BYLAWS 6/1/2-025
BLUE ROCKHEIGHTS ASSOCIATION INC.

Article 1- Organization

1. The name of the organization shall be the Blue Rock Heights Association. Inc.
2. The location of the Association shall be at 148 Blue Rock Road, South Yarmouth, Barnstable County, Massachusetts 02664

Article 2 - Membership

1. Any person or persons who own real property shown on sub-division plan 32679- B, dated January 20, 1966, drawn by Thomas E. Kelley, Surveyor. as modified and approved by the Court and filed in the Land Registration Office in Boston, a copy of a portion of which is filed in Barnstable County Registry of Deeds in Land Registration Book 296, Page 72, with Certificate of Title No. 37662, are eligible for membership in the Association upon payment of any required dues. The spouses of such persons are similarly eligible for membership.
2. Membership shall terminate when a member resigns, ceases to be a property owner or spouse of a property owner, or fails to pay the required dues.
3. There shall be no Honorary Memberships.
4. Membership eligibility shall commence with the passing of papers. If current dues have been paid by a member whose home is sold, the new owner shall be considered a member for the remainder of the calendar year.
5. In addition to members of the Association provided for in paragraphs 1, 2, 3 and 4 of Article 2, herein classified as Regular Members, there may be a class known as Associate Members. Associate Members shall consist only of (a) owners(s) of a lot of land in Blue Rock Landing subdivision as shown on a plan of land registered with the Barnstable Registry District of the Massachusetts Land Court as Plan No, 284778 and (b) year round residential tenants of a house on Land Court Plan No. 32679B sheets I- 7 being known as Blue Rock Heights.

Associate Members shall be non-voting members of the Association. To be an Associate Member, a person must pay the Association dues as set by the Board of Directors from time to time, but in no event less than the regular Members' dues. Upon the payment of the annual dues and charges an Associate Member may (a) use the Association's swimming pool and Clubhouse subject to all the rules, regulations required of regular Members and (b) may apply annually to have their name on a wait list for a boat slip at the Associations Marina. Such slip use would be for one year and for each subsequent year the Associate Member shall fall on the wait list behind Regular Members. Use of a slip shall be subject to (a) the payment of all dues and fees therefore: (b) compliance with all rules, regulations and restrictions required of regular Members. (e) An Associate Member who has a slip shall not have the right to maintain the same or another slip beyond the year and (d) a surviving spouse of an Associate Member shall not have the right to keep the slip beyond the year the Associate Member bad the use of the slip.

Article 3 - Dues

1. Dues shall be assessed by the Board of Directors for the period January I through December 31 each year which period shall be the Fiscal Year of the Association.
2. Dues are payable in January of each year.
3. Until dues are paid in full there are no rights to attend meetings. to vote or to use Association facilities,
4. Those persons paying for a slip at the boat docks must have both dues and dock fees paid by January 15th of each year to retain the slip.
5. Dues shall be assessed on the basis of property ownership: that is. a single dues payment shall cover the property owner and spouse, or two joint property owners.
6. In the case of the first dues payment by a new member (regular or associate member), dues will NOT be prorated. Dues paid on or after September 1 shall be deemed payment for the remainder of that year and the following Fiscal Year.
7. Once paid there shall be no refunds of any dues or charges.

Article 4 - Meetings of the Association

1. Meetings of the Association shall generally be held once a month during the year.
2. A meeting of the members, designated as the Annual Meeting shall be held in June of each year. The Board or Directors shall determine the date and time of such meeting and the place shall be within the town of Yarmouth. Notice of such meeting shall be given to all members at least ten (10) days in advance.
3. The principal order of business at the Annual Meeting shall be the election of Officers and Board of Directors to serve until the next Annual Meeting. Each dues paying unit shall be entitled to cast a single vote in elections and on other Association business.
4. A Special Meeting of the members may be called by the President at any time and shall be called if requested b) at least five (5) members or by a majority of the Board of Directors. At least five (5) days· notice shall be given of a Special Meeting. The provisions for voting rights at regular and Annual Meetings shall also apply to Special Meetings.
5. Six members of the Board of Directors present at any meeting shall be deemed a quorum for the transaction of Association business.
6. The President may cancel Regular or Special Meetings for good cause. In such event, the membership will be notified of the cancellation as soon as practicable before the proposed meeting.

Article 5 - Board of Directors

1. The business of the Association, during the period between Annual Meetings shall be governed by a Board of Directors which shall set policy for the Association. The Board shall be subject to the direction of the entire Association as expressed at Annual. Special. or Regular Meetings.
2. Depending upon the needs of the Association as determined by the Board, the Board of Directors shall consist of four Officers and not less than five (5) or more than fifteen (15) members. Each household is limited to one Board of Director member. The entire Board shall be elected at the Annual Meeting by majority vote
3. The Board of Directors shall meet at the call of the President or the Vice-President or at the request of any three (3) Directors, upon at Least forty-eight (48) hours· notice. A quorum shall be six (6) and any action taken must be by majority vote of the Directors present.
4. The Board of Directors may appoint from its members or members of the Association such committees as may seem desirable. The Board during the period between Annual Meetings, shall fill vacancies in its membership or in the roster of Officers by majority vote.

Article 6 - 0fficers of the Association

1. The Officers of the Association shall be a President, a Vice-President, a Treasurer, and a Secretary.
2. The Officers shall be elected at the Annual Meeting. Each officer shall be a member in good standing when elected and shall hold office for one year or until a successor shall be elected.
3. A vacancy among the Officers shall be filed by the Board of Directors unless a Special Meeting is called for such a purpose.

Article 7 - Powers and Duties of the Officers

1. The President shall preside at all meetings of the Association at which he/she is present and shall have the powers and duties usual to the office subject to these Bylaws.
2. The Vice-President shall perform the duties of the President in the event of the absence or disability of the latter and shall perform other duties as assigned by the President.
3. The Treasurer shall have custody of all the moneys, debts contracts and other documents belonging to the Association and shall safely keep the same. He/she shall collect all moneys due and payable to the Association and maintain a roster of those members in good standing by reason of timely payment of dues. He/she shall keep accurate books of account which shall be open to inspection by any member in good standing at reasonable times, report on the financial condition of the Association at Regular and Annual Meetings, and open such bank accounts in the name of the Association as deemed advisable.
4. The Secretary shall attend all meetings of the Association and record the proceedings thereof and also notify those eligible to attend all meetings. He/she shall perform such other duties as the President or the Board may prescribe. ln the absence of the Secretary from a meeting, the President may designate an acting Secretary to perform the required duties.

Article 8 - Amendment of Bylaws

1. These Bylaws may be amended in any respect by majority vote of those present and entitled to vote at any meeting.
2. Notice must be given forty-eight (48) hours in advance of a meeting in which amendment changes are being proposed.