



BY-LAWS
OF
TIFFANY GREENS
COMMUNITY
ASSOCIATION, INC.

TABLE OF CONTENTS

| | Page |
|---|------|
| I. NAME, PRINCIPAL OFFICE, AND DEFINITIONS | 4 |
| 1. Name..... | 4 |
| 2. Principal Office..... | 4 |
| 3. Definitions..... | 4 |
| II. MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES | 4 |
| 1. Membership..... | 4 |
| 2. Place of Meetings..... | 4 |
| 3. Annual Meetings..... | 4 |
| 4. Special Meetings..... | 4 |
| 5. Notice of Meetings..... | 4 |
| 6. Waiver of Notice..... | 5 |
| 7. Adjournment of Meetings..... | 5 |
| 8. Voting..... | 5 |
| 9. Proxies..... | 5 |
| 10. Majority..... | 5 |
| 11. Quorum..... | 5 |
| 12. Conduct of Meetings..... | 5 |
| 13. Action Without a Meeting..... | 5 |
| III. BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS | 6 |
| A. <u>Composition and Selection.</u> | 6 |
| 1. Governing Body: Composition..... | 6 |
| 2. Directors During Developer Control..... | 6 |
| 3. Number of Directors..... | 6 |
| 4. Election and Term of Office..... | 6 |
| B. <u>Meetings.</u> | 6 |
| 5. Organizational Meetings..... | 6 |
| 6. Regular Meetings..... | 6 |
| 7. Special Meetings..... | 6 |
| 8. Waiver of Notice..... | 7 |
| 9. Quorum of Board of Directors..... | 7 |
| 10. Compensation..... | 7 |
| 11. Conduct of Meetings..... | 7 |
| 12. Open Meetings..... | 7 |
| 13. Action Without a Formal Meeting..... | 7 |

| | | |
|-----|--|----|
| C. | <u>Powers and Duties.</u> | 7 |
| 14. | Powers..... | 7 |
| 15. | Management..... | 9 |
| 16. | Accounts and Reports..... | 9 |
| 17. | Borrowing..... | 10 |
| 18. | Rights of the Association..... | 10 |
| 19. | Enforcement..... | 10 |
| IV. | OFFICERS | 11 |
| 1. | Officers..... | 11 |
| 2. | Election, Term of Office, and Vacancies..... | 11 |
| 3. | Removal..... | 11 |
| 4. | Powers and Duties..... | 11 |
| 5. | Resignation..... | 11 |
| 6. | Agreements, Contracts, Deeds, Leases, Checks, Etc..... | 11 |
| V. | COMMITTEES | 11 |
| 1. | General..... | 11 |
| 2. | Covenants Committee..... | 11 |
| VI. | MISCELLANEOUS | 12 |
| 1. | Fiscal Year..... | 12 |
| 2. | Parliamentary Rules..... | 12 |
| 3. | Conflicts..... | 12 |
| 4. | Books and Records..... | 12 |
| 5. | Notices..... | 12 |
| 6. | Amendment..... | 13 |

BY-LAWS
OF
TIFFANY GREENS COMMUNITY ASSOCIATION, INC.

Article I
Name, Principal Office, and Definitions

Section 1. Name. The name of the Corporation shall be TIFFANY GREENS COMMUNITY ASSOCIATION, INC. (hereinafter referred to as the "Corporation").

Section 2. Principal Office. The principal office of the Corporation in the State of Missouri shall be located in Platte County. The Corporation may have such other offices, either within or outside the State of Missouri, as the Board of Directors may determine or as the affairs of the Corporation may require.

Section 3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in that Declaration of Covenants, Conditions and Restrictions for the Tiffany Greens Community (said Declaration, as amended, renewed, or extended from time to time, is hereinafter referred to as the "Declaration"), unless the context clearly indicates a different meaning or intent.

Article II
Membership, Meetings, Quorum, Voting, Proxies

Section 1. Membership. Subject to and consistent with the restrictions, specifications and definitions that are set forth in the Declaration, the membership of the Corporation shall be comprised of Owners of Lots and Living Units that are situated within the Property.

Section 2. Place of Meetings. Meetings of the Corporation shall be held at the principal office of the Corporation or at such other suitable place convenient to the Members as may be designated by the Board of Directors either within the Community or as convenient thereto as possible and practical.

Section 3. Annual Meetings. The first meeting of the Corporation, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Corporation. Subsequent regular annual meetings shall be set by the Board so as to occur at least ninety (90) but not more than one hundred twenty (120) days before the close of the Corporation's fiscal year on a date and at a time set by the Board of Directors and made known to its Members in accordance with law.

