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149 Wild Ginger Trail
Chattanooga, TN 37415
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Hamilton County Tennessee

BOULEVARD TRAILS HOMEOWNERS' ASSOCIATION

BYLAWS

ARTICLE I

Name

282

Section 1. The Official name of the association shall be Boulevard Trails Homeowners' Association.

ARTICLE II

Objective

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Section 1. The objective of the Boulevard Trails Homeowners' Association shall be, to ensure the continuation of the high standards of grounds and structures developed in Boulevard Trails; to preserve and enhance property values; and to enforce the Restrictive Covenants.

ARTICLE III

Membership

Section 1: Membership: Membership in the association shall only be the owners of record of property in Boulevard Trails.

Section 2. Voting: Owners of record shall have one vote per unit. By letter to the Secretary, proxy voting shall be allowed.

ARTICLE IV

Officers

Section 1. General: The elective officers of the Association shall be President, Vice-President, Secretary, and Treasurer.

Section 2. Term: The term of each member of the Board shall be for one (1) year.

Section 3: Vacancies: In the event of death, resignation or failure to act as an officer, the Board shall appoint a successor.

Section 4: President: The President shall be the principal elective officer of the Association. He/she shall preside at meetings of the association and of the Board.

Section 5: Vice-president: The Vice-president will be delegated by the President to perform his/her duties in the event of the President's temporary disability or absence from meetings and shall have such other duties as the President or the Board shall assign. The Vice-president is responsible for overseeing the neighborhood grounds and maintenance.

Section 6: Secretary: It shall be the Secretary's duty to give notice of, attend, and keep a record of all meetings of the Association, to attest documents and perform such other duties as are usual for such official or as may be duly assigned to them by the President. The Secretary shall present a copy of the Association Bylaws and Restrictive Covenants to all new property owners as soon as they purchase or relocate to Boulevard Trails.

Section 7: Treasurer: The Treasurer shall recommend an annual operating budget to the Board for approval at its regular meeting prior to the Annual Meeting in April. The Treasurer shall administer the Association's financial transactions including generally acceptable accounting procedures, for the receipt, disbursement, and keeping of association funds and records. The Treasurer shall make financial reports as requested by the President and Board. The Budget shall be approved by the general membership at the annual meeting.

ARTICLE V

Meetings

Section 1: Annual: The Annual Meeting of the Association shall be held in the month of April. The location shall be determined by the Board.

Section 2: Special: Special Meetings may be called by the President, a majority of the Board or by written request of 50% or more of the membership of the Association. Notice of any special meeting shall be given to each member at least 14 days in advance, with a statement of the date, time, place and information as to the subject or subjects to be considered. No other business shall be transacted except as set forth in the call.

Section 3: Quorum: A majority of the members.

ARTICLE VI

Board

Section 1: General: The Board shall administer the affairs of the Association, shall determine its policies or changes therein within the limits of the Bylaws and Restrictive Covenants, shall actively pursue its objectives and shall have discretion in the disbursements of its funds. It may adopt rules and regulations for the conduct of its business as shall be deemed advisable, and may, in the execution of the powers granted, appoint agents as it may consider necessary.

Section 2: Composition: The Board shall be composed of the President, Vice-president, Secretary, Treasurer, and Immediate Past-President.

Section 3: Meetings: Each board member shall be notified at least 14 days prior to a meeting.

Section 4: Quorum: Three(3) members of the Board shall constitute a quorum at any meeting of the Board. Any less number may adjourn from time to time until a quorum is present.

Section 5: Compensation: No member of the Board shall receive any compensation for their services as an officer of the Association. The Board may authorize reimbursement of expenses incurred in the performance of their duties.

Section 6: Resignation: Any officer may resign at any time by giving written notice to the President. Such resignation shall take effect at the time specified therein, or if no time is specified, at the time of acceptance thereof as determined by the President.

Section 7: Endorsements: No individual member or group of members representing the Association shall have the authority to endorse or recommend any product or service or person in the name of the Association without the consent of the Board.

ARTICLE VII

Committees

Section 1: General: The President, subject to the approval of the Board, shall appoint such committee chairs as may be required or necessary.

Section 2: Nominating Committee: The President shall appoint a Nominating Committee of three (3) members, with the approval of the Board. The Committee shall recommend to the membership a minimum of one (1) person for each elective office.

ARTICLE VIII

Parliamentary Authority

Section 1: Roberts Rules: Except as otherwise provided in these Bylaws, the current edition of "Robert's Rules of Order" shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with these Bylaws and any special rules of order the Association may adopt.

ARTICLE IX

Amendments

Section 1: General: Upon proposal, these bylaws may be amended, repealed, or altered, in whole or in part, only by a two thirds (2/3) vote of the members present and voting at any meeting of the Association; provided, that a copy of any amendment proposed for consideration shall be given to each member at least fourteen (14) days prior to the date of the meeting.

ARTICLE X

Fiscal Year

Section 1: Fiscal Year: The fiscal Year shall commence on April 1st and shall end on March 31st, unless modified by a majority of the members of the Board.

ARTICLE XI

Dissolution

Section 1: Dissolution: The Association shall use its funds only to accomplish the objectives and purposes specified in these Bylaws, and no part of said funds are to be distributed to the members of the Association. On dissolution of the Association, any funds remaining shall be distributed to

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BOULEVARD TRAILS HOMEOWNERS' ASSOCIATION RESTRICTIVE COVENANTS

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- 1. LAND USE AND BUILDING TYPE:** Boulevard Trails shall be used for single family residential purposes only, and no building shall be erected, altered, placed, or permitted to remain, on any lot other than for single family occupancy in each unit.
 - 2. ARCHITECTURAL CONTROL:** No building shall be erected, placed, or altered on any lot until construction plans and specifications have been approved in writing by the Homeowners' Association. Window coverings on the front of each residential unit shall be white.
 - 3. FENCES AND WALLS:** No fence or wall shall be erected, placed, or altered, on any lot other than by approval of the Homeowners' Association.
 - 4. DWELLING SIZE:** Any dwelling must contain a total area of enclosed living space of not less than 1,000 square feet excluding porches, decks, and garages.
 - 5. EASEMENTS:** Easements to each individual lot for installation of sanitary sewage lines, utility lines and drainage easements are, or may be, shown on the subdivision plats, and are hereby reserved for the purposes shown. The creation of said easements shall not prevent the use of the area by the Homeowners' Association for any purpose permitted under applicable building and zoning laws. The easements for each lot and improvements in the easements shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Fences shall not be constructed over or along any easement that would interfere with the use and maintenance of the easement areas.
 - 6. NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Homeowners must be considerate of neighbors and avoid loud noises, such as TV, music, animals, etc.
 - 7. TEMPORARY STRUCTURES:** No trailer, storage building, play structure or other outbuilding shall be placed upon any lot at any time unless approved in writing by the Homeowners' Association.
 - 8. SIGNS:** No sign of any kind shall be displayed to the public view on any lot, except one professionally painted of not more than five square feet advertising the property for sale or signs used by the Developer or the construction lender to advertise the property during the construction and sales period.