

**BY-LAWS OF AERO COUNTRY PROPERTY OWNER'S ASSOCIATION**

Updates By	Date	Notes
Glen Kashin	July 14, 2009	<p>Reviewed previous By-Laws documents.                      Combined changes voted on by the membership as noted in meeting minutes with the last known approved document, ACPOA By-Laws_RevA.doc.pdf.</p> <p>This document becomes the most current good By-Laws document. Document: Bylaws.v.07.13.2009</p>
Glen Kashin	January 21, 2012	Article 9, Sec. 4 Financial Transaction dollar amount increase to \$2000.
A.D. Donald	February 12, 2013	<p>These amendments were voted into the By-Laws at the General Meeting held on December 5, 2005. The text was not incorporated into this document until Feb 12, 2013.</p> <ol style="list-style-type: none"> <li>1. Art 6, Sec 1: Two (2) General Membership meetings per year, the first one in January and the second in August.</li> <li>2. Art 12, Sec 1: \$1,000,000 insurance policy carried by flight schools operating out of Aero Country.</li> <li>3. Art 3, Sec 6, A: 180-day minimum period between termination of Charter member status for non-payment and the reallocation/reassignment of the square footage at lottery.</li> </ol> <p>Changes approved for publication in Board meeting Feb 12, 2013.</p>
A.D. Donald	February 12, 2013	<p>This amendment was voted into the By-Laws at the General Meeting held on Jan 12, 2013.</p> <p>Article 3, Sec 3. The revised paragraph added that a Maintenance member may become an Associate member if he signs a Restrictive Covenant agreement, files it with the County and pays annual assessments. Additionally, an Associate member cannot revert back to Maintenance member status.</p> <p>Changes approved for publication in Board meeting Feb 12, 2013.</p>
Rick Stadel	January 19, 2019	<p>Verbiage changes and additions reflective of General Membership Meeting vote 1/19/2019.</p> <p>Change #1, Article 4, Section 1 –</p> <p>Changed:                      “At Membership meetings; a quorum shall consist of FIFTY ONE PERCENT of the total voting Interests. The voting interest is the ratio of contributions of the Charter Members and Associate Members for the year. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Charter Members and Associate Members except when approval by a greater number of members is required by the provisions of these By-Laws”</p> <p>To:                      “At Membership meetings; a quorum shall consist of FIFTY ONE PERCENT of the total voting interests. Total voting interests are the number of eligible voting lots within the airport boundaries at the time of the meeting. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Charter Members and Associate Members except when these bylaws require more than a majority for approval.</p>

