

AMENDED AND RESTATED BYLAWS OF THE REINHARDT HOMES ASSOCIATION

ARTICLE I

DEFINITIONS, MEMBERSHIP, DUES AND ASSESSMENTS

DEFINITIONS:

The word "Members" or "Member" shall mean those persons described as Members below.

The word "District", wherever used herein, shall be deemed to mean all property now or hereafter subject to the Declaration or to the Restrictions as of record in Reinhardt Estates.

A "Lot" is a single piece or parcel of land designated by a number in the District and shown on the recorded plat as such.

The word "Association", as used herein, shall be deemed to be the Reinhardt Estates Homes Association.

The word "Declaration" as used herein, shall be deemed to mean The Reinhardt Estates Homes Association Declaration, as now on file or hereafter amended.

MEMBERSHIP:

The Members of the Association shall be:

1. All persons who now or hereafter acquire and hold any Lot in said District by deed or contract of purchase or by operation of law provided, however, that

(a) No person or corporation taking title as security for the payment of money or performance of other obligations shall thereby become entitled to membership, and

(b) As between the person holding a contract for the purchase of a Lot and the holder of the legal title thereto, the latter shall be the Member and the former shall be qualified for membership upon the transfer of legal title pursuant to such contract.

2. Membership in the association shall lapse and terminate when such Member shall cease to be the owner of record of a Lot. When a Lot is owned of record in joint tenancy, or tenancy in common, the membership as to such Lot shall be joint and the right of such membership (including the voting power arising therefrom) shall be exercised only by the

joint action of all owners of such Lot, except as outlined in paragraph (c) Article II of the by-laws.

DUES:

No membership or initiation fee shall be charged, nor shall Members be required to pay at any time any amount to carry on the business of the Association, except to pay annually, or oftener, if deemed advisable by the Board of Directors, such charges or fees which the Board of Directors determines are necessary to carry forth, pay off or otherwise meet the expense of carrying out and performing any of the powers and duties or purposes for which the Association was formed. The total amount of such dues shall be divided equally between the Lots in the District so that the amount of dues is the same for each Lot regardless of the relative sizes of the Lots. The amount of the dues for each year shall be fixed by the Board of Directors and presented to the Members for approval at the annual meeting in the calendar year preceding the year for which the dues are to be paid.

ASSESSMENTS:

The assessments against the property shall be as outlined in the Declaration.

ARTICLE II

VOTING RIGHTS

In all matters that come before the Members of the Association and in all Association matters the voting power of the Members of this Association shall be as follows:

(a) Except as provided in (b) or (c) of this paragraph, each Member of this Association shall have one vote.

(b) Except as provided in (c) of this paragraph, each Member of this Association holding legal title to more than one Lot shall have the right to vote the number of votes equal to the total number of Lots which he holds title.

(c) When legal title to a Lot is vested in two or more persons in joint tenancy or otherwise, the several owners of the said Lot shall collectively be entitled to one vote only therefore. When a Lot has been divided, and two or more persons have title to portions of said Lot, the vote representing the recorded Lot shall be with the person owning over fifty percent (50%) of the area of said recorded Lot, if any.

(d) Voting Eligibility

1. Good Standing Requirement

Only Members in Good Standing shall be entitled to vote on any matter requiring a vote of the Members, including but not limited to the election of Directors, amendments to governing documents, and approval of Association business.

2. Definition of Good Standing

A Member shall be considered in Good Standing if all assessments, dues, fees, fines, and other charges owed to the Association are paid in full and not delinquent as of the record date established for the vote.

3. Loss of Voting Rights

Any Member who is delinquent in the payment of any financial obligation to the Association as of the record date established for the vote shall be disqualified from voting until such delinquency is cured.

4. Restoration of Voting Rights

Voting rights shall be automatically restored upon full payment of all outstanding balances owed to the Association.

5. No Waiver

The disqualification of voting rights due to delinquency shall not be deemed a waiver of the Association's right to pursue collection of unpaid amounts by any lawful means.

ARTICLE III

BOARD OF DIRECTORS

The powers of this Association shall be vested in a Board of Directors, who shall be seven (7) in number and who shall be Members of this Association. At any regular or special meeting of said Board of Directors, five (5) of said Directors shall constitute a quorum for the transaction of business. A vote of the majority of the Directors present at a meeting at which a quorum is present shall be required to approve any action of the Board.

ARTICLE IV

ELECTIONS OF DIRECTORS

The term of office of the Directors shall be for three (3) years, and until their successors are elected and shall qualify. The terms of the Directors shall be staggered so

that no more than three (3) Directors have concurrent terms. There is no limit on the number of terms that a person may serve as Director. However, a person may not serve more than two (2) consecutive terms. Directors shall be elected at the annual.

A Director may resign by giving thirty (30) days written notice to the other Directors.

