TABLE OF CONTENTS

for BYLAWS OF WARNER CREEK CONDOMINIUM OWNERS' ASSOCIATION, INC. (Revised Effective November 11, 2014)

ARTICLE	Ι	Purpose	1
Section	1.1	Purpose	1
Section	1.2	Applicability	1
Article	II	Mailing Address of Association	1
Section	2.1	Mailing Address	1
Article	III	Membership	1
Section	3.1	Membership	1
Section	3.2	Roster of Unit Owners	2
Section	3.3	Voting	2
Section	3.4	Proof of Ownership	2
Section	3.5	Designation of Voting Representative-Proxy	2
Section	3.6	Annual Meeting	2
Section	3.7	Special Meetings	2
Section	3.8	Notice of Meetings	2
Section	3.9	Quorum	3
Article	IV	Board of Directors	3
Section	4.1	Number, Qualification and Term of Office	3
Section	4.2	Annual Meeting	3
Section	4.3	Special Meetings	3
Section	4.4	Notice of Meetings	3
Section	4.5	Quorum and Voting	4
Section	4.6	Vacancy	4
Section	4.7	Removal of Director	4
Section	4.8	Powers and Duties of Board of Directors	4
Section	4.9 (Compensation	6
Section	4.10	Liability of Board Members	6

Table of Contents - Page 2

Article	V	Officers and Agents
Section	5.1	Number
Section	5.2	Election of Officers and Term of Office 6
Section	5.3	Removal of Officers
Section	5.4	President
Section	5.5	Vice President
Section	5.6	Secretary
Section	5.7	Treasurer
Section	5.8	Managing Agent
Section	5.9	Compensation
Section	5.10	Liability of Officers
Article	VI	Indemnification of Directors and Officers
Section	6.1	Indemnification
Article	VII	Common Expenses and Assessments
Section	7.1	Determination of Annual and Special Assessments 9
Section	7.2	Allocation and Payment of Assessments
Section	7.3	Interest on Unpaid Assessment
Section	7.4	Assessments Constitute Liens
Section	7.5	Enforcement of Lien
Section	7.6	Prohibiting Voting by Certain Unit Owners
Article	VIII	Unit Alterations
Section	8.1	Unit Alterations
Article	IX	Maintenance and Repair
Section	9.1	Maintenance, Repair, and Replacement By Unit Owners 11
Section	9.2	Maintenance, Repair, and Replacement By Association 11
Section	9.3	Unit Owner Responsibility for Damage 12
Section	9.4	Statutory Reserve Account

Table of Contents - Page 3

Article	X	Insurance	LZ
Section	10.1	Association Fire and Extended Loss Insurance	L2
Section	10.2	Association Public Liability Insurance	L3
Section	10.3	Unit Owner Insurances	L3
Section	10.4	Mutual Waiver of Subrogation	L3
Section	10.5	Release and Indemnity	L4
Article	XI	Leasing/Occupancy of Units	L۷
Section	11.1	Leasing/Occupancy of Units	L4
Article	XII	Enforcement	LS
Section	12.1	Enforcement	L5
		Enforcement	