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BY-LAWS

AMENDED AND RESTATED
OCTOBER 16, 2025

INDEPENDENCE AIRPARK HOMEOWNERS ASSOCIATION

This Amendment and Restatement to the By-Laws was made on October 16, 2025, by the Independence Airpark Homeowners Association, an Oregon nonprofit corporation, pursuant to the approval of the owners. A further amendment was made to Article 7 (3) and approved by the owners on June 10, 2026.

Signature/Notary page added on 8 October, 2026

Polk County, Oregon
Book: Page:
Date Filed:

Board of Directors (2026)

Ron Singh, President
Lee Nielson, Vice President
Robert English, Secretary
Mike Rhodes, Treasurer
Dave Ullman, Architectural Chair
Paul Cole, Maintenance Chair
Tom Turnbull, Member at Large
Bob Spencer, Member at Large

CC&R Modernization Committee (2024/2025)

Ron Singh
Lee Nielson
Robert English
Vickie McCubbin
Victoria Kruljac
Loa Jordan Evans (2024)

This document is formatted for double sided printing.

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ARTICLE 1: Name

As established in the Declaration of Covenants, Conditions and Restrictions, the name of this organization shall be the Independence Airpark Homeowners Association, Incorporated.

ARTICLE 2: Purpose

The purpose of the Association is to maintain the common properties of the Independence Airpark, and to provide a forum for the discussion of common concerns. Current and prospective property owners and residents should understand that the airpark and its rules defined in these By-Laws are intended primarily to promote a safe and viable aviation-oriented community. Although people without aviation interests are not excluded, they must accept certain inconveniences, fees, and rules associated with a neighborhood devoted to personal aviation.

ARTICLE 3: Authority

The authority of the Association to conduct business for the benefit of Independence Airpark residents is established in the Amended and Restated Declaration of Covenants, Conditions and Restrictions as recorded and attached to the deed for each parcel of property within the Airpark. That Declaration is hereby adopted as part of the Association By-Laws. The Association will be guided by these By-Laws in all matters relating to interpretation of that Declaration.

The Board of Directors of the Association, by a majority vote, has authority to adopt and amend rules and regulations governing use of the common area and conduct of residents thereon. Such rules and regulations are considered part of the governing documents, valid and binding on all owners.

ARTICLE 4: Membership and Voting Rights

1. Membership in the Association shall be limited to the owner(s) of record, as defined in Article 1 of the Declaration. Ownership of a lot shall be the sole qualification for membership and shall automatically commence upon a person becoming an owner, and shall automatically terminate when such ownership shall terminate or be transferred.

2. Voting privileges rest with the lots or parcels of property liable for assessment, and are limited to one vote per parcel, as defined in Article 1 of the Declaration.

3. Voting privileges shall not be restricted because of any conditions related to assessments due, or past due or any liens related to the parcel.

4. There is only one class of voting membership, and that membership is appurtenant to and may not be separated from ownership of any lot subject to assessments by the association.

5. Owners (or a holder of power of attorney for the lot owner) may cast votes in person, by written ballot, or if allowed by the Board, by electronic ballot in accordance with ORS 94.

6. Members who rent or lease their property to a tenant must include in their lease a provision requiring their tenants/lessees to abide by the CC&Rs, By-Laws, and the Residential Through the Fence Agreement. Copies of these documents must be provided to all tenants/lessees.

ARTICLE 5: Organizational Structure and Duties

1. Officers:
   A. President: The President shall preside at all meetings of the Board of Directors and the general membership, and generally perform all duties as Chief Executive Officer of the Association.
   B. Vice President: The Vice President shall act in behalf of the President when he is absent or unavailable.
   C. Secretary: The Secretary shall be custodian and keep accurate records of all meetings of the Board of Directors and the general membership and conduct all correspondence involving the Association. The Secretary shall make minutes available to the membership. The Secretary shall act in behalf of the President and Vice President when both are absent or unavailable.
   D. Treasurer: The Treasurer shall be custodian of the finances and financial documents of the Association. The Treasurer shall keep accurate records of all receipts, expenditures and financial transactions involving the Association. The Treasurer shall act in behalf of the President, Vice President or Secretary when they are absent or unavailable.
   E. Architectural Committee Chairman: The Chairman is responsible for appointing two additional committee members, with Board of Directors' approval, and for providing records of committee proceedings to the Secretary.
   F. Maintenance Committee Chairman: The Chairman is responsible for appointing two additional committee members, with the Board of Directors' approval, and for providing records of committee proceedings to the Secretary.