Vacancies in the Board of Directors caused by resignation, removal or any other reason, shall be filled for the unexpired term by appointment by the remaining Directors, though less than a quorum.

Directors may be removed for lack of faithful service by a majority vote of Directors.

ARTICLE V

POWERS OF DIRECTORS

1. To call special meetings of the Members whenever they deem it necessary. And they shall call a meeting at any time upon the written request of Members who have the right to vote at least ten (10) of the votes of the entire membership.

2. To appoint and remove at their pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require from them security for faithful service as is appropriate under the circumstances.

3. To conduct, manage and control the affairs and business of the Association, and to make rules and regulations not inconsistent with the laws of the State of Kansas or the By-Laws of the Association, for the guidance of the officers and management of the affairs of the Association.

4. To establish and levy as dues or assessments such charges or fees against the Members and/or the property under its jurisdiction which may be necessary to carry forth, pay off or otherwise meet the expenses of carrying out and performing any of the powers and duties enumerated in The Declaration or herein, and/or the purpose for which the Association was formed, provided that the amount of such charges or fees shall be in the proportion set forth in the Declaration; to provide for the payment of and to collect all such charges or fees and to fix the time or times, following the levying and fixing of said charges or fees, when the same shall become delinquent; to collect from the Members of the association said charges or fees annually or oftener if deemed advisable by the Board of Directors; to enforce all liens; and to expend the moneys received for the purposes enumerated in the Declaration or herein.

ARTICLE VI
DUTIES OF DIRECTORS

It shall be the duty of the Directors:

1. To cause to be kept a complete record of all their minutes and acts and of the proceedings of the Members and present a full statement at the regular annual meeting of the Members, showing in detail and generally the condition of its affairs. A similar statement shall be presented at any other meeting of the Members when required by Members who have the right to vote at least twenty-five (25) of the votes of the entire membership.
2. To supervise all officers, agents and employees and to see that their duties are properly performed.
3. To enforce all liens for charges and fees against the Members and the property, to the extent economically feasible.
4. To exercise for the Association all powers and authority vested in or delegated to this Association by said Declaration.

ARTICLE VII
OFFICERS

The officers of this Association shall be a President, Vice-President, Secretary and Treasurer, who shall be elected by and hold office at the will of the Board of Directors. The Board of Directors may also, from time to time, name other or assistant officers who shall hold office at the will of the Board of Directors. The President and the Vice-President shall at all times be Directors. It is not required that either the Secretary or Treasurer shall be a Director or a Member of the Association. The offices of the Secretary and Treasurer may be held by the same person.

ARTICLE VIII
PRESIDENT

The President:

1. Shall preside over all meetings of the Members and Directors and shall have the deciding vote in the event of a tie among the other Directors.

2. Shall negotiate and sign, as President, all contracts and other instruments of writing which have been first approved by the Board of Directors.

3. Shall call the Directors and Members together whenever he deems it necessary, or as required by the by-laws, and shall have, subject to the advice of the Directors, direction of the affairs of the Association and generally shall discharge such other duties as may be required of the President under the by-laws of the Association.

ARTICLE IX

VICE-PRESIDENT

All duties placed upon the President shall, in his absence or inability or refusal to act, be performed by the Vice-President.

All powers conferred by these by-laws, or by law upon the President may in his absence, or inability, or refusal to act, be exercised by the Vice-President.

ARTICLE X

SECRETARY

The Board of Directors shall elect a Secretary, whose duty it shall be:

1. To keep a record of the proceedings of the Board of Directors and of the Members.
2. To serve all notices required either by law or by the by-laws of the Association, and in case of his absence, inability, refusal or neglect so to do, then such notices may be served by the Assistant Secretary, if any, or by any person thereunto directed by the President or Vice-President of the Association.

ARTICLE XI

TREASURER

The Treasurer shall receive and deposit in such bank or banks as the Board of Directors may direct, all the funds of the Association, subject to the check of such officers as the Board of Directors shall designate.

The Board of Directors may require the Treasurer to give bond indemnifying the Association against larceny, theft, embezzlement, forgery, misappropriation, wrongful

abstraction, willful misapplication, or any other act of fraud or dishonesty, in such sum and with such sureties as may be required by the Board of Directors.

ARTICLE XII

COMMITTEES

The Board may establish committees, which committees may act for the Board if expressly delegated such authority by the Board.

The Board shall have a five (5) person Nominating Committee. Two Directors shall serve as co-chairs to the Nominating Committee. This committee shall be made up of at least two additional Members of the Association and the immediate Past-President of the Board of Directors. It will be their responsibility to prepare a slate of Directors to fill the offices of Directors whose terms are expiring. This slate will be presented and voted upon at the annual meeting. The Nominating Committee shall also prepare a slate of officers to be presented to and voted upon by the Board of Directors at its annual meeting.

