

**BYLAWS  
OF  
WEST PACIFIC CAMPUS OWNERS ASSOCIATION, INC.**

The name of the corporation shall be West Pacific Campus Owners Association, Inc., a Colorado nonprofit corporation (the "Association").

**ARTICLE I  
PURPOSES, ASSENT OF MEMBERS, AND DEFINITIONS**

**Section 1.1 Purposes.** The specific purposes for which the Association is formed are: (1) to provide for the maintenance, preservation and control of the residential planned community known as West Pacific Campus Condominiums, a Colorado common interest ownership community (hereinafter, the "Community") located on that certain tract of real property situated in the Town of Telluride, County of San Miguel, State of Colorado, as more fully described the Declaration of Covenants, Conditions, and Restrictions for the Community, filed for record with the Clerk and Recorder of San Miguel County, Colorado, as amended or supplemented from time to time (the "Declaration"), (2) to serve the legitimate interests of the Owners of the Units (as defined in the Declaration), and (3) to promote the general health, safety and welfare of the Owners, residents, and occupants of the Community.

**Section 1.2 Assent.** All present or future Owners, tenants, future tenants, or any other persons using the facilities of the Community in any manner are subject to these Bylaws and any rules adopted by the Board pursuant to these Bylaws. The mere acquisition or rental of any of the Units or improvements thereon within the Community or the mere act of occupancy of any of those Units or improvements thereon shall constitute an acceptance and ratification of these Bylaws and an agreement to comply with said rules.

**Section 1.3 Definitions.** Unless otherwise specified, capitalized terms used in these Bylaws shall have the same meanings in these Bylaws as such terms have in the Declaration.

**ARTICLE 2  
MEMBERSHIP**

**Section 2.1 Membership.** Every Owner shall be a member of the Association. No Owner, whether one or more persons, shall have more than one membership per Unit owned. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of a Unit.

**Section 2.2 Representation on Board.** If title to a Unit held by a firm, corporation, partnership, association, or other legal entity or any combination thereof, or if any entity shall have title to more than one Unit, then that entity may appoint, by a writing furnished to the Association, a delegate to represent each such Unit as a candidate for, and if elected, as a member of, the Board in the manner described below. Such delegate shall not vote as a member of the Association unless

such person shall be appointed by a proxy executed in conformance with Section 3.6 of these Bylaws to cast the voting interest of the Unit which he represents.

**Section 2.3 Responsibilities of Members.** Any person, including Declarant, on becoming an Owner of a Unit, shall automatically become a member of the Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Unit, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under, or in any way connected with, the Association during the period of such ownership, or impair any rights or remedies which the Board of the Association or others may have against such former Owner arising out of ownership of the Unit and membership in the Association and the covenants and obligations incident thereto.

**Section 2.4 Membership Certificates.** No certificates of stock shall be issued by the Association, but the Board may, if it so elects, issue membership cards to Owners. Such membership card shall be surrendered to the Board of the Association whenever ownership of the Unit designated on the card shall terminate.

**Section 2.5 Membership.** The Association shall have one (1) class of voting membership consisting of all Unit Owners.

**Section 2.6 Voting Rights.** Each Unit Owner shall be entitled to vote her allocated interest, as set forth in Exhibit B of the Declaration, for the purpose of all Association matters.

**Section 2.7 Election of Directors.** In the election of Directors by Owners, each member shall have the right to vote the allocated interest to which he is entitled with respect to each Board vacancy to be filled at such election for which he is entitled to vote. Cumulative voting shall not be allowed.

### **ARTICLE 3 MEETINGS OF MEMBERS**

**Section 3.1 Place of Meeting.** Meetings of the Association members shall be held at such place within San Miguel County, Colorado, as the Board may determine.

**Section 3.2 Annual Meeting.** The first annual meeting of the Association members shall be held within one year after the date of the adoption of these Bylaws. Thereafter, the annual meetings of the Association members shall be held on a date and at a time selected by the Board in each succeeding year. The purpose of the annual meetings is for the election of Directors and the transaction of such other business of the Association as may properly come before the meeting.

