



THE FAIRWAYS OF OAKMONT

P.O. BOX 341 ♦ OAKMONT PA 15139-0341

Bylaws
of the Fairways Village Condominium Association
Revision 1A

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BYLAWS OF THE FAIRWAYS VILLAGE CONDOMINIUM ASSOCIATION

A NONPROFIT CORPORATION

ARTICLE ONE

INTRODUCTION

Definition of Bylaws

1.01 These Bylaws constitute the governing documents related to internal operations of the Association as adopted by the Fairways Village Condominium Association for the regulation of the affairs of the Condominium as may be amended from time to time.

1.02 This Corporation will have the purposes or powers stated in its Articles of Incorporation, and whatever powers are or may be granted by the Nonprofit Corporation Law of 1972 of the Commonwealth of Pennsylvania, any amendments to that law or any other legislation applicable to this Corporation.

1.03 The primary purpose of this Corporation is to own, operate and maintain a condominium known as The Fairways Village Condominium consisting of certain real estate located In the Borough of Oakmont, County of Allegheny, for the general purposes and exclusive use of its Members.

ARTICLE TWO

OFFICES AND AGENCY

Principal and Branch Offices

2.01 The principal place of business of this Corporation in Pennsylvania will be located in Oakmont, Allegheny County, Pennsylvania. In addition, the Corporation may maintain other offices either within or without the Commonwealth of Pennsylvania, as its business requires.

Location of Registered Office

2.02 The location of the registered office of this Corporation is stated in the Articles of Incorporation. This office will be continuously maintained in the Commonwealth of Pennsylvania for the duration of this Corporation. The Council Members may, from time to time, change the address of its registered office by duly adopted resolution and amend its Articles and file the appropriate statement with the Department of State.

ARTICLE THREE

MEMBERSHIP

Definition of Membership

3.01 The Members of this Corporation are those persons having membership rights in accordance with the provisions of these Bylaws.

3.02 This Corporation will have one class of Members.

Qualifications of Members

- 3.03 The qualifications and rights of the Members of this Corporation are as follows:
- (1) Members must be owners of record title to real estate located in the Fairways Village Condominium situated in the Borough of Oakmont, County of Allegheny, Pennsylvania; and;
 - (2) Members may only cast one (1) vote per Unit. All record holders of title to a Unit described in this paragraph shall together constitute but one (1) Member and shall have but one (1) vote. Inability of all record holders of a Unit to agree on such vote shall be considered an abstention.

Members' Meetings

3.04 The rules and regulations governing the Meetings of Members, voting rights, proxy voting, and Notice of Members' Meetings shall be in accord with the provisions governing same contained in the Amended and Restated Declaration of Condominium and the Amended and Restated Code of Regulations.

ARTICLE FOUR

COUNCIL

Definition of Council

4.01 The Council is that group of persons vested with the management of the business and affairs of this Corporation.

4.02 The number, qualification, nomination, election and term of office of said Council Members shall be in accord with the provisions governing the number, qualification, nomination, election and term of office of the Council as set forth in the Amended and Restated Code of Regulations. All other rules and provisions contained in the Code of Regulations governing the affairs of the Council shall also be applicable.

ARTICLE FIVE

OFFICERS

Roster of Officers

5.01 The Officers of the Corporation will consist of the following personnel:

- (1) A President;
- (2) A Vice President;
- (3) A Secretary; and
- (4) A Treasurer.

The selection, duties, removal, and the like, of the Officers shall be in accord with the provisions governing same in the Amended and Restated Declaration of Condominium and the Amended and Restated Code of Regulations. The Secretary need not be a Member elected to serve on Council, but may be a Member appointed by Council.

ARTICLE SIX

INFORMAL ACTION

Waiver of Notice

6.01 Whenever any notice whatever is required to be given under the provisions of the Nonprofit Corporation Law of 1972, the Articles of Incorporation of this Corporation, or these Bylaws, a waiver of the notice in writing signed by the person or persons entitled to notice, whether before or after the time stated in the waiver, will be deemed equivalent to the giving of the notice. The waiver must, in the case of a special meeting of Members, specify the general nature of the business to be transacted.

Action by Consent

6.02 Any action required by law or under the Articles of Incorporation of this Corporation or these Bylaws, or any action which otherwise may be taken at a meeting by either the Members or Council, may be taken without a meeting if a consent in writing, setting forth the action taken, is signed by all the persons entitled to vote with respect to the subject matter of the consent, or all Members of Council in office, and filed with the Secretary of the Corporation.

ARTICLE SEVEN

OPERATIONS

Fiscal Year

7.01 The fiscal year of this Corporation will run from April 1 to March 31.

Execution of Documents

7.02 Except as otherwise provided by law, checks, drafts, promissory notes, order for the payment of money, and other evidences of indebtedness of this Corporation will be signed by the Treasurer and one other Member of Council. Contracts, leases, or other instruments executed in the name of and on behalf of the Corporation will be signed by the President and one other Officer and will have attached thereto copies of the resolutions of the Council, certified by the Secretary, authorizing the execution of such contract, lease, or other instrument.

A Books and Records

7.03 The Corporation will keep correct and complete books and records of account, and will also keep minutes of the proceedings of its Members, Council Members, and Executive Committees. The Corporation will keep at its registered office a membership register giving the names, addresses, classes, and other details of the membership of each Member, and the original or a copy of its Bylaws, including amendments to date, certified by the Secretary of the Corporation.

Inspection of Books and Records

7.04 All books and records of the Corporation may be inspected by any Member, or his agent or attorney, for any proper purpose at any reasonable time on written demand stating the purpose of the inspection.

Nonprofit Operations

7.05 The Corporation will not have or issue shares of stock. No dividend will be paid, and no part of the income of the Corporation will be distributed to its Members, Council Members, or Officers.

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Loans

7.06 The Corporation will make no loans to any of its Members, Council Members, or Officers.

ARTICLE EIGHT

AMENDMENT

Modification of Bylaws

8.01 These Bylaws may be altered, amended, or repealed, or new Bylaws may be adopted only by the vote of at least sixty-seven percent (67%) of the Units.

Miscellaneous

8.02 These Bylaws incorporate the terms and provisions contained in the Amended and Restated Declaration of Condominium for The Fairways Village Condominium and the Amended and Restated Code of Regulations for The Fairways Village Condominium. To the extent that these Bylaws conflict with the terms and provisions of the latter two documents, the terms and provisions of the latter two documents shall control.