ARTICLE XIII

APPROVAL BOARD

At such time as designated in writing by the Members, an Approval Board shall be formed as follows: and that board shall assume the duties of approval of plans as outlined in Article VII of the Restrictions.

The Approval Board shall consist of three (3) Members appointed by the Board of Directors, only one of whom need to be a Member of the Association. The other two shall be competent architects or engineers. All shall receive such compensation as the Association may from time to time determine.

The President of the Association shall be an ex-officio Member, or in his absence or inability or refusal to act, the Vice-President, shall be an ex-officio Member of the Approval Board, but shall not be deemed to constitute one of the persons appointed by the Board of Directors.

It shall be the duty of the Approval Board, generally, to do each and every act necessary to assist the Association in all things relating to the matters set forth in the Restrictions, or any supplement or amendment thereto, and in such other matters as the Association or its Directors may from time to time assign or delegate.

ARTICLE XIV

LIEN FOR MAINTENANCE CHARGES

1. Any labor rendered or materials and supplies used or consumed, or equipment, appliances or power furnished for the maintenance, improvement and development of said District, or for the welfare of the owners thereof or residents thereon, or for the Members of the Association, or in performing or causing to be performed any of the acts specified directly or by inference herein or in the Declaration shall and by the adoption of these by-laws are deemed and declared to have been rendered, furnished and supplied by the Association for the benefit and advantage of each lot in said property and at the special instance and request of each and all of the owners thereof and of the Members of the Association.

2. The Association shall have a lien upon each lot in said District, against which the charges or fees fixed, established and/or levied, whether as dues or assessments, shall have become delinquent as fully as though said labor has been performed or material, supplies, equipment or service furnished directly to said lot or lots; provided, however, that at no time in any one year may the claim or right of lien exceed the charges or fees fixed or established for such year.

3. Dues and assessments shall be determined to be delinquent and subject to collection and enforcement per PROCEDURES RELATING TO DELINQUENT ASSESSMENTS.

ARTICLE XV

BOOKS AND PAPERS

The books and records of the Association shall, at all times, during reasonable business hours, be subject to the inspection of any Member.

ARTICLE XVI

TRANSFER OF MEMBERSHIPS

Membership in the Association shall be appurtenant to each Lot and shall be transferred by the transfer of record of the ownership of a Member's lot, subject, however, to the limitations of Article I. Upon satisfactory evidence of such transfer the transferee shall become a Member of the Association subject to its by-laws, rules and regulations, and the membership of the transferor shall be cancelled on the books of the Association as to the lot or lots so transferred.

ARTICLE XVII

MEETINGS

1. Regular meetings of the Directors shall occur quarterly or more frequently as determined by the President.

2. An annual meeting of the Members shall be held for each calendar year and shall be called by any reasonable method, specifying the time and place of the meeting to each Member. Such notice shall be provided no less than 10 days or more than 60 days before a meeting.

3. Special meetings of the Members shall be called if its President, a majority of Directors, or Owners having at least 10 percent of the votes, requests a meeting be called in a similar manner with exceptions for emergencies.

4. No meetings of the Members shall be competent to transact business unless at least twenty (20) Members are present in person or by proxy, except to adjourn from day to day or until such time as may be deemed proper. The vote of a majority of the Members at a meeting at which a quorum is present shall be required to approve any action of the Association requiring Member approval.

5. Regular meetings of the Directors shall be held at the time and place as designated by the Board of Directors and are open to all Owners.

6. The President or any two of the Directors may call a special meeting of the Directors at any time.

7. Service of notice shall be entered in the minutes of the Association and the said minutes, upon being read and approved at a subsequent meeting of the Board shall be conclusive upon the question of service.

8. Notice specified in this article for the Members need be given only to Members appearing as such on the books of the Association.

ARTICLE XVIII

PROXIES

At all meetings of the Members each Member may vote either in person or by proxy. All proxies shall be in writing and filed with the Secretary in advance of the meeting to which it relates. A proxy shall only be valid for the specific meeting to which it relates.

ARTICLE XIX
AMENDMENTS

A majority of members at a meeting with quorum may alter, amend, or repeal these by-laws. Directors shall give all Owners notice of intent and provide the text of the proposed amendments and the date and location on which the vote will occur. Following adoption, amendment, or repeal, the Association shall notify all Owners of the action and provide a copy of any new or revised rule.

ARTICLE XX
BUDGET

Directors shall propose and adopt a budget at least annually. Notice of any meeting when the budget is to be considered must be given to Owners at least ten days before the meeting date. At any meeting at which a budget or amendment is considered, Owners must be given reasonable opportunity to comment on the proposal prior to Directors taking action.



President



Secretary

FEBRUARY 10, 2026

Date