**Section 3.3 Special Meetings.** Special meetings of the Association members may be called by the president, the Board, or by members representing not less than twenty-five percent (25%) of the total allocated interest entitled to be cast on Association matters as described in the Declaration.

**Section 3.4 Notice of Meetings.** Written notice given in accordance with Section 10.2 of these Bylaws to the members and stating the place, day, and hour of each meeting, and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered and effective not less than ten (10) nor more than fifty (50) days before the date of the meeting, by or at the direction of the President or the persons calling the meeting as provided under these Bylaws, to the registered address for notice (as provided in the Declaration) of each Unit entitled to be represented by a vote at such meeting.

**Section 3.5 Adjourned Meetings.** If any meeting of Association members cannot be organized because a quorum, as defined below in Section 3.8, has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is obtained.

**Section 3.6 Proxies.** Votes may be cast in person or by proxy, but no proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Proxies shall be filed with the Board of the Association at or before the appointed time of each meeting. The Board shall have the power and authority to approve the form of proxy used and, at minimum, such form shall include the following: (i) identification of the Unit to which the proxy relates; (ii) the name of the holder of the proxy (which must be only one individual); (iii) the scope of the power granted by the proxy; (iv) the duration of the power conveyed by the proxy; and (v) the signature of all Owners of record of the Unit.

**Section 3.7 Designation of Voting Representative—Proxy.** If title to a Unit is held by more than one individual, by a firm, corporation, partnership, association, or other legal entity, or any combination thereof, a proxy may be executed and filed with the Association appointing and authorizing one person or alternate persons to attend all annual and special meetings of the Association's members and to cast the vote allocated to that Unit. Such proxy shall be effective and remain in force unless voluntarily revoked, amended, or sooner terminated by its terms or by operation of law. In the absence of a proxy, the vote allocated to the Unit shall be suspended in the event more than one person or entity seeks to exercise the right to vote on any one matter. In the event that a vote is cast by a member on behalf of such member's Unit without objection at the meeting at which such vote is cast by any other Owner of such Unit, then such person shall be deemed for all purposes under the Declaration and these Bylaws to be the duly and validly appointed representative for all Owners of the Unit, the Association and the Board shall be entitled to rely on the authority of such Owner to vote with respect to the Unit, and the vote cast by such person shall be the validly cast vote of all of the Owners of such Unit and shall bind such other Owners.

**Section 3.8 Quorum and Voting.** Except as otherwise provided in these Bylaws, the presence in person or by proxy of the Association members possessing, forty percent (40%) of total allocated interest entitled to be cast at a meeting, of all members shall constitute a quorum, and such members present in person or by proxy shall constitute the members entitled to vote upon any issue presented at a meeting at which a quorum is present. A majority of the allocated interest entitled to be cast by such members present in person or by proxy shall be sufficient to make decisions binding,

on all Owners, unless a different number or method of voting is expressly required by statute or by the Declaration, the articles of incorporation of the Association, or these Bylaws. At any meeting of the members of the Association at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

## **ARTICLE 4 EXECUTIVE BOARD**

**Section 4.1 Number and Qualification.** The affairs of the Association shall be governed by the Board, composed of three (3) persons. The Directors may be nonresidents of Colorado, but all Directors elected by the members must be owners of Units; Directors appointed by the Declarant during the period of Declarant control shall be appointed according to the Declaration.

**Section 4.2 Terms of Office of the Board.** Every Director elected to serve on the Board shall serve a term of one (1) year. Elections of Directors shall be conducted as provided in Section 4.6 below. The Directors shall hold office until their successors have been elected and qualified.

**Section 4.3 Board Elections.** Directors shall be elect at the each annual meeting of the members. The Directors shall hold office until their successors have been elected and qualified. Nominations of candidates for the Board may be made by any members of the Association (including persons who are then members of the Board). The candidates receiving the largest percentage of all votes of members present in person or represented by proxy at the meeting shall be elected. Cumulative voting is prohibited.

