



20120222000125910 2/14

Bk:DE5728 Pg:1425

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC**



JANUARY 21, 1997



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

**Table of Contents**

Article	I	GENERAL
		A. Application
		B. Definition of Terms
		C. Precedence
Article	II	Members
		A. Membership in the Association
		1. Membership
		2. Acquisition of Membership
		3. Transfer of Membership
		B. Voting Rights
		1. Voting Member
		2. Joint Owners
		3. Proxy
		4. Written Ballot
		5. Association Vote
		C. Meeting of the Association
		1. Notice of Association Meeting
		2. Annual Meetings
		3. Special Meetings
		4. Quorum
		5. Robert's Rule of Order
Article	III	Board of Directors
		A. Composition and Selection
		1. Election of Directors
		2. Qualifications of Directors
		3. Term of Office
		4. Removal of Members of the Board
		5. Vacancies
		6. Compensation

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

(Board of Directors - Continued)

B. Meetings

1. Regular Meetings
2. Special Meetings
3. Quorum

C. Action by Consent

D. Powers

E. Override by owners

- Article IV Officers
- A. Designation of Officers
    1. President
    2. Vice-President/Treasurer
    3. Secretary
  - B. Election of Officers
  - C. Removal of Officers
  - D. Term of Office

- Article V Budget and Assessments
- A. Computation of Budget and Assessments
  - B. Payment
  - C. Additional Assessments
  - D. Specific Assessment
  - E. Special Assessments
  - F. Records and Statements

- Article VI Rule Making
- A. Authority
  - B. Procedure for Adoption of Rules and Regulations
    1. Adoption
    2. Opportunity to be heard
    3. Notice



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

- Article VII Enforcement
  - A. Enforcement of Assessments
  - B. Enforcement of Matters Other than Assessments
    - 1. Authority
    - 2. Procedures for Levy of Fines
      - a. Notice
      - b. Opportunity to be heard
      - c. Decision
  
- Article VIII Contracts, Checks, Deposits and Funds
  - A. Contracts
  - B. Checks, Drafts, etc.
  - C. Deposits
  
- Article IX Fiscal Year
  
- Article X Seal
  
- Article XI Indemnification of Officers and Directors
  
- Article XII Waiver of Notice
  
- Article XIII Amendment



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

**ARTICLE I  
GENERAL**

**A. Application.** These By-Laws shall apply to THE ESTATES AT WESTCHESTER FARM HOMEOWNERS ASSOCIATION, INC., a Missouri Not-for-Profit Corporation, which shall be referred to as the "Association".

**B. Definition of Terms.** The terms used without definition in these By-Laws shall have the meaning specified for those terms in Article I of the DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR THE ESTATES AT WESTCHESTER FARM recorded at Book 1555, Page 1832, of the St. Charles County, Missouri Records, recorded on June 11, 1993, which shall be referred to as the "Declaration".

**C. Precedence.** These By-Laws are subject to the provisions of the Declaration and of the Articles of Incorporation of the Association. If any provision contained in these By-Laws conflicts with any provision in the Declaration or the Articles of Incorporation, the Declaration or the Articles of Incorporation shall-prevail.

**ARTICLE II  
MEMBERS**

**A. Membership in the Association.**

**1. Membership.** The membership of the Association at all times shall consist exclusively of all the Lot owners of THE ESTATES AT WESTCHESTER FARM, and no other person or entity shall be entitled to membership.

**2. Acquisition of Membership.** A person shall become a Member by the recording of a deed indicating that person's acquisition of a fee simple ownership of a Lot in THE ESTATES AT WESTCHESTER FARM. The membership of any person shall be terminated upon divestiture of title to or interest in the Lot. Transfer of membership shall be recognized by the Association when the Association is provided with a certified copy of the recorded deed conveying title of the Lot to the new owner(s).

**3. Transfer of Membership.** Except as an appurtenance to a Lot, no member can assign, hypothecate, or transfer in any manner a membership in the Association or an interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association and are to be used for the benefit of the membership and for the purposes stated in the Association's Articles of Incorporation, in the Declaration, or in these By-Laws.