Section 4. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Corporation if so directed by resolution of a majority of a quorum of the Board of Directors or upon the written petition signed by the lessor of: (i) at least five percent (5%) of the Members, or (ii) at least fifty (50) Members. The notice of any special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally or by mail, to each Member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

Article III

Board of Directors: Number, Powers, MeetingsA. Composition and Selection.

Section 1. Governing Body: Composition. The affairs of the Corporation shall be governed by a Board of Directors, each of whom shall have one (1) vote. In the case of an Owner which is a corporation or partnership, the person designated in writing to the secretary of the Corporation as the representative of such corporation or partnership shall be eligible to serve as a director.

Section 2. Directors During Developer Control. The Directors shall be selected by the Developer acting in its sole discretion and shall serve to the satisfaction of the Developer until the first to occur of the following:

- (a) when ninety-eight (98%) percent of the Units permitted by the Master Land Use Plan have certificates of occupancy issued thereon and have been conveyed to Persons other than the Declarant or builders holding title solely for purposes of development and sale;
- (b) December 31, 2029; or
- (c) when, in its sole discretion, the Developer so determines.

Section 3. Number of Directors. The initial Board shall consist of three (3) persons as identified in the Articles of Incorporation. After the period of Developer control described in section 2 of this Article III, the number of Directors shall be nine (9).

Section 4. Election and Term of Office. Directors of the Corporation shall be selected and serve at the discretion of the Developer during the period of Developer control that is described in Section 2 of this Article III. Thereafter, directors shall be elected to serve staggered three-year terms at the annual meetings of the Members. At first such annual meeting following the period of Developer control that is described in Section 2 of this Article III, one-third (1/3) of the directors shall be elected to serve a three-year term, one-third (1/3) shall be elected to serve a two-year term, and one-third (1/3) shall be elected to serve a one-year term. The candidates for directorship receiving the three highest number of votes at that meeting shall serve a three-year term, with the next three highest serving a two-year term and the next three highest thereafter serving a one-year term. Directors shall be elected to serve until replaced at the expiration of their term.

B. Meetings.

Section 5. Organizational Meetings. The first meeting of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

Section 6. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors. Notice of the time and place of the meeting shall be communicated to directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any director who has signed a waiver of notice or a written consent to holding of the meeting.

Section 7. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Corporation or by any three (3) directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the director or a person at the director's office or home

who would reasonably be expected to communicate such notice promptly to the director; or (d) by telegram, charges prepaid. All such notices shall be given at the director's telephone number or sent to the director's address as shown on the records of the Corporation. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

Section 8. Waiver of Notice. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 9. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business. The votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a majority of the directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 10. Compensation. No director shall receive any compensation from the Corporation for acting as such unless approved by Members representing a majority of the total Member vote of the Corporation at a regular or special meeting of the Corporation; provided any director may be reimbursed for expenses incurred on behalf of the Corporation upon approval of a majority of the other directors.

Section 11. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of meetings of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and all transactions and proceedings occurring at such meetings.

Section 12. Open Meetings. Subject to the provisions of Section 14 of this Article, all meetings of the Board shall be open to representatives of all Members, but persons other than directors may not participate in any discussion or deliberation unless permission to speak is requested on his or her behalf by a director. In such case, the President may limit the time any such person may speak. Notwithstanding the above, the President may adjourn any meeting of the Board of Directors and reconvene in executive session, excluding persons other than directors, to discuss matters of a sensitive nature, such as pending or threatened litigation, personnel matters, etc.

Section 13. Action Without a Formal Meeting. Any action to be taken at a meeting of the directors or any action that may be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the directors, and such consent shall have the same force and effect as a unanimous vote.

C. Powers and Duties.

Section 14. Powers. The Board of Directors shall be responsible for the affairs of the Corporation and shall have all of the powers and duties necessary for the administration of the Corporation's affairs and, as provided by law, may do or cause to be done all acts and things as

NK 0902 PG 0385

are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the membership.

The Board of Directors shall delegate to one of the members, the authority to act on behalf of the Board of Directors on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board of Directors. In addition to the duties imposed by these By-Laws or by any resolution of the Corporation that may hereafter be adopted, the Board of Directors shall have the power to establish policies relating to, and shall be responsible for performing or causing to be performed, the following, in way of explanation, but not limitation:

(a) preparation and adoption, in accordance with Article IV of the Declaration, Imposition of assessments and Liens upon Property.