**Section 4.4 Removal of Directors.** At any regular or special meeting of the Association duly called at which a quorum exists, any one or more of the Directors may be removed with or without cause by a vote of sixty-seven percent (67%) of the allocated interest of the members present and entitled to be cast at such meeting; provided, however, that any Director appointed by the Declarant may be removed pursuant to the Declaration. Successors may then and there be elected by the members to fill the vacancies thus created.

Any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting. The Board shall designate by resolution or motion when such regular or special meeting shall be held after such meeting is properly set or called in accordance with these Bylaws and Colorado law.

**Section 4.5 Vacancies.** Any vacancy occurring in the Board may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board. The term of the Director so elected shall be coincident with the term of the replaced Director.

**Section 4.6 Quorum of Directors.** A majority of the number of Directors fixed from time to time by these Bylaws shall constitute a quorum for the transaction of business which may be conducted by the Board. Any act by a majority of a quorum of the Directors shall be an act of the

Board. At any meeting of the Board at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

**Section 4.10 Place and Notice of Directors' Meetings.** Any regular or special meetings of the Board may be held at such place within or without the State of Colorado and upon such notice as the Board may prescribe. Attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except when a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Before, at, or after any meeting of the Board, any member of the Board may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the waiver of notice of such meeting. The Board shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all members of the Board. Any action so approved shall have the same effect as though taken at a meeting of the Board.

The Board may participate in a meeting by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting.

**Section 4.11 Powers and Duties.** The Board shall have the powers and duties necessary for the administration of the affairs of the Association. The Board may do all such acts and things which are not specifically required to be done by the members of the Association by law, the Declaration, the articles of incorporation of the Association, or these Bylaws.

**Section 4.12 Other Powers and Duties.** Without limiting the generality of the powers and duties set forth in Section 4.11 of these Bylaws, the Board shall be empowered and shall have the powers and duties as follows:

**4.12.1** To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations, and all other provisions set forth in the Declaration.

**4.12.2** To adopt and amend from time to time administrative rules and regulations governing the use and operation of the Common Elements as provided in the Declaration.

**4.12.3** To keep in good order, condition, and repair the Common Elements, leased property, and all items of personal property, if any, used in the enjoyment of the Community in accordance with the terms of the Declaration. No approval of the Owners is required for expenditures for these purposes.

**4.12.4** To designate and remove personnel necessary for the operation, maintenance, repair and replacement of the Common Elements in accordance with the terms of the Declaration.

**4.12.5** In accordance with the terms of the Declaration, to obtain and maintain in effect the insurance coverage specified in the Declaration to the extent that insurance is available from reputable carriers at costs which are not demonstrably unreasonable.

**4.12.6** Subject to the budgeting procedures contained in the Declaration, to fix, determine, levy, and collect the prorated annual Assessments to be paid by each of the members towards the gross expenses of the Community, and to adjust, decrease or increase the amount of the Assessments, and to credit any excess of Assessments over expenses and cash reserves to the members against the next succeeding Assessment period.

**4.12.7** To levy and collect Special Assessments whenever, in the opinion of the Board, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies, subject to any limitations imposed by the Declaration and the Act.

**4.12.8** To collect delinquent Assessments by suit or otherwise and to enjoin or seek damages from an Owner as provided in the Declaration and these Bylaws; to enforce a late charge an amount not to exceed 5% or such other charge as the Board may fix by rule from time to time in connection with Assessments remaining unpaid more than ten (10) days from due date for payment thereof; and to collect interest on unpaid Assessments in accordance with the Declaration at the maximum rate in effect on the date the obligation to pay such interest arises.