**B. Voting Rights.**

**1. Voting Member.** Only one person shall be entitled to vote for the Lot owners of each Lot and that person shall be known as the "Voting Member." Should more than one person own a Lot, the Voting Member shall be designated by all owners in writing, properly filed with the Association. Any such designation may be revoked at any time in writing, properly filed with the Association. Should the same person or persons own more than one Lot, the same voting member may be designated for each Lot, and, in this event, he or she or the Declarant shall have one vote for each such Lot. A corporation, if a Lot owner, shall act through its president or through such other officer or director as its board of directors designates in writing. All designations of Voting Members shall be held by the Secretary of the Association among the records of the Association.

**2 Joint owners.** If joint owners of a Lot fail to designate a Voting Member under Article II, Section B, Paragraph 1 above, whenever any consent, approval, vote, proxy or other action (whether written or oral) of the Lot owners is required by the terms of these By-Laws, such consent, approval, vote, proxy or other action may be made or given by any one of the joint tenants regardless of the type of joint tenants.

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**



20120222000125910 7/14

Bk:DE5728 Pg:1430

**3. Proxy.** A vote allocated to a Lot may be cast pursuant to a proxy duly executed by a Lot Owner. If a Lot is owned by more than one person, the Voting Member shall be the one to execute the proxy. If the joint owners of a Lot fail to designate a Voting Member, a proxy may be executed by any one of the joint owners regardless of the type of joint ownership. Provided, however, that only one (1) proxy shall be given for each Lot. A Lot owner may not revoke a proxy given pursuant to this Paragraph 3 except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice, or if more than one proxy has been given for any one Lot. A proxy terminates one year after its date, unless it specifies a shorter term.

**4. Written Ballot.** At its discretion, the Board may elect to prepare written ballots for use at any-regular annual meeting or any special meeting of the members. The written ballot shall state the agenda item to be voted on at the meeting. Not less than ten (10) nor more than sixty (60) days in advance of the meeting, the Secretary shall cause the written ballot to be hand- delivered to the mail box for each Lot or to be sent, prepaid by United States Mail, to the mailing address of each Lot, or any other mailing address designated in writing by the Lot owner. The Lot owners may file their written ballots with the Secretary of the Association prior to the meeting or at the commencement of the meeting. Only one (1) written ballot may be voted for any Lot, and if a written ballot for any Lot is filed with the Secretary, no vote either in person or by proxy on which a written ballot has been cast shall be counted.

**5. Association Vote.** No votes allocated to a Lot owned by the Association may be cast.

### **C. Meetings of the Association.**

**1. Notice of Association Meetings.** Not less than ten (10) nor more than sixty (60) days in advance of any Association meeting, the Secretary shall cause notice of the meeting to be hand- delivered to the mail box for each Lot or to be sent, prepaid by United States Mail, to the mailing address of each Lot, or to any other mailing address designated in writing by the Lot Owner. The notice of any Association meeting must state the time and place of the meeting and the items of the agenda, including the general nature of any proposed amendment to the Declaration or the By-Laws, any budget matters including changes, and any proposal to remove a Director or officer.

**2. Annual Meetings.** The first annual meeting of the Association shall be held on the fourth Monday in January immediately after the date of conveyance of the last Lot owned by Declarant. All voting members shall be given ten (10) days but not more than sixty (60) days written notice by the Board of such meeting. Annual meetings shall thereafter be held on a date selected by the Board of Directors during the month of January at 7:00 p.m. with the same notice. The annual meeting will elect Board members and consider such other topics, whether under old or new business, as shall be brought before the meeting.

**3. Special Meetings.** Special meetings of the Association may be called by the President or by Lot owners having twenty percent (20%) of the votes in the Association. A call for a meeting shall be issued by the Secretary. Any special meetings shall be called for a date not less than ten (10) nor more than sixty (60) days after the request is made.

