

BY-LAWS
RAVENWOOD HOMEOWNERS ASSOCIATION
Amended and Approved August 15, 2022

PURPOSE:

THIS CORPORATION WAS ESTABLISHED, AND DOES EXIST, PRIMARILY TO FURTHER THE COMMON GOOD AND GENERAL WELFARE OF THE PEOPLE OF THE COMMUNITY AND HAS, AND WILL IN THE FUTURE, ENGAGE IN THE FOLLOWING ACTIVITIES AS DEEMED APPROPRIATE BY THE BOARD OF DIRECTORS:

1. To prepare and publish a newsletter every other month that will describe Association's activities and neighborhood news; which shall be distributed to all neighborhood residences.
2. To prepare and publish an annual directory which will list all neighborhood residents, and distribute this directory only to paid Homeowners Members.
3. To encourage, foster, and maintain a neighborhood watch program in cooperation with area law enforcement authorities, in an effort to deter criminal activity in the community
4. To encourage, foster, and maintain operation identification of personal property, in cooperation with local enforcement agencies, to aid in recovery of lost or stolen property.
5. To aid in enforcement of the respective covenants which burden the real estate in the community by all means reasonably necessary; including the establishment of monetary fines for violations, actions at law or other equitable remedies.
6. To engage in the maintenance and beautification of entrances and common areas with the community.
7. To meet and welcome all new neighborhood residents and furnish any other information deemed appropriate.
8. To engage in any and all other activities not specifically mentioned herein which are, or may be, permitted under Mo. Rev. Stat. 355, the General Not For Profit Corporation Law.

ARTICLE I - Membership:

The term "member" shall refer to those dues-paying persons who occupy or own a dwelling or lot in Ravenwood.

ARTICLE II - Meetings:

There shall be an annual meeting of Members at a time set by the Board of Directors. The Board of Directors may call special meetings, with purpose stated. Notice of all meetings shall be made to all Members. At any meeting a majority of members shall constitute a quorum and shall include any proxies, verbal or written, given by board members in anticipation of an absence. This shall count toward a quorum and may be cast, and counted on any vote taken. A majority of present Members and proxies voting shall decide an issue. There shall be one vote per lot.

ARTICLE III - Officers:

The principal office of this Association shall be the residence of the then current President of the Association.

The Board of Directors shall be composed of eleven Members from the Association elected annually by Association Members. At any meeting a majority of Board Members, shall constitute a quorum and shall include any proxies, verbal or written, given by board members in anticipation of an absence. This shall count toward a quorum and may be cast, and counted on any vote taken. The Board shall meet at least quarterly, by resolution of the Board or call of the President. Officers, as elected by the Board, shall be a President, Vice President, Secretary, and Treasurer.

1. Powers: It shall be the power of the Board to manage the business affairs of the Association.
2. Duties: It shall be the duty of the Board to:
 - a. Keep written records of its activities.
 - b. Fix the amount of annual dues.
 - c. Oversee the activities of appropriate committees.
 - d. Appoint a successor Director in the event of a vacancy
3. President: The President shall preside at all meetings and execute resolutions of the Board of Directors.
4. Vice President: The Vice President shall perform duties of the President in the event the President is unable to so act.
5. Secretary: The Secretary shall record minutes of all meetings, and maintain records for the Resident Directory
6. Treasurer: The Treasurer shall have custody of all funds of the Association, keep accurate records of receipts and disbursements, disburse funds according to resolution by the Board of Directors, and make an annual report to Association Members. The Treasurer shall file all required reports with the Secretary of State and other government regulatory and taxing authorities.

ARTICLE IV - Records:

Records of the Association and the Board of Directors shall be kept by the President and be made available for inspection by Members at reasonable times.

ARTICLE V - Committees:

The Board of Directors may appoint committees to carry out the purpose of the Association.

ARTICLE VI - Assessments:

In order to provide a fund to enable the Association to carry out its purpose, the Board of Directors may annually determine a membership fee to be assessed to members. The Board of Directors may also determine monetary fines to be assessed to members as enforcement remedies for violation of the Covenants and Restrictions.

ARTICLE VII - Amendments:

These By-Laws may be amended, at regular or special meetings of the Board of Directors, by a majority vote of the Board of Directors.

ARTICLE VIII - Dissolution:

In the event of a dissolution of the Corporation, the assets of the Corporation shall be disposed of in accordance with Mo. Rev. Stat. 355.666 by transfer to any organization in existence and qualifying at the time.