**4.12.9** To protect and defend the Community from loss and damage by suit or otherwise.

**4.12.10** Subject to restrictions as may be set forth in the Declaration and the Act, to borrow funds in order to pay for any expenditure or outlay required for the Community or portions of the Community pursuant to the authority granted by the provisions of the Declaration and these Bylaws and to authorize the appropriate officers to execute all such instruments evidencing such indebtedness as the Association may deem necessary; provided, however, that the Association shall not borrow more than \$50,000 or cause the Association to be indebted for more than \$50,000 at any one time without the prior approval of a majority vote of the members.

**4.12.11** To dedicate, sell, or transfer all or any part of the Common Elements to any public, governmental, or quasi-governmental agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; and subject to such additional limitations as may be set forth in the Declaration and the Act. The Act currently restricts the conveyance or encumbrance of the Common Elements pursuant to Section 38-33.3-312 of the Act.

**4.12.12** To enter into contracts within the scope of their duties and powers, including, without limitation, contracts with any other homeowners' associations or entities to provide services for the benefit of members and their families, guests, tenants and invitees.

**4.12.13** To establish a bank account for the treasury and for all separate funds which are required or may be deemed advisable by the Board.

**4.12.14** To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements of the Board and to permit examination thereof by Owners at convenient weekday business hours.

**4.12.15** To prepare and deliver annually to each member a statement showing all receipts, expenses, or disbursements since the last such statement, including depreciation and other tax information.

**4.12.16** To appoint members of the Design Review Board, if any, in conformance with the provisions of the Declaration.

**4.12.17** In general, to perform all other functions and acts permitted under the Act, to carry on the administration of the Association and to do all those things necessary and responsible in order to carry out the proper governance and operation of the Association, all in accordance with the Declaration.

**Section 4.13 *Managing Agent.*** The Board may employ for the Association a Managing Agent at a compensation established by the Board, to perform such duties and services specified in Section 4.12 above as the Board shall authorize; provided, however, that the Board in delegating such duties shall not be relieved of its responsibility under the Declaration or the Act.

**Section 4.14 *Directors' Compensation.*** Directors shall not be paid any compensation for their services performed as such Directors unless a resolution authorizing such remuneration shall have been adopted by the Association. Each member of the Board shall receive reimbursement for actual expenses incurred in connection with the performance of his duties of office as a member of the Board.

## **ARTICLE 5 OFFICERS AND THEIR DUTIES**

**Section 5.1 *Enumeration of Officers.*** The officers of the Association shall be a President, Vice-President, Secretary, Treasurer and such other officers as the Board may from time to time by resolution create.

**Section 5.2 *Election of Officers.*** The election of officers shall take place at the first meeting of the Board and thereafter at the first meeting of the Board following each annual meeting of the members.

**Section 5.3 *Term.*** The officers of the Association shall be elected annually by the Board and each shall hold office for one year unless such officer shall sooner resign, or shall be removed

or otherwise disqualified to serve.

**Section 5.4 Special Appointments.** The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

**Section 5.5 Resignation and Removal.** Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**Section 5.6 Vacancies.** A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

**Section 5.7 Multiple Offices.** Any two or more offices may be held by the same person, except the offices of President and Secretary.

**Section 5.8 Duties.** The duties of the officers are as follows:

**5.8.1 President.** The President shall: preside at all meetings designated for all Association members and the Board; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds, and other written instruments; co-sign all promissory notes; and exercise and discharge such other duties as may be required of the President by the Board.

**5.8.2 Vice-President.** The Vice-President shall: act in the place and stead of the President in the event of his absence, inability, or refusal to act; and exercise and discharge such other duties as may be required of the Vice-President by the Board.

**5.8.3 Secretary.** The Secretary shall: record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate stamp or seal of the Association and place it on all papers requiring said stamp or seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as required by the Board.

**5.8.4 Treasurer.** The Treasurer shall: receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; co-sign all promissory notes of the Association; sign all checks of the Association unless the Board specifically directs otherwise; keep proper books of account; at the direction of the Board, cause an annual audit of the Association books to be made by a public accountant at least once in every three fiscal years; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the



members.