**4. Quorum.** A quorum is present throughout any meeting of the Association if persons entitled to cast twenty percent (20%) of the votes in the Association are present in person, by proxy, or by written ballot at the beginning of the meeting. If a vote is to be taken on any issue for which a written ballot not provided before the meeting, the written ballots sent to that meeting shall not be considered in determining whether a quorum is present for that particular issue.

**5. Robert's Rules of order.** The meetings of the Association shall be governed by Robert's Rules of order.

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**



20120222000125910 8/14

Bk:DE5728 Pg:1431

**ARTICLE III  
BOARD OF DIRECTORS**

**A. Composition and Selection.**

**1. Election of Directors.** The election of Directors shall be conducted in the following manner:

(a) After the first Board election by the Lot owners as provided in Article III, Section A, Paragraph 2, subsequent elections of Directors shall be held at the annual meeting of the Association.

(b) A nominating committee of three (3) Lot owners (any of whom may be Directors) shall be appointed by the Board of Directors not less than ninety (90) days prior to the Members' annual meeting. By the sixtieth day prior to the Members' annual meeting, the nominating committee shall nominate one person for each Director position to be filled. Additional nominations may be made from the floor.

(c) The election shall be by written ballot and each Member voting shall be entitled to cast a vote for as many nominees as there are positions to be filled. The candidates receiving the highest number of votes shall be considered elected.

**2. Qualifications of Directors.** Each Director shall be the Voting Member of a Lot as defined above. If a Director shall cease to meet this qualification during the term, that person shall immediately cease to be a Director and that position on the Board shall be deemed vacant.

**3. Term of office.** Commencing with the election of the first Board elected by the Lot owners, the terms of the Directors shall be staggered, so that in any year no more than one (1) Director is subject to replacement. At the second and later elections of the Board by Lot Owners, the term of each Director shall be for three (3) years. For the first Board elected by the Lot owners, the members of the Association shall vote for one (1) one-year Director; one (1) two-year Director; and one (1) three-year Director.

**4. Removal of Members of the Board.** The Lot owners, by two-thirds (2/3) vote of all persons present in person, by proxy, or by written ballot, and entitled to vote at any meeting of the Association at which a quorum is present, may remove any member of the Board with or without cause.

**5. Vacancies.** A vacancy occurring in the Board may be filled for the unexpired term by a majority vote of the remaining Directors.

**6. Compensation.** A Director shall receive no compensation, but may be reimbursed for any out-of-pocket expenditures, or may be paid for services expressly provided for by resolution duly adopted by the Association at any meeting of the Association.



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

**B. Meetings.**

- 1. **Regular Meetings.** Regular meetings of the Board shall at least once each quarter; these meetings shall be held at the home of the President of the Association or any other convenient place as may be specified by notice.
- 2. **Special Meetings.** Special meetings may be called by the President or by any two (2) Directors. Notice of a special meeting shall be given forty-eight (48) hours in advance, in writing, to each Director, unless the entire Board consents to meet without notice, in which event, the Board may meet immediately.
- 3. **Quorum.** A quorum for the transaction of business shall consist of two (2) Directors. A majority of those Directors present at any meeting where a quorum is present shall decide any question presented at the Board meeting. A quorum is deemed present throughout any meeting of the Board so long as two (2) Directors are present during the meeting.

**C. Action by Consent.** Any action required by law or these By-Laws to be taken at a meeting of the Board, or any action which may be taken at a meeting of the Board, may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the Directors entitled to vote on the matter.

**D. Powers.** The Board shall act for the Association and shall have the powers enumerated in Article IX, Section 9.1 of the Declaration. The Board may not delegate to other persons or to a managing agent any of its powers enumerated in Section 9.1 of the Declaration. The Board is empowered to hire and set terms of employment for all employees. The Board is also empowered to retain and pay for the services of professional advisers.

