

EXHIBIT B

BY-LAWS OF THE NORTH POINTE PROPERTY OWNERS' ASSOCIATION

- a) The North Pointe Property Owners Association (NPPOA), a not-for-profit corporation, shall be governed by the following by-laws:
- b) The lot owners automatically become members of the association without any other approval or consent.
- c) The association shall have one class of membership.
- d) The first meeting of the NPPOA was held June 1986.
- e) Annual meetings of NPPOA shall be in April.
- f) A majority of the association board members constitutes a quorum for meetings.
- g) Special meetings can be called by the President, Board of Directors, or 20% of the property owners.
- h) Written notice of any NPPOA membership meeting shall be mailed or delivered, providing members with 10-30 days' notice of the time, place, and purpose.
- i) Voting is based on one vote per property, with the majority controlling.
- j) In case of multiple owners of a lot or unit, votes allocated to that lot can be cast by agreement of those present or according to the subsidiary owners' association vote allocation schedule. The Board can determine majority agreement if any one of the multiple owners casts the votes allocated to that lot without protest from other owners.
- k) Property owners can vote by written proxy, which expires after 11 months from the date of execution unless otherwise specified.
- l) The association shall elect no more than ten (10) Board of Directors members annually, who serve for two (2) years. The Board members may include condominium unit or zero lot line attached unit owners. The Board members can be removed for cause by a majority vote of the Association. Vacancies on the Board are filled by a majority vote of the remaining members until the next owners' meeting or within 30 days of a petition filed by owners holding 20% of the votes.
- m) The Board has powers and duties granted by law, except those reserved for association members.
- n) Property owners shall receive a copy of the proposed annual budget at least 30 days prior to the Board's adoption.
- o) The Board provides an itemized accounting of the Association's expenses for the preceding year to all lot owners and unit owners.
- p) Each property shall be notified of any meeting of the Board of Director regarding the proposed annual budget, assessment increase, or assessment

establishment, using the same method as stated in this Declaration or By-Laws for membership meetings.

- q) Board of Directors' meetings shall be open to all lot or unit owners, except for discussions on:
 - i. Pending litigation involving the association,
 - ii. Violations of association rules or unpaid common expenses by unit owners. Any vote on these matters must be taken in a meeting open to all unit owners.
 - iii. Notice of these meetings shall be mailed or delivered at least 48 hours in advance unless a written waiver is signed by the entitled parties before the meeting.
- r) The Board meets at least four times annually, and no member can serve for more than two years; but that officers and Board members may succeed themselves.
- s) The President of the Board is authorized to mail and receive notices and execute amendments to the NPPOA Declaration and by-laws.
- t) A majority constitutes a quorum of the Board.
- u) The Board elects a President from among the Board members to preside over meetings.
- v) The Board elects a Secretary to keep minutes of meetings.
- w) The Board elects a Treasurer to coordinate financial records and approve payment vouchers.
- x) The Board determines a method for estimating the annual budget, assessing, and collecting shares of expenses from lot owners, and any other expenses legally agreed upon.
- y) Upon a ten-day notice to NPPOA and payment of a reasonable fee, any lot owner can request and receive a statement of their account, which will include the amount of any unpaid assessments.
- z) The Board is responsible for designating and removing personnel for maintaining the common elements and carrying out association functions.
- aa) The Board determines a method for adopting and amending the by-laws for the use of Common Properties.
- bb) A majority vote of lot owners is required to modify or amend the by-laws.
- cc) Neither the Association nor the Association Board has the authority to forebear assessment payments by unit owners.
- dd) The Association Board has the authority to adopt and amend Rules and Regulations.

Summary Note:

For a more comprehensive and detailed understanding of the rules and regulations, it is always recommended to refer to the official documentation provided by the NPPOA or contact a member of the North Pointe Property Owners Association. They will have the most up-to-date and accurate information regarding the specific rules and regulations for your community.

Additionally, if you are a condominium owner, it is advisable to reach out to your individual condominium association for any specific guidelines or regulations that may apply to your unit.

By consulting the official documentation and communicating with the relevant associations, you can ensure that you have the most accurate and detailed information regarding the rules and regulations of the NPPOA and your individual condominium association.