		<p>Change #2, Addition of Article 4, Section 6, previously non-existent-</p> <p>Added:</p> <p>Article 4, Section 6 -Voting Rights. Each property owner shall be entitled to one vote for each lot, tract, or parcel owned; provided, however, that any lot, tract, or parcel burdened in its entirety by an easement or that serves solely as an access area or other common area shall not be entitled to a vote. Adjoining lots developed as one lot shall be entitled to one vote. If more than one person owns an interest in a lot, the owners may cast only one vote for that lot. A person may not vote if the person has an interest in a lot only by virtue of being a lienholder. If any alteration of the boundaries to the property conveyed violates applicable deed restrictions, such alteration shall not increase the number of lots eligible to vote by the person who altered the boundaries.</p>
David Buono	January 25, 2020	<p>Changes and additions reflective of General Membership Meeting vote 1/25/2020</p> <p>Change #1 (Assessments):</p> <p><b>Before Change</b></p> <p>Article 5 Section 5 (AS AMENDED JUNE 20, 1990 and April 25, 1998) Any assessment made pursuant hereto on a Charter or Associate Member shall be made in accordance with the motion carried by the Membership on June 20,1990, providing that each participating Member will accept the provisions of Item 3 of the motion (assessments based on buildable square footage). Assessments levied on Members beyond the period provided for in the motion will be made in accordance with Section 2 of this Article. Assessments levied against Charter and Associate Members and fees charged to Members per Member deeds not paid in accordance with Section 1 of this Article on the date so specified shall bear interest thereon at the rate of ten percent (10) per annum. No Charter, Associate or Member may exempt himself from liability or his assessment by waiver of the use or enjoyment of the airport properties or by abandonment of his property.</p> <p><b>After Change</b></p> <p>Article 5 Section 5 The yearly assessment shall be levied equally against all lots and shall be set at a level which is reasonably expected to produce the total income of the Association equal to the total expenses for that year, including reserves. In determining the level of assessments, the Board may consider other sources of funds available to the Association. Assessments (including but not limited to association assessments and fees charged to Members per property deeds) not paid in accordance with Section 1 of this Article on the date so specified shall bear interest thereon at the rate of ten percent (10%) per annum. No Member may exempt themselves from liability or assessment by waiver of the use or enjoyment of the airport properties or by abandonment of the property.</p> <p>Change #2 (Member Notification):</p> <p><b>Before</b></p> <p>Article 5 Section 1 All Charter and Associate Members shall be obligated to pay all assessments imposed upon them by the Association to meet the expenses incurred by the Association. Payment thereof by each Member shall be made no later than the 15th day following the mailing by the Board of a statement reflecting the assessment to the registered mailing address of such Member.</p> <p>Article 6 Section 3 Notice of all Membership meetings, stating the time and place and the objects for which the meeting is called shall be given by the President, Vice President, Secretary or Treasurer unless waived in writing by the Secretary or Treasurer. Such routine notice shall be in writing to each Charter and Associate Member at his address as it appears on the books of the Association and shall be mailed not less than ten days nor more than thirty days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meetings may be waived before or after meetings.</p>

		<p><b>After</b></p> <p>Article 5 Section 1 All Charter and Associate Members shall be obligated to pay all assessments imposed upon them by the Association to meet the expenses incurred by the Association. Payment thereof by each Member shall be made no later than the 15th day following notification by the Board reflecting the assessment to the registered mailing address or email address of such Member. Members can opt for email to be their official form of communication from the association.</p> <p>Article 6 Section 3 Notice of all Membership meetings, stating the time and place and the objects for which the meeting is called shall be given by the President, Vice President, Secretary or Treasurer unless waived in writing by the Secretary or Treasurer. Such routine notice shall be in writing and/or an email to each Charter and Associate Member at his address (physical or email) as it appears on the books of the Association and shall be mailed or emailed not less than ten days nor more than thirty days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meetings may be waived before or after meetings.</p>
David Buono	June 10, 2023	Large rewrite of bylaws approved by members at the June 10, 2023 general membership meeting. Changes are too numerous to list here. See redlined document saved in meeting folder on SharePoint.

# BY-LAWS OF AERO COUNTRY PROPERTY OWNERS ASSOCIATION

## ARTICLE 1

### IDENTITY

*Section 1.* The name of the Association is Aero Country Property Owner's Association.

*Section 2.* The principal place of business for the Association shall be at Aero Country Airport, located in Collin County, Texas, but it may conduct business transactions at such other locations as the Board of Directors deem necessary.

*Section 3.* The fiscal year of the Association shall be the calendar year.

## ARTICLE 2

### PURPOSE

**(AS AMENDED April 25, 1998).** The purpose of the Association is to manage Aero Country Airport, to include but not limited to, enforcement of deed restrictions including for Aero Country Road, the runway and certain taxiways, maintain those same common areas, set rules to facilitate the safe operation of vehicular and aircraft traffic, keep up the general cleanliness of the airport, and manage community relations.

**(AS AMENDED June, 2023)** The Members declare that they are a community of aviation interested enthusiasts. The Members acknowledge, with gratitude, the gift that the Jack Hurst dedication created for them and their successors and heirs. That gift was an appurtenant easement that gives them rights to use common areas (runway, certain taxiways and Aero Country Road). The Members acknowledge that with that appurtenant easement comes a duty to maintain the easement, which is the primary reason the Members choose each year to approve a budget and annual operating and capital assessments in a General Membership Meeting.