(b) making assessments to defray the Common Expenses and Recreational Expenses, establishing the means and methods of collecting such assessments, and establishing the period of installment payments, if permitted of the assessments; provided, unless otherwise determined by the Board of Directors, Base Assessments and Residential Assessments shall be payable in equal quarterly installments, each such installment to be due and payable in advance on the first day of the quarter for such quarter.

(c) providing for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility;

(d) designating, hiring, and dismissing the personnel necessary for the operation of the Corporation and the maintenance, operation, repair, and replacement of the Corporation, its property and the Area of Common Responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to operate the Corporation; provided, any reserve fund may be deposited, in the directors' best business judgment, in depositories other than banks;

(f) making and amending rules and regulations applicable to the Community Properties;

(g) opening of bank accounts on behalf of the Corporation and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Community Properties in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Members or Owners concerning the Corporation;

(j) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(k) paying the cost of all services rendered to or on behalf of the Corporation and not chargeable directly to specific Members or Owners;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Corporation and its administration, specifying the maintenance and repair expenses and any other expenses incurred;

(m) making available to any prospective purchaser of a Unit, any Owner of a Unit, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Unit, current

00002160385
copies of the Declaration, the Articles of Incorporation, the By-Laws, rules governing the Unit and all other books, records, and financial statements of the Corporation; and

(n) permitting utility suppliers to use portions of the Community Properties reasonably necessary to the ongoing development or operation of the Community.

Section 15. Management. The Board of Directors may employ for the Corporation a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the power to adopt budgets set forth in subparagraph (a) of Section 14, and the powers set forth in subparagraphs (b), (f), (g), and (i) of Section 14 of this Article. The Declarant, or an affiliate of the Declarant, may be employed as managing agent or manager.

Section 16. Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform to generally accepted accounting principles;

(c) cash accounts of the Corporation shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Corporation, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Corporation;

(e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Corporation shall be disclosed promptly to the Board of Directors;

(f) commencing at the end of the month in which the first Unit is sold and closed, financial reports shall be prepared for the Corporation at least quarterly containing:

(i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all accounts in an "actual" versus "approved" budget format;

(iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all Members who are delinquent in paying any assessments at the time of the report and describing the status of any action to collect such assessments which remain delinquent (Assessments shall be considered to be delinquent on the fifteenth (15th) day following the due date unless otherwise determined by the Board of Directors); and

(g) an annual report consisting of at least the following shall be distributed to all Members within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet; (2) an operating (income) statement; and (3) a statement of changes in financial position for the fiscal year. The annual report referred to above shall be prepared on an audited or reviewed basis, as

870902060385
determined by the Board, by an independent public accountant, provided, during the Developer Control Period, the annual report shall include certified financial statements.

Section 17. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of maintenance, repair or restoration of the Area of Common Responsibility without the approval of the Members of the Corporation. The Board shall also have the power to borrow money for other purposes; provided, after the period of Developer control described in Section 2 of Article III of the By-Laws, the Board shall obtain approval for special assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities and the total amount of such borrowing exceeds or would exceed five (5%) percent of the budgeted gross expenses of the Corporation for that fiscal year.

Section 18. Rights of the Association. With respect to the Area of Common Responsibility, and in accordance with the Articles of Incorporation and the Declaration, the Corporation shall have the right to contract with any person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Corporation to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or other owners or residents associations, both within and without the Community. Such agreements shall require the consent of two-thirds (2/3) of all directors of the Corporation.

Section 19. Enforcement. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend any person's right to use the Community Properties for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Corporation or the Board of Directors to limit ingress and egress to or from a Unit. In the event that any occupant, guest or invitee of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Corporation. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter.

(a) Notice. Prior to imposition of any sanction hereunder, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a period of not less than ten (10) days within which the alleged violator may present a written request to the Covenants Committee, if any, or Board of Directors for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested within the allotted ten (10) day period, the hearing shall be held in executive session affording the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board of Directors or the Covenants Committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the ten (10) day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Person.

(c) Appeal. Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Corporation within thirty (30) days after the hearing date.

07-0902060385
(d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Corporation, acting through the Board of Directors, may elect to enforce any provision of the Declaration, these By-Laws, or the rules and regulations of the Corporation by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

Article IV Officers

Section 1. Officers. The officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer, to be elected from among the members of the Board. The Board of Directors may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

Section 2. Election, Term of Office, and Vacancies. The officers of the Corporation shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby.