**E. Override by Owners.** Article IX, Section 9.4 provides for certain rights to override.

**ARTICLE IV  
OFFICERS**

**A. Designation of Officers.** The Association membership shall designate the following "Officers" of the Association concurrent with the election of the director who will fulfill the position:

**1. President.** The President shall preside over the meetings of the Board and over the meetings of the Association and shall be the chief executive officer of the Association. During the period between meetings of the Board, the President shall have general control and management of the business and affairs of the Association. The President may sign, with the Secretary or any other proper officer of the Association authorized by the Board, any instruments which the Board has authorized to be executed, except in cases where the signing and execution thereof are expressly delegated by the Declaration, or by these By-Laws, or by the Board to some other officer or agent of the Association or shall be required by law to be otherwise signed or executed. The President shall prepare, execute, certify and record amendments to the Declaration on behalf of the Association, as authorized by the Association.

**2. Vice-President-Treasurer.** The Vice-President, in the absence of the President, or in the event of his death, inability or refusal to act, shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice-President shall perform such other duties as from time to time may be assigned to the Vice-President-Treasurer by the President or by the Board of Directors.

The Vice President shall also serve as Treasurer. The Treasurer (which position shall be filled by the Vice President) shall keep the financial records and books of accounts of the Association, and in general perform all of the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to the Vice-President-Treasurer by the President or by the Board of Directors.



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

**3. Secretary.** The Secretary shall (a) keep the minutes of all meetings of the Board and of the Association; (b) see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; (c) be custodian of the records of the Association; and (d) perform all the duties generally incident to the office of Secretary and such other duties as from time to time may be assigned to the Secretary by the President or by the Board of Directors.

**B. Election of Officers.** The election of officers shall occur at the first meeting of the Board following the annual meeting of the Association, or at the Board meeting at which any officer-Director is replaced.

**C. Removal of officers.** Officers shall be removed only by removal as a Director.

**D. Term of office.** Officers shall be elected to hold a three (3) year term, but officers may succeed to the same office, if re-elected by the Board.

**ARTICLE V  
BUDGET AND ASSESSMENTS**

**A. Computation of Budget and Assessments.** The Board shall draft a proposed budget for the following fiscal year and shall finalize this proposed budget for the Association by November 15 of each year. A detail of this proposed budget shall then be provided to all Lot owners at the same time that the Board provides the notice of the annual meeting of the Association to all the Lot owners. The budget shall be on the agenda of the annual meeting of the Lot Owners. The budget shall be deemed ratified unless at that meeting, by two-thirds (2/3) vote of all persons present in person, by proxy, or by written ballot, and entitled to vote at any meeting of the Association at which there is a quorum, rejects the proposed budget. In the event the proposed budget is rejected, the budget last ratified by the Lot owners shall be continued until such time as the Lot owners ratify a subsequent budget proposed by the Board.

**B. Payment.** On or before the first day of March of each year, each Lot owner shall pay the Annual Assessment for that Lot.

**C. Additional Assessments.** The Board shall furnish copies to each Lot Owner and shall call a special meeting of the Association to approve any additional assessment. A majority of the Lot owners present at the special meeting in person, by proxy, or by written ballot, must approve the additional assessment. In the event the additional assessment is rejected, the Lot owners present at the special meeting may adopt a different additional assessment by majority vote of the Lot owners present at the meeting in person, by proxy, or by written ballot. The additional assessment shall be due and payable within thirty (30) days after notice is sent to the Lot owners.

**D. Specific Assessments.** In accordance with Section 11.6 of the Declaration, the Board may levy specific assessments against a Lot owner to reimburse the Association for compliance action required with respect to that owner's Lot against whom the specific assessment is levied; for example, in the event of damage being done to any common area by an Owner, an owner's children, an Owner's tenants, an owner's trustees, or an owner's guests, invitees, or agents.

Specific assessments shall be due and payable within fifteen (15) days after a statement is sent, unless the statement shall specify a longer period.

**E. Special Assessments.** If the Board determines that it is in the best interests of the Association to incur a particular, one-time-only expense on behalf of the Association, the Board shall proceed pursuant to Section 11.7 of the Declaration.