The Members further acknowledge that they are a "Common Interest Community" (CIC) as defined by the Restatement (Third) of Property Servitudes (2000) and as declared by a Texas judge in Aero Country Property Owners Association v Forbus Holding LLC (CAUSE NO. 471-01758-2021 in the 471<sup>st</sup> Judicial District Court of Collin County), and intend to enjoy the rights of a Common Interest Community, including such things as forming a Board of Directors, creating and adopting rules regarding the common areas, raising funds to care for the common areas, and enforcing rules of the Association.

## ARTICLE 3

### MEMBERSHIP

**(AS AMENDED June, 2023)** *Section 1* All property owners ("Owners") located within airport boundaries, with the exception of Aero Country East, are Members of the Aero Country Property Owners Association. This membership right emerges from having been granted an appurtenant easement (created by the Hurst Dedication in 1978) and being a Common Interest Community. All Members can vote, except as noted in Article 4 Section 1.

**(AS AMENDED June, 2023)** *Section 2* "Member" shall mean an owner of property burdened by a servitude within our common interest community that was ultimately created from the Hurst Dedication.

Owner shall mean and refer to the person or persons, entity or entities, who either own fee simple title to a lot, or have entered as an original party, successor, or assignee into a Contract of Purchase and Sale for a lot at Aero Country Airport as shown in Diagram 1. The term "owner" excludes any person or persons or entity or entities having an interest in a lot merely as security for the performance of an obligation. "Person" shall mean and refer to any legal entity including but not limited to an individual partnership, corporation, association, or trust.

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### ARTICLE 4

#### **VOTING. QUORUMS. PROXIES**

*Section 1 (AS AMENDED June, 2023)* At Membership meetings; a quorum shall consist of FIFTY ONE PERCENT of the total voting interests. Total voting interests are the number of eligible voting lots within the airport boundaries at the time of the meeting. To be eligible to vote, a Member must be in good standing, which is defined as not being delinquent in assessments, fees, or fines. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the will of the Members, except when these bylaws require more than a majority for approval.

Members represented by a valid proxy shall also be counted for the purpose of determining a quorum. The joinder of a Member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such person for the purpose of determining a quorum.

*Section 2* Votes may be cast in person, by proxy, or via absentee ballot. Proxies shall be valid only for the particular meeting designated thereon and must be filed with the Secretary or Treasurer before the appointed time of the meeting. The association also makes available ballot box(es) at Aero Country where ballots can be submitted, and they are counted if they are signed by a Member.

*Section 3 (AS AMENDED June, 2023)* During any period in which a Member or an Owner is in default in the payment of any legal assessment, fee, or fine levied by the Association for Aero Country Property Owners Association, voting and board leadership rights of such Member shall be suspended until such assessments have been paid. Such rights and privileges may also be suspended, for a period not to exceed thirty days, for violation of any rules and regulations established by the Board of Directors or by the Association.

Section 5 (AS AMENDED JUNE 20,1990), is stricken from the By-Laws.

Section 6 (AS AMENDED June, 2023) - Each Member shall be entitled to one vote for each lot, tract, or parcel owned; provided, however, that any lot, tract, or parcel burdened in its entirety by an easement or that serves solely as an access area or other common area shall not be entitled to a vote. Adjoining lots developed as one lot shall be entitled to one vote. If more than one person owns an interest in a lot, the owners may cast only one vote for that lot. A person may not vote if the person has an interest in a lot only by virtue of being a lienholder. If any alteration of the boundaries of the property conveyed violates applicable deed restrictions, such alteration shall not increase the number of lots eligible to vote by the person who altered the boundaries.

### ARTICLE 5

#### **OBLIGATIONS OF MEMBERS**

*Section 1 (AS AMENDED June, 2023)* All Members shall be obligated to pay all assessments imposed upon them by the Association (and approved by a quorum of the members each year) to meet the operating and capital expenses incurred by the Association. Payment thereof by each Member shall be made no later than the 15th day following notification by the Board reflecting the assessment to the registered mailing address or email address of such Member. Members can opt for email to be their official form of communication from the association.

