infraction thereof.

B. To suspend voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not

to exceed sixty (60) days for infraction of the published rules and regulations.

C. To authorize the officers to enter into management agreements with third parties in order to facilitate the efficient operation of the Properties. It shall be the primary purpose of such management agreements to provide for the administration, management, repair and maintenance of the Properties, all improvements included therein and designated as Common Areas, and the receipt and disbursement of funds as may be authorized by the Board of Directors. The term of these management agreements shall be determined by the Board to be in the best interests of the Association and shall be subject in all respects to these By-Laws and the Declaration.

#### 4.11 Duties

The Board of Directors shall present at the annual meeting of members and file with the minutes thereof a report, verified by the President and Treasurer, or by a majority of the Directors, showing (a) the financial position the Association; (b) the amount applied, appropriated or expended by the Association during the year immediately preceding such date and the purposes, objects, or persons to or for which such applications, appropriations, or expenditures have been made; and (c) the names and places of residence of the persons who have been admitted to membership during the year. It shall be the duty of the Board of Directors to:

A. Manage the financial affairs of the Association and to:

(1) Adopt the annual budget and fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

(2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each assessment period; and,

(3) Take such action as they see fit to enforce all of the Association's rights and remedies with respect to any Owner whose assessments are not paid within thirty (30) days after the due date therefor.

B. Issue or cause to be issued upon demand of any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of such certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

C. To procure and maintain adequate liability insurance, to procure adequate hazard insurance on common areas and on the structure of the units as Trustee for all members, being shown as one of the payees of the proceeds of the insurance, all as the Directors deem advisable.

D. To cause the Common Area to be maintained.

## ARTICLE V. OFFICERS

### 5.00 Number

The officers of the Association shall be the President, Secretary, Treasurer/Agent, and such other officers with such powers and duties not inconsistent with these By-Laws, as may be appointed and determined by the Board of Directors. Any two offices, except those of President and Secretary, may be held by the same person.

### 5.01 Election, Term of Office and Qualifications

All officers shall be elected annually by the Board of Directors from among such persons as the Board of Directors may see fit, at the first meeting of the Board of Directors after the annual meeting of the members of the Association.

### 5.02 Vacancies

In case any office of the Association becomes vacant by death, resignation, retirement, disqualification, or any other cause, the majority of the directors then in office, although less than a quorum, may elect an officer to fill such vacancy, and the officer so elected shall hold office and serve until the first meeting of the Board of Directors after the annual meeting of members next succeeding and until the election of his successor.

### 5.03 President

The President shall preside at all meetings of

members and of the Board of Directors. He shall have and exercise general charge and supervision of the affairs of the Association and shall do and perform such other duties as may be assigned to him by the Board of Directors.

#### 5.04 Secretary

The Secretary shall have charge of such books, documents, and papers as the Board of Directors may determine and shall have the custody of the corporate seal. He shall attend and keep the minutes of all the meetings of the Board of Directors and members of the Association. He shall keep a record, containing the names, alphabetically arranged, of all persons who are members of the Association, showing their places of residence, and such book shall be open for inspection as prescribed by law. He may sign with the President, in the name and on behalf of the Association, any contract or agreements authorized by the Board of Directors. He shall, in general perform all the duties incident to the office of Secretary, subject to the control of the Board of Directors, and shall do and perform such other duties as may be assigned to him by the Board of Directors.

#### 5.05 Treasurer

The Treasurer shall have the custody of all funds, property, and securities of the Association, subject to such regulations as may be imposed by the Board of Directors. He may be required to give bond for the faithful performance of his

duties, in such sum and with such sureties as the Board of Directors may require. When necessary or proper, he may endorse, for collection on behalf of the Association, checks, notes, and other obligations, and shall deposit the same to the credit of the Association at such bank or banks or depository as the Board of Directors may designate. He shall sign all receipts and vouchers and, together with such officer or officers, if any, as shall be designated by the Board of Directors, he shall sign all checks of the Association and all bills of exchange and promissory notes issued by the Association except in cases where the signing and execution thereof shall be expressly designated by the Board of Directors or by these By-Laws to some other office or agent of the Association. He shall make such payments as may be necessary or proper to be made on behalf of the Association. He shall enter regularly on the books of the Association to be kept by him for the purpose, full and accurate account of all monies and obligations received and paid or incurred by him for or on account of the Association, and shall exhibit such books at all reasonable times to any director or member on application at the offices of the Association. He shall, in general, perform all the duties incident to the office of Treasurer, subject to the control of the Board of Directors. The Treasurer shall also act as Agent under the terms of the Declaration.

#### 5.06 Compensation and Expenses

Officers shall not receive any compensation for their services as such. The Board of Directors shall have power, in its discretion, to contract for and to pay to an officer rendering unusual or exceptional services to the Association special compensation appropriate to the value of such services. The fact that any officer is a member of the Association or a director, shall not preclude him from receiving a salary or from voting on the resolution providing for the same.

#### 5.07 Removal

Any officer may be removed from office by the majority vote of all the directors at any regular or special meeting called for that purpose, for nonfeasance, malfeasance, or misfeasance, for conduct detrimental to the interests of the Association, for lack of sympathy with its objects, or for refusal to render reasonable assistance in carrying out its purposes. Any officer proposed to be removed shall be entitled to at least five (5) days' notice in writing by mail of the meeting of the Board of Directors at which such removal is to be voted upon and shall be entitled to appear before and be heard by the Board of Directors at such meeting.

#### ARTICLE VI. FISCAL YEAR

The fiscal year of the Association shall commence on January 1st of each year and end on December 31st.

ARTICLE VII. PROHIBITION AGAINST SHARING IN CORPORATE EARNINGS

No member, director, officer, or employee of, or person connected with the Association, or any other private individual shall receive at any time any of the net earnings from the operations of the Association; provided that this shall not prevent the payment to any such person such reasonable compensation for services rendered to or for the Association in effecting any of its purposes or as shall be entitled to share in the distribution of any of the Association assets upon the dissolution of the Association.

ARTICLE VIII. INDEMNIFICATION

To the extent permitted by law, the Association shall indemnify and demand any person made a party to any proceeding by reason of the fact that he is, or was, a director or officer of the Association against any loss and expense incurred by him by reason of such proceeding, including the settlement thereof, except in relation to matters which such person is adjudicated to be liable for gross misconduct in the performance of his duties.

ARTICLE IX. AMENDMENT

Subject to the restrictions contained herein, the By-Laws may be altered, amended or repealed at any meeting of members of the Association by any affirmative vote of two-thirds

(2/3) of all votes cast by the members, represented either in person or by proxy at such meeting, provided that (1) a full statement of the proposed amendment is inserted in the notice of such meeting, and (2) said amendment shall be set forth as a duly recorded amendment to the Declaration. However, no amendment will affect or impair the validity or priority of a Lot Owner's interest or the interest of holders of a mortgage encumbering any Lot.

#### ARTICLE X. DISSOLUTION

Subject to the restrictions contained herein, and in the Declaration, the Association may be dissolved by action of the members at any meeting of members of the Association by an affirmative vote of the members, represented either in person or by proxy, in the percentage required for termination of the Declaration, provided that the proposed action is inserted in the notice of such meeting.

#### ARTICLE XI. MISCELLANEOUS

##### 10.00 Severability

Should any of the covenants, terms or provisions herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of these By-Laws shall, nevertheless, be and remain in full force and effect.

##### 10.01 Construction

Wherever the masculine singular form of the pronoun is used in these By-Laws, it shall be construed to mean the masculine, feminine or neuter; singular or plural; wherever the context so requires.