**F. Records and Statements.** The Board shall maintain correct and complete books and records of accounting. The accounting records shall comply with standard accounting practices, and shall include a record of receipts and expenditures. The Board shall also maintain minutes of the proceedings of the Board and committees, and shall keep at the registered or principal office of the Association a record of the names and addresses of Voting Members of the Association. All books and records of



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

the Association may be inspected by any Member, or that Members attorney, for any proper purposes at any reasonable time and upon reasonable notice.

**ARTICLE VI  
RULE-MAKING**

**A. Authority.** Section 9.1 of the Declaration gives to the Association and its Board the right to establish Rules and Regulations to impose on the Lot Owners. The Lot Owners are expected to follow the Rules and Regulations as promulgated by the Board from time to time.

**B. Procedure for Adoption of Rules and Regulations.**

**1. Adoption.** Prior to the adoption of any initial set of Rules and Regulations, or any subsequent amendment, including additions or deletions, to those Rules and Regulations, the Board shall send copies of the proposed Rules and Regulations to each Voting Member no more than sixty (60) days nor less than ten (10) days before such Rules and Regulations or their amendments are to be considered for adoption by the Board at one of the Board's regular quarterly meetings.

**2. Opportunity to be Heard.** Any Lot owner may appear at the Board meeting at which such Rules and Regulations are to be considered for purposes of commenting on the proposed Rules and Regulations or the amendments, additions or deletions thereto. The Board may then, at the scheduled meeting, proceed to adopt, amend, or reject any such proposed Rule or Regulation or amendment, addition or deletion.

**3. Notice.** The Board shall send copies of the Rules and Regulations to each Lot Owner within fourteen (14) days after the Rules and Regulations have been adopted or changed.

**ARTICLE VII  
ENFORCEMENT**

**A. Enforcement of Assessments.** Assessments, whether they be annual assessments, an additional assessment, a specific assessment, or a special assessment, may all be enforced pursuant to the provisions of Article IX and Article XVIII of the Declaration.

**B. Enforcement of Matters Other Than Assessments.**

**1. Authority.** Pursuant to the provisions of Article XVIII of the Declaration, the Association may levy reasonable fines for violations of the Declaration, the By-Laws, or the Rules and Regulations of the Association. The Board has the power and duty to levy these fines.

**2. Procedure for Levy of Fines.**

(a) Notice. Should the Board decide to consider the nature and extent of any violation of the Declaration, these By-Laws, or the Rules and Regulations of the Association and determine what may be a reasonable fine for any violation of the Declaration, By-Laws, and the Rules and Regulations, it shall send notice to the particular Lot owner against whom the fine may be assessed. Notice shall also be sent to all entities having an ownership interest in the Lot against which enforcement would ultimately occur. The notice shall state the accusations which the Board is bringing against the Lot owner and shall state the date, time and place upon which such matters will be considered. The notice shall be sent not less than ten (10) nor more than sixty (60) days before the scheduled hearing.

(b) Opportunity to be Heard. The Board shall act as the administrative body to review all matters concerning the allegations against a Lot owner. The President or the Board's attorney shall present any credible evidence to the Board relating to the



**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

allegations. The Lot owner shall have an opportunity to present any credible evidence available to that Lot owner and to make any summary or closing comments which the Lot Owner may deem appropriate.

(c) Decision. The Board shall render its decision within ten (10) days after the hearing. Its decision shall be forwarded to all interested parties, including in particular, any Lot owner against whom a fine is proposed to be levied, as well as the other entities owning an interest in that Lot. If a fine is, in fact, levied, the amount of the fine shall be stated and a provision shall be allowed for payment within twenty (20) days following the Board decision.

**ARTICLE VIII  
CONTRACTS, CHECKS, DEPOSITS AND FUNDS**

**A. Contracts.** The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these By-Laws, to enter into any contract, as long as the total of the contracts does not exceed the net assets of the Association, or to execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

**B. Checks, Drafts, etc.** All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association of less than \$500, shall be signed by either the Vice-President-Treasurer or the President and for amounts of \$500 or greater by both the Vice-President-Treasurer and President. Bank statements will be sent to the Secretary of the Association.

