

BY LAWS OF
SOARING HEIGHTS OWNERS ASSOCIATION

ARTICLE I
Name and Location

The name of the corporation is the **SOARING HEIGHTS OWNERS ASSOCIATION**, hereinafter referred to as the "Association". The principal office of the corporation shall be located at Ossipee, New Hampshire but meetings of members and Directors may be held at such places as may be designated by the Board of Directors.

ARTICLE II
Definitions

Section 1: "Association" shall mean and refer to the **Soaring Heights owners Association**, its successors and assigns.

Section 2: "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Restrictions and Easements of Soaring Heights, Inc. dated September 1, 1988 and recorded at the Carroll County Registry of Deeds at Book 1766, Page 384 and any amendments thereto, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3: "Association Land" shall be all the Properties as defined in the Declaration. Association Land shall not include any Lot conveyed to an Owner.

Section 4: "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Association Land and any buildings or improvements constructed thereon.

Section 5: "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6: "Developer" shall mean and refer to Soaring Heights, Inc., its successors and assigns; if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development. Successor developers shall be specifically identified as such in any conveyance of Soaring Heights, Inc.



Section 7: "Declaration" shall mean and refer to the Declaration of Covenants, Restrictions and Easements applicable to the Properties dated September 1, 1998, recorded at the Carroll County Registry of Deeds at Book 1766, Page 384, and any amendments thereto.

Section 8: "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III
Governance of Association

Section 1 - Applicability of By Laws: The provisions of these By Laws are applicable to the Association Land and to the use and occupancy thereof. All present and future unit owners, mortgagees, lessees, and occupants of the units and their employees and any other persons who may use the Properties are subject to these By Laws, the Declaration, and to the Rules and Regulations established by the Board of Directors.

Section 2 - Corporation Law: Except as otherwise expressly provided herein and the Declaration, the Association shall be governed by the provisions of the New Hampshire Nonprofit Corporation Act, RSA 292, as amended.

Section 3 - Nonprofit Status: The Association is not organized for profit and no property or profit thereof shall inure to the benefit of any person except in furtherance of the nonprofit purposes of the Association.

ARTICLE IV
Meeting of Members

Section 1 - Annual Meeting: The initial meeting of the members shall occur as specified in the Declaration, thereafter, annual meetings of the members shall be held in June of each year, generally concurrent with the Windsock Village Aviation corporation annual meeting, upon notice as provided in Section 3, below. The Board of Directors may, prior to the adjournment of any annual meeting, schedule a date for the next succeeding annual meeting other than as herein specified provided, however, that such annual meeting date is not earlier than 300 days from the present meeting date nor later than 430 days from the present meeting date.

Section 2 - Special Meetings: Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-half (½) of all of the votes of the membership.

Section 3 - Notice of Meetings: Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least thirty (30) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of



the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4 - Quorum: The presence at the meeting of members and/or proxies entitled to cast, forty (40%) percent of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5 - Proxies: At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot. Proxies do not require acknowledgment by a Notary Public, Justice of the Peace, or otherwise. No present member shall vote more than five (5) proxies. The Board of Directors may vote as many proxies as the Board is given.

ARTICLE V
Board of Directors

Section 1 - Number: The affairs of this Association shall initially be managed by a Board of five (5) Directors, who need not be members of the Association.

Section 2 - Term of Office: At the meeting of the members, five (5) Directors shall be elected, one Director for a term of one (1) year, two Directors for terms of two (2) years, and two Directors for terms of three (3) years. Upon expiration of the initial terms of the initial Board of Directors, the term of each elected Director's position on the Board shall run for three (3) years. The Directors of the Association shall be elected at the annual meeting of the Association to fill any term that is expiring in that year.

Section 3 - Removal: Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4 - Compensation: No Director shall receive compensation for any functions he/she performs in his/her capacity as a Director of the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5 - Action Taken Without a Meeting: The Directors 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 the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

Section 6 - Nomination of Directors: Nominations for Directors shall be made at the time of the annual meeting.

