

BY-LAWS OF
RIO VISTA HOMEOWNERS CORPORATION

I. The Restrictions for Riverview Hills Subdivision Plats 1 and 2 pertaining to the duties and functions of this corporation, and the mandatory provisions of Chapter 355 of the Revised Statutes of Missouri for 1959 regarding the duties and functions of Not for Profit Corporations, to the extent said provisions are applicable to this corporation are incorporated herein, by reference. (Original By-Laws approved by the Shareholders at their first meeting on June 16, 1965 and amended as shown)

II. The resident owners of lots in the Subdivisions shall be the shareholders of this corporation, with one shareholder vote per lot. (Amended June 7, 2006, July 10, 2008 and July 27, 2016)

III. The Board of Directors shall consist of a least two members residing in each of the Subdivisions, Plat 1 and Plat 2. (Amended July 6, 1971 and June 7, 2006)

IV. The members of the Board of Directors shall each serve for 3 years and shall be elected at a meeting of the shareholders on a date in June and at a place and time to be designated by the Board of Directors in their notice to the shareholders of the meeting. One director shall be elected each year from Plat 1 and Plat 2. Directors must be current with their assessment to remain or serve on the Board. Candidates for the Board must be current to be nominated and Directors not current must vacate their Board position. Vacancies on the Board shall be filled by appointment by the remaining members of the Board. The Board shall meet at the call of the President. (Amended June 7, 2006, July 27, 2016 and June 26, 2018)

V. The Board of Directors shall designate one of its members as President and another as Vice-President. The Secretary of the Board and of the Shareholders' Meeting shall be the Registered Agent of the Corporation. The Board shall designate a Treasurer of the Corporation from among the shareholders. The officers shall perform such duties as are customarily performed by the officers of a corporation and as may be required by Statutes, these By-Laws, and resolutions of the Board of Directors or Shareholders. All Corporation meetings will operate under Robert's Rules of Order with all due respect and civility toward Board of Directors, Officers, Shareholders and Visitors. (Amended June 7, 2006, July 27, 2016 and June 27, 2017)

VI. The Corporation hereby levies an annual assessment of \$25.00 as prescribed in the Subdivisions' restrictions; provided that any annual assessment may be revised by action of the annual meeting of shareholders for the following year. The annual assessment was changed by the shareholders to \$50.00 beginning in 2009. Owners of residences on lots of the Subdivisions shall remit to the Treasurer the revised amounts of the assessments provided for herein, payments for each year to be made on or before May 31st. Homeowners who have not paid an annual assessments required by these By-Laws by May 31st of any year shall be required to pay additional charges of 1% per month. This 1% per month charge shall apply to both annual and special assessments. The 1% charge will be due on all amounts not received within 30 days of such assessments. The Corporation will publish in the meeting minutes those shareholders that fail to pay any or all assessments after a second notice has been sent. (Amended June 21, 1976, September 21, 1997, June 7, 2006 and September 22, 2009)

VII. The Board of Directors may spend not more than \$500.00 for any one project authorized by the Restrictions, without specific authority of the shareholders. Authority of the shareholders shall be required for expenditures in excess of \$500.00, except that such limit will not restrict or limit authority to contract for emergency Plat 1 sanitary sewer system repair and to pay the annual premium for liability insurance for the Corporation. Expenditures in excess of \$10,000.00 shall not be authorized except by vote of the shareholders. For expenditures over \$10,000.00 voting shall be by written ballot. Shareholders present at such votes may vote by secret ballot. Shareholders not present at such meeting may vote by ballot (which shall identify the

shareholder) provided that such ballot is personally delivered to a member of the Board of Directors prior to such meeting. (Amended September 21, 1997 and June 30, 2010)

VIII. Expenditures for maintenance of the sanitary sewer system for all lots in Subdivision Plat 1 are authorized by the Restrictions for Plat 1; also several house #s 204, 208 & 216 in Subdivision Plat 2 and 12 & 16 Orchard Lane are connected with the sanitary sewer system of Plat 1. The remaining lots of Subdivision Plat 2 are not connected with said sanitary sewer system. Funds paid into the Corporation by the owners of lots which do not use the sanitary sewer system in Plat 1 shall not be used for the maintenance of said sanitary sewer system. The shareholders and owners of residences connected with the sewer system will have an annual assessment of \$50.00. Changes to the said sewer system annual assessment require the approval of a majority of the owners of Subdivisions residences connected to the sewer system at a meeting of such shareholders called for that purpose or at a duly authorized meeting of the shareholders of the corporation to which the owners of all Subdivisions residences connected to the sewer system have been invited. Only owners of Subdivisions residences connected with the sewer system shall be entitled to vote on the question of additional assessments. The Homeowners Corporation shall charge a fee of \$330.00 per residence for connections to the sewer system for Plat 1, which shall be payable by the plumbing contractor and owners of any lot upon which a residence is constructed for which sewage disposal will be through the Plat 1 sewer system. The payment of such fees shall be enforced in the manner that the annual assessments provided for in Article VI of these By-Laws are enforceable. (Amended June 5, 1968, June 16, 1976 and June 7, 2006)

IX. Restrictions for Riverview Hills Subdivision: Plat 1 are recorded in Plat Book 7, Page 1, and Plat 2 are recorded in Plat Book 9, Page 38, in the Office of the Recorder of Deeds, Saint Charles County, Missouri. It is the wish and desire of the Rio Vista Homeowners Corporation that shareholder property owners, for the purpose of benefiting their property, and to all other persons, who may hold or own, from time to time any lots covered by these instruments to impose Conditions, Restrictions and Provisions as recorded above. Whereas these Deed Restrictions can not be modified the Rio Vista Homeowners Corporation will make provisions for variances as follows:

1. 12 feet by 12 feet or smaller storage shed, sun shelter and play equipment may be erected in homeowner's back yard. (Amended October 2, 2007)
2. Licensed personal cars, pickup trucks, sport utility vehicles and passenger vans may be parked on homeowner's driveway. (Amended October 2, 2007)
3. Back yard fencing not to exceed 6 feet. (Amended July 7, 2021)

At least two shareholders from a Plat should contact the Secretary to forward a letter outlining their complaints on deed restrictions or covenants violations, as modified by these By-Laws. (Amended July 10, 2008)

X. Saint Charles County maintains the street and provides snow removal for all Rio Vista Homeowners, except the stub adjacent to Lot 24 in Plat 2 at 401 Rio Vista Drive (which is deeded to said property). (Amended August 7, 2012)