

**By-laws
of
Bloomfield Estates Improvement Association, Inc.
Bloomfield Township, Oakland County, Michigan**

Adopted: Annual Meeting April 1955
Amended: April 30, 1958
April 15, 1965
September 11, 1975
April 2, 1979
April 8, 1985
April 9, 1990
April 8, 1991
May 5, 1997
May 14, 2003
May 20, 2021

Name - Article I

The name of the organization shall be: Bloomfield Estates Improvement Association, Inc. (Note: Articles of Incorporation were filed December 1, 1941 with the Secretary of State in Lansing, Michigan. A corporation charter was granted by the State of Michigan on December 29, 1941.)

Purpose - Article II

It shall be the purpose of this association to preserve and protect the individual and collective real estate investments in the Bloomfield Estates Subdivision, Bloomfield Township, Oakland County, Michigan.

Membership - Article III

Section 1. Membership of the Bloomfield Estates Improvement Association, Inc. is limited to owners of lots located in Bloomfield Estates Subdivision, Oakland County, Michigan.

Section 2. The membership shall consist of two classes: Home Owners and Vacant Owners.

Section 3. Home Owner members shall be limited to owners of lots which are improved with a residence. Vacant Owner members shall be limited to owners of lots which are vacant, namely not improved with a residence. Where a lot, whether improved or vacant, is held under land contract, the land contract vendee shall be deemed to the person entitled to membership.

Section 4. An owner of more than one lot shall be entitled to hold but a single membership. Where one of the lots so owned is improved with a residence, the membership shall be a Home Owner membership, and where all the lots so owned are vacant lots, the membership shall be a Vacant Owner membership.

Dues - Article IV

Section 1. The annual dues shall be in such amount as shall be determined from time to time by the Board of Directors, (subject to amendment of the By-laws) shall not exceed Three-hundred dollars (\$300.00) for a Home Owner member and Three-hundred dollars (\$300) for a Vacant Owner member.

Section 2. Statements of dues shall be mailed on or before April 1st of each year by the treasurer to each property owner at his last known address.

Section 3. Dues shall be payable on/by April 30th of each year. Any property owner whose dues have not been paid by the date of the annual meeting or any special meeting, shall be ineligible to vote at such meeting or any subsequent meeting until such dues have been paid.

Votes - Article V

A Home Owner membership shall entitle the holder to one full vote and a Vacant Owner membership shall entitle the holder to one-half vote at any membership meeting of the Association.

Meetings of the Association - Article VI

Section 1. The annual meeting shall be held in May of each year at 7:00 P.M. at a location considered by the Board of Directors to be the most convenient to the majority of its members.

Section 2. Special meetings of the Association may be called by majority vote of the Board of Directors voting at a properly constituted meeting, or on written petition signed by members in good standing whose total number of votes shall be equivalent to eight full votes. The secretary shall email a notice of said meeting to each member at the member's last known email address one week in advance of the meeting and in such notice shall state time, place, and purpose of the meeting.

Section 3. A quorum for the transaction of business at the annual meeting or any special meeting of the Association shall be deemed to be present when there is a sufficient number of members in attendance, whose dues are paid, to cast a total number of votes equivalent to twelve full votes.

Election of the Members of the Board of Directors – Article VII

Section 1. The Board of Directors shall consist of six members to be chosen from among the members of the Association in good standing.

Section 2. At each annual meeting of the Association two members of the Board of Directors shall be elected to hold office for a term of three years to succeed the members whose term of office shall then expire.

Section 3. Vacancies occurring in the Board of Directors between annual meetings shall be filled by the Board, the director so elected to serve until the next annual meeting, at which annual meeting a director to serve for the balance of the unexpired term shall be elected by the membership.

Meetings of the Board of Directors – Article VIII

Section 1. The Board of Directors shall meet immediately following the annual meeting of the Association for the purpose of electing officers as provided in Article IX.

Section 2. Between annual meetings, the Board of Directors shall meet on call of the president, or at the request of any three directors. The secretary shall email a notice of the call for the meeting to each member of the Board at his last known email address one week in advance of the meeting.

Section 3. Three directors shall constitute a quorum for the transaction of business at any meeting of the Board.

Officers – Article IX

The officers of the Association shall be president, vice-president, treasurer, secretary to be chosen by the Directors from their numbers. The duties of such officers shall be as usually appertain to such officers.

Contracting of Debts – Article X

The Board of Directors shall have the power to designate the officers or agents to execute instruments; however, in the absence of specific designation, the president or vice-president and secretary or treasurer shall execute instruments on behalf of the Association.

Deposit of Association Funds – Article XI

The funds of the Association shall be deposited in a financial institution approved by the Board of Directors. No withdrawal of such funds shall be made except when signed by any two of the four officers.

By-law Amendment – Article XII

The By-laws of the Association may be amended by a majority vote of those present at a duly constituted meeting of the members, provided notice of the proposed amendments has been given in the call for the meeting.