## **ARTICLE 6 INDEMNIFICATION OF DIRECTORS AND OFFICERS**

To the extent permitted by law and consistent with the Articles of Incorporation of the Association, the Association shall indemnify every Director, officer, employee and agent of the Association and every person who serves at the request of the Association as a manager, director, officer, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, or other enterprise or employee benefit plan against any liability asserted against or incurred by such person in any such capacity or arising out of that person's capacity as such. The indemnification permitted under this Article shall not extend, in any event, to any act or omission occurring prior to the date of incorporation of the Association.

In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of such actions or omissions in the performance of such person's duties for the Association. The foregoing rights shall not be exclusive of other rights to which such Director or officer or other person may be entitled. All liability, loss, damage, cost, and expense arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as a Common Expense.

## **ARTICLE 7 BYLAWS**

**Section 7.1 Amendments.** These Bylaws may be amended by action of the Board at a regular or special meeting of the Board. No amendment shall serve to shorten the term of any Director, conflict with the Act or delete any provision which must be contained in these Bylaws under the terms of the Act, or conflict with the Articles of Incorporation of the Association or the Declaration.

**Section 7.2 Compliance With the Act.** These Bylaws are intended to comply with the requirements of the Act. If any of these Bylaws conflict with the provisions of the Act, the provisions of the Act will govern the Association.

**Section 7.3 Conflict Between Documents.** In the case of any conflict between the Articles of Incorporation of the Association and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws or the Articles of Incorporation of the Association, the Declaration shall control.

## **ARTICLE 8 SERVICES**

The Association, whether through the Owners or through a Managing Agent, shall initially provide, among others, the following services relating to the administration and operation of the Association and the Community, funded through the related payments outlined below from regular, annual Assessments, which may be amended or supplemented from time to time by the procedures set forth in the Declaration:

- (a) administrative payroll;
- (b) accounting services;
- (c) provision of office supplies;
- (d) provision of maintenance supplies;
- (e) legal services;
- (f) electricity service for the Common Elements, including area lighting;
- (g) payment of reimbursable expenses of the Board;
- (h) maintenance of insurance for Common Elements, and other insurance specified in the Declaration;
- (i) establishment of reserve fund for maintenance, repair, and replacement of the Common Elements as required by the Declaration;
- (j) services for the Common Elements; and
- (k) execute leases of personal and real property.

#### **ARTICLE 9 NONPROFIT CORPORATION**

The Association is not organized for profit. No member of the Association, member of the Board, or person from whom the Association may receive any property or funds or shall be lawfully entitled to receive any pecuniary profit from the operations of the Association, and in no event shall any part of the funds or assets of the Association be paid as a dividend, or be distributed to, or inure to the benefit of, any member of the Association or of the Board. The foregoing, however, shall neither prevent nor restrict the following: (1) reasonable compensation may be paid to any member or Director acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, (2) any member or Director may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association, and (3) the distribution of any proceeds of insurance or from condemnation or the sale of the Community as described in the Declaration.

#### **ARTICLE 10 OBLIGATIONS OF THE OWNERS**

**Section 10.1 Assessments.** Except as otherwise provided in the Declaration, all Owners shall be obligated to pay the Assessments imposed by the Association to meet the Common Expenses. Unless otherwise determined by the Association, the annual Assessments, and any special Assessments which are to be paid in periodic installments, shall be paid periodically in advance and

shall be due and payable to the Association at its principal office, or as the Association may otherwise direct in any Management Agreement, without notice (except as otherwise required by the Declaration), on the first day of the payment period. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting of members, within the meaning of these Bylaws, if, and only if, he shall have fully paid all Assessments made or levied against him and the Unit(s) owned by him.

