

Excerpts Related to Huntington Estates possible financing part of the road maintenance project:

1. Articles of Incorporation filed on October 15, 1973.

ARTICLE II

PURPOSE AND POWERS

The corporation does not contemplate pecuniary gain or profit, direct or indirect, for its members.

The purposes for which it is formed are:

To promote the health, safety, and welfare of the residents within the following described property, to—wit: Begin at a concrete monument marking the Northeast corner of Lot 650 ... to the POINT OF BEGINNING; containing 98.60 acres, more or less.

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article V herein, hereafter referred to as "The Properties" and for this purpose to; if desired:

(a) own, acquire, build, operate and maintain, recreation parks, playgrounds, entrance areas, entrance gates, streets right of ways, streets, footways, drainage easements, drainage facilities, street lighting, signs including buildings, structures personal properties incident thereto herein after referred to as the common properties and facilities.

(b) provide exterior maintenance for the lots and homes within The Properties;

(c) provide garbage and trash collection;

(d) maintain unkept lands or trees;

(e) supplement municipal services;

(f) fix assessments to be levied against The Properties;

(g) enforce any and all covenants, restrictions and agreements applicable to The

Properties;

(h) pay taxes, if any, on the common properties and facilities;

(i) to promote the social welfare and education of the members hereof, and to promote the public safety within the combines of Huntington Estates subdivision, including, but not limited to, the prevention of cruelty and danger to children and animals, and to generally promote the physical fitness and welfare, all for the benefit only of the members hereof; and,

insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of The Properties

ARTICLE V

BOARD OF DIRECTORS AND OFFICERS:

SELECTION: TERMS OF OFFICE

The affairs of the corporation shall be managed by a President, a Vice-President, a Secretary-Treasurer and a Board of Directors of not more than nine (9) or less than three (3) directors who need not be members of the corporation. Beginning with the first annual meeting to be held during the first ten (10) days of October, 1973, the members at each annual meeting shall elect: such officers and directors for a term of one year or until their successors are duly elected. The first officers of the corporation shall be Robert P. Wadley, president, and Ronette Snyder/ Secretary—Treasurer, and James C. Conner, Jr. Vice—president.

ARTICLE VII

MORTGAGES OTHER INDEBTEDNESS

The corporation shall have power to mortgage its properties only to the extent authorized under the recorded covenants and restrictions applicable to said properties. The total debts of the corporation including the principal amount of such mortgages, outstanding at any time, shall not exceed the total of ten (10) years' assessments current at that time, provided that authority to exceed said maximum in any particular case may be given by an affirmative vote of two—thirds of the votes irrespective of class Of members who at: purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose Of the meeting.

[This Article allows HEHA BoD can borrow up to \$427,500 (= \$475 fee x 90 lots x 10 years). And it can exceed this amount, if needed, if 2/3 (61 lots) approve. - Carlos]

2. By-Laws (This excerpt was unchanged in the 2022 update from the original By Laws)

ARTICLE VI - ASSOCIATION PURPOSES AND POWERS

The Association has been organized for the following purposes:

Section 1. To promote the health, safety and general welfare of the residents of Huntington Estates, and to own, acquire, build, operate and maintain recreational areas such as parks and playgrounds, including improvements thereon, and street lights, and otherwise as provided in the Articles of Incorporation of Huntington Estates Homeowners Association.

Section 2. The powers and rights of the Association shall be as specified in the appropriate Articles of the Articles of Incorporation of Huntington Estates Homeowners Association, and such provisions are incorporated herein as fully and as completely as if specifically set forth.

[The By Laws support whatever the Articles of Incorporation allow – Carlos].

3. Covenants and Restrictions (Current Revitalized C&R)

ARTICLE THIRTY-TWO

PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 3. Extent of Members' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) the right of the Developer and of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties. In the event of a default upon any such mortgage the lender shall have a

right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored;

[This Article allows HEHA BoD to borrow as per Article VII of Incorporation, AND to use Common Properties as collateral, if needed - Carlos]

.