

# **BYLAWS OF THE SOUTH NACIMIENTO ROAD ASSOCIATION, INC.**

## **ARTICLE I - NAME & LOCATION**

The name of this association shall be SOUTH NACIMIENTO ROAD ASSOCIATION, INC., a non-profit corporation ("SNRA") with its principal office located at 4242 Allen Road, Paso Robles, CA 93446. The principle place of operation of SNRA shall be that area bounded on the south by the county road known as Chimney Rock Road, bordered on the north by the lake, on the east by Tri-Counties Club and on the west by Cal-Shasta Club and Rancho Del Lago and referred to hereafter as the "subject area."

## **ARTICLE II - PURPOSE**

To maintain, update and repair all main access roads in the SNRA area. These roads are: Running Deer Road from the main gate at Chimney Rock Road to the lower crossing of Town Creek; Cow Camp Loop; Gage Irving Road from the emergency gate at Chimney Rock Road to the Cal-Shasta Club gate; Allen Road from Gage Irving Road to the Tri-Counties Club gate; and South Shore Road from Gage Irving Road to the cattle guard at Rancho Del Lago property boundary. A map of the bounded area is attached hereto as Exhibit A.

## **ARTICLE III - BASIC POLICY**

**Section 1.** This organization shall not enter into membership with other organizations, but may cooperate with other organizations to achieve common goals. No individual member or representative of this organization shall make commitments that bind this organization. Only the Board of Directors, by a majority vote, may make such commitments.

**Section 2.** An annual budget shall be prepared by the Board of Directors and submitted to the SNRA members for approval each October.

- a. Repairs will be undertaken according to priorities established by the Road Committee and approved by the Board of Directors.
- b. The Board of Directors will use the best value option for all budgeted items approved by the membership. After approval by the Board, work will not be started on the proposed repairs until all money necessary for completion has been assembled in advance. In the event a special Board meeting needs to be called for a particular repair, the Board of Directors has the authority to approve work if it is considered to be of an urgent nature and time does not permit waiting for the next regularly scheduled Board meeting.

## **ARTICLE IV - MEMBERSHIP AND ASSESSMENTS**

### **Section 1 . Members**

- a. Every individual member of Tri-Counties, Cal-Shasta, South Shore Village clubs, and every individual owning property in Running Deer Ranch, and any other private property owner within subject area are eligible for membership in this association.

- b. Running Deer Ranch boundaries are considered to be the main gate at Chimney Rock Road and the centerline Town Creek, including the Gage Irving upper Emergency bypass road to its centerline point and the right of way from Gage Irving Gate. Members in good standing of SNRA have the right to use Running Deer Road, from the Running Deer Main Gate to Town Creek, as authorized by "Easement of Grant Deed", Document #1997-018098, granted to South Nacimiento Road Association recorded April 11, 1997. An easement as described and noted as Parcel 3 in Book 1687, Page 384 of Official Records recorded September 11, 1972.
- c. Members with annual assessments paid in full will be considered Members in Good Standing.
- d. Private property owners will be billed one assessment per Assessor's Parcel Number (APN).
- e. Owners with multiple APN's, who pay full multiple assessments fees, each have one vote per APN and are a Member in Good Standing. A reduced assessment is available, by application, for undeveloped property. Applications for reduced assessment for undeveloped property must be submitted yearly.
- f. Membership in SNRA is automatically terminated upon sale of property located with the subject area or termination of membership in one of the Clubs, whichever is applicable.
- g. A member of SNRA is not personally liable for the debts, liabilities or other obligation of SNRA except for their annual assessments.

**Section 2. Assessments Fees and Contributions**

- a. Annual assessment fees shall be determined by the Board of Directors each year and are payable by April 30<sup>th</sup> for the year assessed. Individuals owning property in Running Deer Ranch shall pay 1/3 of the annual assessment. This assessment is separate from all other association assessments.
- b. An annual budget shall be prepared by the Board of Directors and submitted to the SNRA members for approval each October.
- c. Statements will be sent annually to each club or organization for their collective membership assessments and individually to each private property owner as applicable.
- d. Collected assessments will only be used for road maintenance, update, repair and administrative expenses.
- e. Any club or organization, such as Tri-Counties, Cal-Shasta Club and South Shore Village Clubs and Running Deer Ranch, which collects assessments from their members/owners, shall forward them to the SNRA Treasurer.
- f. Owners of Private Property located within subject areas shall forward their assessments directly to the SNRA Treasurer.

**ARTICLE V - ELECTION OF BOARD OF DIRECTORS AND OFFICERS**

**Section 1.** Each officer and Board member of SNRA must be a member in good standing.

**Section 2.** The Board of Directors shall consist of three (3) representatives from Cal-Shasta, two (2) from Tri-Counties, one (1) from South Shore Village, two (2) from Running Deer Ranch property owners, and two (2) from other private property owners. These representatives shall be elected or appointed by their respective clubs or entities. Representation is based on a ratio of one (1) representative for each forty (40) members. The number of representatives for an area