Section 7 - Election: Election to the Board of Directors shall be by written ballot which identifies the Lot casting the ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI Meetings of Directors

Section 1 - Regular Meetings: Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2 - Special Meetings: Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days notice to each Director.

Section 3 - Quorum: A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII Powers and Duties of the Directors

Section 1 - Powers: The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Association Land and facilities thereon;
- (b) suspend the voting rights and right to use of the Association facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By Laws, the Articles of Incorporation, or the Declaration;



- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;
- (e) employ a manager, an independent contractor, or such other employee as they deem necessary, and to prescribe their duties;
- (f) determine the annual budget and expenses of the Association and determine the amount of annual assessments for which provision is made in Article V of the Declaration; and
- (g) to accept, on behalf of the Association, conveyances of real and personal property and assignments of easements, rights and privileges, including those reserved to Developer in the Declaration.
- (h) intervene on behalf of one or more owners in disputes regarding warranty claims affecting Association Land;
- (i) regulate the use, maintenance, repair, replacement, and modification of the Association Land;
- (j) cause additional improvements to be made as part of the Association Land.

Section 2 - Duties: It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-third (1/3) of the members who are entitled to vote;
- (b) supervise all Officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
 - 1. Adopt a proposed budget and proposed annual assessment prior to the annual meeting to be included with annual meeting notice;
 - 2. send written notice of each assessment to every Owner subject thereto immediately following the annual meeting; and
 - 3. foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.



- (d) issue, or cause an appropriate Officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (f) cause all Officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the Association Land to be maintained.

ARTICLE VIII
Officers and their Duties

Section 1 - Enumeration of Offices: The Officers of this Association shall be a President, who shall at all times be a member of the Board of Directors, a Secretary, and a Treasurer, and such other Officers as the Board may from time to time by resolution create.

Section 2 - Election of Officers: The election of Officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3 - Term: The Officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 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 - Resignation and Removal: Any Officer may be removed from office with or without cause by the Board. Any Officer may resign at any time 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 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 7 - Multiple Offices: The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8 - Duties: The duties of the Officers are as follows:

President

The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

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 seal of the Association and affix it on all papers requiring said 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 shall perform such other duties as required by the Board.

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 of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; and shall 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 IX
Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE X
Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: SOARING HEIGHTS OWNERS ASSOCIATION.



ARTICLE XI
Amendments

Section 1: These By Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of members present in person or by proxy.

Section 2: In the case of any conflict between the Articles of Incorporation and these By Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By Laws, the Declaration shall control.

ARTICLE XII
Miscellaneous

The fiscal year of the Association shall begin on the first day of July and end on the 30th day of June of every year, 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 the Soaring Heights owners Association, a New Hampshire corporation, and,

THAT the foregoing By Laws constitute the original By Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on this 28 day of Feb, 2008, 2008.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association



Harold Wheeler, Secretary



**AMENDMENT TO
BY-LAWS OF SOARING HEIGHTS, INC.**

AMENDMENT to the By-Laws of Soaring Heights, Inc. as directed by the Membership at the Annual Meeting of the Soaring Heights Owners Association on June 8, 2024 and by unanimous approval of the Board of Directors on July 22, 2024, pursuant to Article XI, Section 1 of the By-Laws, and Article II (p) of the Articles of Association, as follows:

1. Article XIII: **Use of Association Road Facilities** is hereby added with the following:

The use of Association land and facilities is restricted as follows:

1. The Association's road facilities are for the exclusive use of Association members, and approved lessees known to and approved of by the Association's board of directors. Association-approved leases shall require a minimum lease term of 180 days.
2. The users of the Association's road facilities shall comply with the posted speed limits and all other posted traffic signs.
3. The users of the Association's road facilities shall yield the right of way to aircraft.
4. The use of Association's road facilities by aircraft is restricted to Association members with concurrent membership in Windsock Village Aviation Corporation (also known as "aviation rights") and the Association-approved lessees of such members.