Section 4. Powers and Duties. The officers of the Corporation shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time specifically be conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Corporation. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

Section 5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Corporation shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

Article V Committees

Section 1. General. Committees are hereby authorized to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Each committee shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

Section 2. Covenants Committee. In addition to any other committees which may be established by the Board pursuant to Section 1 of this Article, the Board of Directors may appoint a Covenants Committee consisting of at least five (5) and no more than seven (7) members. Acting

in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee, if established, shall be the hearing tribunal of the Corporation and shall conduct all hearings held pursuant to Article III, Section 2 of these By-Laws.

Article VI Miscellaneous

Section 1. Fiscal Year. The fiscal year of the Corporation shall be set by resolution of the Board of Directors. In the absence of a resolution, the fiscal year shall be the calendar year.

Section 2. Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order (current edition) shall govern the conduct of Corporation proceedings when not in conflict with Missouri law, the Articles of Incorporation, the Declaration, or these By-Laws.

Section 3. Conflicts. If there are conflicts between the provisions of Missouri law, the Articles of Incorporation, the Declaration, and these By-Laws, the provisions of Missouri law, the Declaration, the Articles of Incorporation, and the By-Laws (in that order) shall prevail.

Section 4. Books and Records.

(a) Inspection by Members and Mortgagees. The Declaration and By-Laws, membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any Mortgagee, Member of the Corporation, or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Corporation or at such other place within the Community as the Board shall prescribe.

(b) Rules for Inspection. The Board shall establish reasonable rules with respect to records;

- (i) notice to be given to the custodian of the
- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents requested.

(c) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Corporation and the physical properties owned or controlled by the Corporation. The right of inspection by a director includes the right to make extracts and a copy of relevant documents at the expense of the Corporation.

Section 5. Notices. Unless otherwise provided in these By-Laws, all notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class postage prepaid:

(a) if to an Owner or occupant of a Unit, at the address which the Owner has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the Unit of such Owner or occupant; or

(b) if to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the registered office of the Member as registered with the Secretary of State; or

0000260385

In the case of a special meeting or when required by statute of these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice of a meeting shall be deemed to be delivered two (2) business days after it is deposited in the United States mail addressed to the Member at its address as it appears on the records of the Corporation, with postage thereon prepaid.

Section 6. Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member's proxy shall be deemed waiver by such Member of notice of the time, date, and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted thereat unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 7. Adjournment of Meetings. If any meeting of the Corporation cannot be held because a quorum is not present, a majority of the Members who are represented at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Members in the manner prescribed for regular meetings.

The Members represented at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that at least fifty percent (50%) of the Members the Corporation continued to be represented, and provided further that any action taken is approved by at least a majority of the Members required to constitute a quorum.

Section 8. Voting. The voting rights of the Members shall be as set forth in the Declaration, and such voting rights provisions are specifically incorporated herein.

Section 9. Proxies. The vote of each Member may be cast by an individual designated in a proxy duly executed on behalf of the Member, dated and filed with the Secretary of the Corporation prior to the vote for which it is to be effective.

Section 10. Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

Section 11. Quorum. The presence personally or by proxy of Members representing five percent (5%) of all Members entitled, shall constitute a quorum at all meetings of the Corporation.

Section 12. Conduct of Meetings. The President shall preside over all meetings of the Corporation, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring at the meeting.

Section 13. Action Without A Meeting. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if written consent setting forth the action so taken is signed on behalf of all of the Members entitled to vote with respect to the subject matter thereof.

0004507

000902060385

(c) if to the Corporation, the Board of Directors, or the managing agent, at the principal office of the Corporation or the managing agent, if any, or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

Section 6. Amendment. These By-Laws may be amended by majority vote of the Board of Directors during the period of Developer control that is described in Section 2 of this Article III. Thereafter, these By-Laws may be amended by a two-thirds (2/3) vote of the Board of Directors; provided, however, that no such amendment shall become effective for a period of thirty (30) days after notice of the amendment shall have been communicated to the Members of the Corporation; and provided, further, that in the event that written notice is given within said thirty (30) day period by at least ten percent (10%) of all Members in the Corporation that they object to such amendment, then in that event, such amendment shall not become effective unless approved by a majority vote of Members obtained at any annual or special meeting of Members.

CERTIFICATION

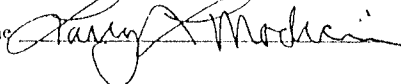
I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Tiffany Greens Community Association, Inc., a Missouri corporation;

That the foregoing By-Laws constitute the original By-Laws of said Corporation, as duly adopted at a meeting of the Board of Directors thereof held on the 1st day of February 1999.

IN WITNESS WHEREOF, I have hereunto subscribed my

Name



and affixed the seal of said Corporation this 1st day of February, 1999.