**C. Deposits.** All funds of the Association shall be deposited immediately upon receipt to the credit of the Association in such banks, trust companies or other depositories as the Board may select.

**ARTICLE IX  
FISCAL YEAR**

The fiscal year of the Association shall be the calendar year.

**ARTICLE X  
SEAL**

The Board of Directors may provide a corporate seal which shall be in the form of a circle and shall have inscribed thereon the name of the Association and the word "Seal."

**ARTICLE XI  
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

The Association shall indemnify every officer and Director against any and all expenses, including legal fees reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or Director, provided that any such officer or Director has acted in good faith or in a manner reasonably believed to be in, or not opposed, to the best interests of the Association. The officers and Directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or Directors may also be Members of the Association), and the

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

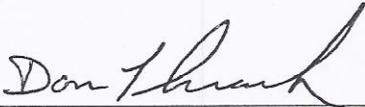
Association shall indemnify, defend, and forever hold each officer and Director free and harmless against any and all liability to others on account of any such contract or commitment. This right to indemnification shall not exclude other rights to which any officer or Director, or former officer or Director, may be entitled. The Association may, as a common expense, maintain adequate general liability and Directors' and officers' liability insurance to fund this obligation, if such insurance is reasonably available. Any disputes or controversies arising under this Article shall be submitted to the arbitration of a disinterested person, mutually chosen by the parties affected, whose decision shall be binding and conclusive upon all parties; such dispute shall be arbitrated pursuant to the rules of the American Arbitration Association.

**ARTICLE XII  
WAIVER OF NOTICE**

Whenever any notice is required to be given under the provisions of the Missouri General Not-For-Profit Corporation Law or under the provisions of the Articles of Incorporation or these By-Laws, a waiver in writing signed by the person or persons entitled to such notice, whether before or after the time stated in the notice, shall be deemed equivalent to the giving of such notice.

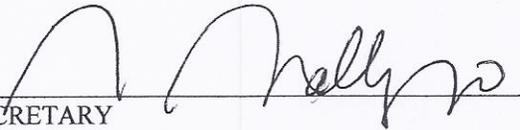
**ARTICLE XIII  
AMENDMENT**

These By-Laws may be amended, altered or rescinded upon approval of a majority of the total existing votes of the Association at a regular or special meeting of the Association, notice of which shall have stated that such proposed amendment is to be voted upon at the meeting. Notice shall be given no less than ten (10) days nor more than sixty (60) days before the meeting at which the proposed amendment will be presented. Such amendments, once adopted, shall be prepared, executed, and recorded by the President of the Association.



\_\_\_\_\_  
President *Don THRASH*

ATTEST:



\_\_\_\_\_  
SECRETARY

*Mike Galluzzo*



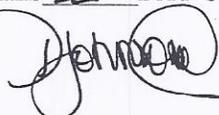
20120222000125910 14 / 14

Bk:DE5728 Pg:1437

**BY-LAWS  
OF  
THE ESTATES AT WESTCHESTER FARM  
HOMEOWNERS ASSOCIATION INC.**

IN WITNESS WHEREOF, President and Secretary of the Association have executed this instrument on the date reflected below in the acknowledgment of President and Secretary's execution.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF February, 2012.

NOTARY PUBLIC FOR STATE OF MISSOURI. 

MY COMMISSION EXPIRES: 8/21/2013.





20120222000125910 BYLAWS

Bk:DE5728 Pg:1424  
02/22/2012 12:36:18 PM 1/14

CERTIFIED-FILED FOR RECORD  
Barbara J. Hall  
Recorder of Deeds  
St. Charles County, Missouri  
BY:JJARDINE

14  
✓  
S-13

Title of Instrument:

By-LAWS

Date of Instrument:

2-22-2012

Grantor:

The Estates at Westchester Farm

Grantee:

The Estates at Westchester Farm

Grantee's Mailing Address:

5776 Westchester Farm Dr. Weldon Spring  
Missouri 63304

Legal description:

NA

Book(s) and Page(s) Affected:

NA

This is the first page of the attached document. DO NOT REMOVE.