**Section 10.2 Registration of Mailing Address.** All Owners of each Unit shall have one and the same registered mailing address to be used by the Association for mailing of notices, demands, and all other communications; and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association, or other legal entity or such combination thereof to be used by the Association. Such registered address of an Owner or Owners shall be furnished by such Owners to the secretary of the Association within five days after transfer of title; and such registration shall be in written form and signed by all of the Owners of the Unit or by such persons as are authorized by law to represent the interests of all Owners thereof. If no such address is registered or if all of the Owners cannot agree, then the address shown on the deed to the Unit shall be deemed their registered address for the purposes of this Section until another registered address is furnished as required under this Section. If the Unit is the registered address of the Owners, then any notice shall have been deemed to be duly given if it is delivered to any person occupying that Unit or, if such Unit is unoccupied, if the notice is held and available for the Owners at the principal office of the Association. The registered address may be changed from time to time by designation in accordance with this Section.

**Section 10.3 Use of Common Elements.** Each Owner shall use the Common Elements in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other Owners.

**Section 10.4 Assessments, Debts, and Other Obligations By Owner.** The Assessments, debts, and other obligations assumed by the Owner include the following:

**10.4.1** The duty of Owners as set forth in the Declaration to reimburse the Association for repair or replacement of Common Elements, when such repair or replacement is occasioned by the negligent or willful act or omission of said Owner, his family members, employees, guests, or invitees.

**10.4.2** The duty to pay all annual, special, and default Assessments provided for and governed by the Declaration and levied for any purpose authorized by the Declaration.

**10.4.3** The responsibility for each Owner to obtain that insurance related to his Unit provided for in the Declaration.

**10.4.4** The duty to pay any separately metered or assessed utility costs and ad valorem taxes and special assessments levied by the State of Colorado or any political subdivision

thereof on an Owner's Unit.

**10.4.5** The duty to indemnify and hold harmless each of the other Owners and the Association, pursuant to the Declaration, from any liability arising from the claim of any mechanics' liens against an Owner's Unit or against the Common Elements.

**10.4.6** The duty to adhere to and comply with all use restrictions set forth in the Declaration.

**10.4.7** The burdens imposed by the easements set forth in the Declaration.

**10.4.8** The obligation to submit to the appointment of the Association as attorney in fact for purposes of dealing with the Community upon its damage, destruction, or obsolescence as provided in the Declaration.

**10.4.9** The restrictions, limitations, and prohibitions relative to partitioning, severing ownership interests in the Common Elements, and leasing Units as set forth in the Declaration.

**10.4.10** Such other duties and obligations as may be imposed under the Declaration or these Bylaws and other Association Documents.

## **ARTICLE 11 COMMITTEES**

The Board of the Association may appoint such committees of Directors as deemed appropriate in carrying out its purposes.

## **ARTICLE 12 BOOKS AND RECORDS; STATEMENT OF ACCOUNT**

**Section 12.1 Inspection.** The records of receipts and expenditures of the Board and other books, records and papers of the Association, including the Declaration, the articles of incorporation, and these Bylaws of the Association, as well as any Management Agreement and any rules and regulations of the Association, shall be available for inspection during convenient weekday business hours of the Owners at the principal office of the Association, where copies may be purchased at reasonable cost.

**Section 12.2 Statement of Account.** Upon fourteen (14) calendar days' prior written notice to the relevant Managing Agent, if any, or to the Board, and payment of a reasonable fee as set forth in the Declaration, any Owner shall be furnished a statement of the Owner's account setting forth the amount of any unpaid assessments or other charges due and owing from such Owner, together with such other information available pursuant to the Declaration.

**ARTICLE 13  
CORPORATE SEAL**

The Association shall have a seal or stamp in circular form having within its form the words: "West Pacific Campus Owners Association, Inc."

**ARTICLE 14  
FISCAL YEAR**

The fiscal year of the Association shall begin on a date to be determined by action of the Board except that the first fiscal year shall begin on the date of incorporation.

**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of West Pacific Campus Owners Association, Inc., a Colorado nonprofit corporation; and

That the foregoing Bylaws constitute the original Bylaws of that Association, as duly adopted by written action of the Board of that Association, on the 7 day of July, 2007.

Dated: July 7, 2007.

Hazel Stevens Price  
Secretary