*Section 2* All assessments shall be based upon the total cash required to satisfy the operating expenses and capital needs of the Association.

*Section 3 (AS AMENDED June, 2023)* The expenses of the Association may include, among other things: expenses incurred in the production of mailings to the Membership, legal and accounting fees, maintenance expenses, expenses related to the enforcement of the restrictions, covenants and conditions imposed on Members by virtue of their ownership of a lot at Aero Country, and creation of a reasonable contingency or other reserve or surplus fund (for example, for capital reserves).

*Section 4 (AS AMENDED June, 2023)* Assessments, as determined by the Board and approved by the Members, shall be made on an annual basis and invoiced to the Members by the last day of February of each year. The Association may levy a special assessment at any time, provided that any such special assessment shall have the assent of at least two-thirds of the Members.

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*Section 5 (AS AMENDED January 25, 2020)* The yearly assessment shall be levied equally against all lots and shall be set at a level which is reasonably expected to produce the total income of the Association equal to the total expenses for that year, including reserves. In determining the level of assessments, the Board may consider other sources of funds available to the Association. Assessments not paid in accordance with Section 1 of this Article on the date so specified shall bear interest thereon at the rate of ten percent (10%) per annum. No Member may exempt themselves from liability or assessment by waiver of the use or enjoyment of the airport properties or by abandonment of the property.

*Section 6 (AS AMENDED June, 2023)* Copies of the proposed budget and proposed assessments shall be transmitted to the Membership in the fourth quarter of the year prior to which the budget is made, and prior to the fourth quarter general membership meeting when the budget is voted on. Failure to pass a budget in the fourth quarter demands discussion, amendment, and re-vote. Prior year budget will remain in effect to cover required spending (for example, electrical bills for runway lights), but not for any discretionary spending (for example, maintenance). If the budget is amended before the assessments are mailed to members, a copy of the amended budget shall be furnished to each individual of the Membership concerned. Delivery of a copy of any budget or amended budget to the Membership shall not affect the liability of any Member for any such assessment, nor shall delivery of a copy of such budget or amended budget be considered as a condition precedent to the effectiveness of said budget and assessments levied pursuant thereto. Any amendment shall not exceed 15% increase in budget without the membership re-approving the budget in a special meeting.

### ARTICLE 6

#### ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

*Section 1 (January 12, 2013 per December 4, 2005 General Meeting vote)* The Association will hold two (2) General Membership meetings per year, the first in the second quarter of the year, and the second in the fourth quarter. The meetings will be held in Collin County, Texas, at a place designated by the Board. The fourth quarter meeting's principal business will be the Association Budget and the second quarter meeting's principal business will be the annual election of Directors.

*Section 2 (AS AMENDED JUNE 20, 1990)* Special Membership meetings shall be held whenever called by the President or Vice President and must be called by such officers upon receipt of a written request from Members of the Association holding Ownership Interests to which a majority of the total votes of the Association Members are pertinent.

*Section 3 (AS AMENDED January 25, 2020)* Notice of all Membership meetings, stating the time and place and the objects for which the meeting is called shall be given by the President, Vice President, Secretary or Treasurer unless waived in writing by the Secretary or Treasurer. Such routine notice shall be in writing and/or an email to each Member at his/her address (physical or email) as it appears on the books of the Association and shall be mailed or emailed not less than ten days nor more than thirty days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meetings may be waived before or after meetings.

*Section 4 (AS AMENDED June, 2023)* If any meeting of Members cannot be organized because a quorum is not present, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

### ARTICLE 7

#### BOARD OF DIRECTORS

*Section 1 (AS AMENDED June, 2023)* The Board of Directors of the Association shall consist of nine persons who are Members of the Association. Four Directors shall be the officers of the Association: the President, Vice President, Treasurer and Secretary. The other five Directors shall be Members in good standing of the Association.

