

BY-LAWS  
OF  
CHANDELLE AIRPARK ASSOCIATION, INC.

ARTICLE I  
NAME AND LOCATION

The name of the Association is Chandelle Airpark Association, Inc., hereinafter referred to as the “Association.” The principal address of the Association shall be the home address of the acting Treasurer of the Association, 107 Chandelle Drive, Tullahoma, TN 37388. Meetings of Members and Directors may be held at such places as may be designated by the Board of Directors.

ARTICLE II

Section 1. “Association shall mean and refer to Chandelle Airpark Association, Inc., its successors and assigns.

Section 2. “Common Area” shall mean and refer to any and all real property owned by the Association, or such other property to which the Association may hold legal title, whether in fee or for a term of years, for the prior and superior but non-exclusive, use, benefit and enjoyment of the members of the Association. Common Areas are also noted as Taxiways on various documents.

Section 3. “Lot” shall mean and refer to any plot of land to be used for single-family residential purposes and so designated on any subdivision plat or survey of Chandelle Airpark, which shall be of public record.

Section 4. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee interest in any lot which is a part of Chandelle Airpark, excluding, however, those parties having such interest merely as a security interest for the performance of an obligation.

Section 5. “Declaration” shall mean and refer to Chandelle Airpark Association, Inc., Restrictive Covenants applicable to the properties recorded in the Register’s office of Coffee County, Tennessee.

Section 6. “Member” shall mean and refer to those persons entitled to membership as provided in the Declaration.

### ARTICLE III MEETING OF MEMBERS

Section 1. Annual Meetings. Annual meetings of the Members shall be set and announced by the Board at each Annual Meeting.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the Board of Directors with at least ten (10) days advance notice to all Members.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by e-mailing such notice, at least fifteen (15) days before such meeting to each Member entitled to vote thereat.

### ARTICLE IV NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made at the Annual Meeting from the floor. The Board will be comprised of a president, vice-president, secretary and treasurer.

Section 2 Election. Election to the Board of Directors shall be by show of hands or secret written ballot if requested by majority of Members and proxies present. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected.

### ARTICLE V MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, at such place and hour as may be fixed by the Board.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors

present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VI  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) suspend the voting rights of a Member during any period in which such member shall be in default on any payment of any assessment levied by the Association.

(b) exercise on behalf of the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-laws, or the Declaration;

(c) declare the office of a member of the Board of Directors to be vacant for cause; and

(d) employ a manager, an independent contractor, or other such employees as they deem necessary and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its actions and affairs and to present a statement thereof to the members at the annual meeting of the Members, or at any special meeting when such statement is requested by the Members who are entitled to vote;

(b) supervise all agents or contractors of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period;

3) cause the foreclosure of the lien against any property which has not paid within thirty (30) days after due date or to cause the bringing of an action at law against the owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

## ARTICLE VII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer who shall be one of the Declarants so long as they are members of the Association, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the annual meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Association and each shall hold office for one (1) year unless he shall sooner resign, or be removed, or otherwise be disqualified to serve.

Section 4. Special Appointments. The Association may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Association. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President - The president shall preside at all meetings of the Board of Directors; and shall see that orders and resolutions of the Board are carried out.

Vice-President - The vice-president shall act in the place and the stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary - The secretary shall record the votes and keep the minutes of all the meetings and proceedings of the Board and of the members; serve notice of the meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer - The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks; keep proper books of account; cause an annual audit of the Association when requested by the Association; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

#### ARTICLE VIII COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration and By-laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

#### ARTICLE IX BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, and the By-laws of the Association shall be available for inspection by any member on the Association website: [www.chandelleairpark.com](http://www.chandelleairpark.com)

#### ARTICLE X ASSESSMENTS

The members of the Association shall be obligated to pay to the Association annual and special assessments which are more fully described in the Declaration.

ARTICLE XI  
AMENDMENTS

Section 1. These By-laws may be amended at an annual or special meeting of the Association. Amendments shall follow Article III, Section 2 of the Restrictive Covenants to be valid.

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Chandelle Airpark Association, Inc., and;

THAT the foregoing By-laws constitute the original By-Laws of said Association, as duly adopted by the Board of Directors thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Secretary

STATE OF TENNESSEE  
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sharon Tinkler with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS MY HAND and official seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_