*Section 2 (AS AMENDED JULY 15, 1987)* Selection of directors shall be conducted in the following manner:

1. *(AS AMENDED April 25, 1998)* The Board of Directors of the Association shall be elected at the annual meeting of the Membership. A Director shall be elected by a majority of those qualified Association Members present.
2. At the first annual meeting of the Association, a President shall be elected for a two-year term; a Vice

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President shall be elected for a one-year term; and a Secretary and Treasurer shall be elected for a one-year term. All other Board members shall be elected for:

- a. **(AS AMENDED MARCH 28, 2009)** APPROVED AS PRESENTED by vote of 63.85% in the Special Membership meeting held March 28<sup>th</sup>, 2009. Two-year staggered terms for all officers and directors with all elections at the 2<sup>nd</sup> quarter Membership meeting and that interim replacement officers and directors serve until the next Membership meeting. The normal election cycle is the following:
  - i. Odd numbered years: President, Treasurer, two non-officer directors
  - ii. Even numbered years: Vice President, Secretary, three non-officer directors
3. **(AS AMENDED June, 2023)** APPROVED AS PRESENTED by vote in excess of 51% in the General Membership meeting held August 27, 2006. Vacancies on the Board of Directors will be filled using one of the following procedures:
  - a. In the case of an officer position, the Board of Directors will select a Director from the existing Board to fill the position until the next General Membership Meeting at which time the general membership will elect a Member to complete the term.
  - b. In the case of a Director on the Board, the Board of Directors will select the candidate not elected to the Board from the previous general membership election who received the most votes to fill the position until the next General Membership Meeting, at which time the general membership will elect a Member to complete the term. In the event there were no candidates meeting the criteria above, the Board of Directors will select a qualified Member at large to fill the position until the next General Membership Meeting, at which time the general membership will elect a Director to complete the term.
4. **(AS AMENDED April 25, 1998)** A director may be removed from his office at a Membership meeting called for such purpose and attended by two-thirds of qualified Association Members. Two-thirds of those Members present must approve such removal.
5. During voting of the Board of Directors, the president of the Association may cast a vote only if a tie exists in the voting.

*Section 3* The first meeting of a newly elected Board shall be held within thirty (30) days after the Board's election. No notice shall be necessary to the newly elected Directors in order to legally constitute such meeting, provided a majority of the whole Board is present.

*Section 4* Regular meetings of the Board shall be held at such time and place as shall be determined from time to time, by a majority of the Directors, but at least one such meeting shall be held each quarter of the year. Notice of regular meetings of the Board shall be given to each Director, personally or by mail, telephone or email at least three days prior to the day named for such meeting.

*Section 5 (AS AMENDED JULY 15,1987)* A quorum at a Board of Directors' meeting shall be six Members.

### ARTICLE 8

## DUTIES OF THE BOARD OF DIRECTORS

*Section 1* All of the powers and duties of the Association shall be exercised by the Board of Directors and shall include, without limiting the generality of the foregoing, the following:

1. Collect assessments from Members to meet the reasonable and ordinary costs of the Association
2. Properly control fees paid by property owners and ensure that such fees are used for the purposes approved by the members
3. Enforce lot restrictions
4. Enforce cleanliness of the airport in general
5. Pursue a policy of safe operation for the airport and its traffic pattern

*Section 2 (AS AMENDED June, 2023)*  
The Treasurer SHALL accomplish the following:

1. Maintain and present to the Membership annually an updated "Long Term Capital Plan" that projects anticipated expenditures required to maintain the ACPOA easements for a ten-year period, by year. The plan will represent the best estimation of costs and obligations to the Members. It will be informed at least every third year by two or more engineering estimates and Aero Country historical data.

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“Maintain” means fulfilling the obligations of the ACPOA (for example because of agreements and contracts, etc.), and the will of the Members who should provide input and questions. The intent of this analysis and presentation is to inform Members about their long-term obligations to maintain, and to propose maintenance and other actions to extend the life of the easements and reasonably minimize expenditures

2. Present to the Members for approval an annual “Operating Expense” plan that represents the next-year’s required operating expenses, organized by clear expense categories. Included in this approval presentation is an accounting of the prior year’s expenses. For recurring expenses that require vendors (e.g. internet, mowing, etc), the Board shall receive competitive bids at least every three years
3. Report at each General Membership meeting an accounting of the approved operating budget. Deviation of more than 15% over in any expense category or 10% over cumulative across all categories requires Membership approval.

*Section 3* The Board SHALL monitor collections of assessments and, for delinquency, accomplish the following:

1. Take reasonable efforts (multiple bills and phone calls) to remind delinquent Members of their obligations
2. If a Member is three years delinquent, or more than \$3,000 delinquent, the Board shall use appropriate legal processes to ensure that title companies are aware of the Member’s debt, and that monies can be collected upon the sale of the property.
3. If a Member is five years or more than \$5,000 delinquent, the Member’s name and payment history shall be presented to the Members in a regular or special meeting, with recommendations about pursuing further collection efforts. The Members in the meeting SHALL vote about whether and how to proceed with collections. It is not the will of the Members to foreclose without good cause, but foreclosure remains an option

*Section 4* Members are expected to know the bylaws or have mechanisms to learn about them. Therefore, the Board shall only accept formal requests (e.g. for architectural review, for approval of rental aircraft) from Members, and never renters. The Board will work with the Member, who will have responsibility to communicate decisions and rationale to renters. The Member holds the financial obligations of Renters regardless of whether the owner has been paid.

*Section 5 (AS AMENDED June 2023)* In its responsibilities to enforce deed restrictions as defined in Article 2, the Board shall recognize that deeds have an intended purpose but often ambiguous language. The Members wish the Board to follow these general guidelines in deciding if they should spend time and General Membership funds in pursuing enforcement, but they shall not be considered rules or a “checklist”. Most often, neighbors raise issues about neighbors and inform the board about possible problems, and caution is advised to ensure facts are clear and known.

1. Recognizing that members are both well-intended and often unaware of restrictions, the first course of action will be to talk to a member about restrictions and their purpose.
2. If appropriate, the Board shall send a letter documenting the conversation and the remedy to the restriction that was discussed.
3. If there is ambiguity in a deed restriction (for example, a definition that can be interpreted), then the board is authorized to make a reasonable interpretation. The Board should tell the Membership about these decisions in a regularly scheduled meeting.
4. In cases that involve many members viewing a restriction differently, then the Board can refer the matter to the general membership that, as a Common Interest Community with powers to set reasonable rules and guidelines, reserves the right of interpretation. In this case, the members who are interested in discussion and interpretation shall be granted time in a general membership meeting to present the issue to the General Membership. Decisions of the membership shall be by simply majority vote.



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### ARTICLE 9

#### **OFFICERS**

*Section 1* The President shall be the Chief Officer of the Association. He/She shall have all of the powers and duties usually vested in the Office of President of the Association, including but not limited to the power to appoint committees from among the Membership from time to time, as he/she may determine appropriate, to assist in the conduct of the affairs of the association.

*Section 2* The Vice President, in the absence or disability of the President, shall exercise the powers and perform the duties of the President. He/she also shall assist the President generally and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

*Section 3 (AS AMENDED April 25, 1998)*. The Secretary shall keep the minutes of all the proceedings of the directors and the Membership and perform such other duties as requested by the Officers of the Association.

*Section 4 (AS AMENDED January 21, 2012)* The Treasurer shall attend to the giving and serving of all notices to the Membership and directors and other such notices as may be required, keep the records of the Association, have custody of all property of the Association, including funds, securities and evidence of indebtedness, keep the books of the Association and perform such other duties as deemed necessary to the Treasurer's office. Financial transaction by the Treasurer shall be limited to the amount of two thousand dollars (\$2000). Transactions above this amount must be authorized electronically by at least one other Officer of the Association.

### ARTICLE 10

#### **BY-LAWS**

*Section 1 (AS AMENDED April 25, 1998)* These By-Laws may be amended by qualified Members of the Association at a duly constituted meeting called for such purpose. No such amendment shall take effect, however, unless approved by at least FIFTY ONE PERCENT of the total votes of all qualified Members. The notice of such meeting shall contain a summary of the proposed changes, or a copy of such proposed changes.

*Section 2 (AS AMENDED April 25, 1998)* Failure to comply with any of the provision of these By-Laws shall be grounds for an action to recover sums due for damages or injunctive relief or both, maintainable by the Board in the name of the Association on behalf of its qualified Members, or, in a proper case, by an aggrieved Member.

### Article 11

#### **EVIDENCE OF MEMBERSHIP OR OWNERSHIP AND REGISTRATION OF MAILING ADDRESS**

*Section 1 (AS AMENDED June, 2023)* Each Member of the Association shall have one and the same registered mailing address to be used by the Association for mailing of statements, notices, demands and all other communications and such registered address shall be the only mailing address therefore. On becoming a Member of the Association, such person shall designate his registered address and file such address with the Secretary of the Association

### ARTICLE 12

#### **GENERAL AIRPORT RULES (ADDED April 25, 1998)**

*Section 1 (AS AMENDED June, 2023)* Commercial operations requiring use of the runway/taxi-way will not be permitted such use without the approval of the Board of Directors. Those operations approved by the Board will be assessed user fees, as determined by the Board, and will be required to show proof of Liability Insurance in an amount \$1,000,000. The Airport, the Board and all Association Members as a group, will be named in the policy as recipients. Property owners and their family members who seek flight training are exempt from this rule.

1a. Commercial Operations are those wherein the owner, operator, Flight Instructor or other operator uses an aircraft and receives compensation of any kind therefore.

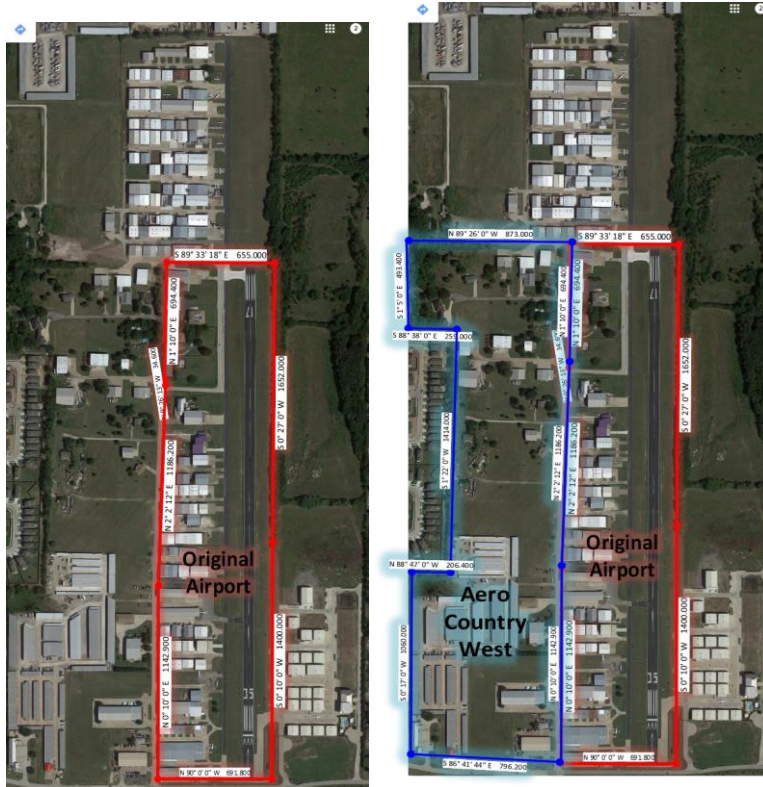
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Section 2 Automotive vehicles, including trucks, tractors, cars or any other type of motorized or non-motorized vehicle, that cause damage to the runway, taxi-way or airport road will reimburse the Property Owners for repairs in an amount as determined by the Board. Property owners and/or those persons occupying or renting space from property owners are responsible for damages caused by vehicular deliveries of any nature or vehicular pickup of any nature that results in damage to the runway, taxi-way or airport road.

**DIAGRAM 1**

**Aero Country "Central"**

**Aero Country "West"**



**Aero Country "Northwest"**