2. Board of Directors:
The affairs of the Association shall be governed by a Board of Directors of the corporation. The Board of Directors shall consist of the President, Vice President, Secretary, Treasurer, the Architectural Committee Chairman, Maintenance Committee Chairman, the Immediate Past President - for a period of one year, and two Members-at-large elected by the general membership. The President shall be the Chairman of the Board of Directors. The act of a majority of the Directors present at a meeting of the Board shall be the act of the Board, providing a quorum is present. Two thirds of the Board constitute a quorum. The full Board

shall act to resolve differences which arise from the conduct of the Association business and committee operation.

3. Board Powers:
The Board of Directors shall manage the business, property and affairs of the Association, and may direct individuals or committees to act in their behalf. The Board may call special meetings; appoint officers, committee members, agents and employees; establish and collect assessments; adopt and implement fine schedule for violations; adopt and publish rules & regulations; and foreclose liens for delinquent assessments. The Board may exercise all powers, duties, and authority vested in the Association, except those reserved to the members.

4. Board Duties:
The Board of Directors shall keep complete records of all acts and corporate affairs; supervise all officers and agents; establish rate of assessments; procure, maintain, and pay premiums for insurance (property, general liability, directors and officers, and fidelity); establish and maintain reserve accounts; supervise maintenance and upkeep of common property; prepare and adopt a budget in accordance with ORS 94.645; prepare and distribute an annual financial statement as required by ORS 94.670.

5. Committees:

A. Architectural Committee: The Architectural Committee is responsible for reviewing the design for buildings, structures, and fences between properties or along airpark walkways. The Committee is provided for in Article 5 of this document, and shall consist of an elected Chairman and two or more Association members appointed by the Chairman. If project approval is considered questionable by any Architectural Committee member, a recommendation by a majority of committee members will be presented to the Board of Directors for a decision. The committee may develop specific design standards and review procedures to minimize delay in securing Committee approval. These standards and procedures must be approved by the Board of Directors, and must be consistent with Article 6 of the Declaration. Approval of any building or structure shall require written assent of a majority of committee members, none of whom shall have interest in that structure.

B. Maintenance Committee: The Maintenance Committee shall be responsible, under the direction of the Board, for upkeep of the Association's common properties, for seeing that vacant lots are kept reasonably neat, and for ensuring compliance with appropriate sections of the construction standards. The Committee shall consist of an elected Chairman and two or more Association members appointed by the Chairman.

C. CC&R and Policy Compliance Committee: The CC&R and Policy Compliance committee shall consist of two Board members and up to three Association members appointed by the Committee Chairman. The CC&R and Policy Compliance committee will investigate the validity of any CC&R or policy violation complaint; attempt to

bring about compliance; and if unsuccessful, forward a summary and recommendation to the Board.

ARTICLE 6: Elections and Terms of Service

1. Officers and directors are elected by the membership at the annual meeting of the owners, in accordance with IAHA Policies.

2. All officers and committee members shall serve terms of one calendar year beginning January 1, and ending December 31.

3. An officer or Board member may resign by providing written notice to the Board 30 days in advance of resignation.

4. An officer or Board member may be removed from service, with or without cause, by a majority vote of the owners at a meeting called for such purpose.

5. An officer or Board member position left vacant resulting from a resignation or removal, may be filled by Board nomination and majority vote of Board members present at a meeting which includes this topic on the agenda. Each person so elected shall serve the unexpired portion of the vacated term.

6. No officer, director, or committee member shall receive compensation for any service they render to the Association, although they may be reimbursed for any actual expenses personally incurred in the performance of their duties.

7. The Association indemnifies all directors, officers, and any agents, so long as such individuals acted in good faith and reasonably believed their conduct to be in the Association's best interests.

ARTICLE 7: Meetings

1. One annual meeting of the general membership will be held the first Sunday in December. The presence at the meeting in person of at least thirty percent of the total voting power of the Association shall constitute a quorum for any action governed by these By-laws. Business will be conducted by majority vote of Association members present in person. Two weeks advance written notice of location, time, and agenda must be provided to the membership. Notice may be given to members either personally, by mail sent to the address on file with the Association, or by email, unless a member notifies the Association to only send such notices by regular mail.

2. The frequency and dates of the regular Board meetings will be determined at the first Board meeting of the year by the Board of Directors. Meetings of the Board shall be held at such place as determined by a majority of the Board. Two weeks advance written notice of location, time, and agenda must be provided to the membership for all meetings of the Board.

3. Special meetings of the Association may be called by the President of the Board of Directors, by a majority of the Board of Directors, or by the President or Secretary upon receipt of a written request of 15% or more of Association members. Two weeks advance written notice of location, time, and agenda must be provided to the membership.

4. Emergency Board meetings may be called to deal with issues that need immediate attention, including threats to the immediate health, life, or safety of residents, or preventing significant or irreparable damage to the common property of the Association. Written notice, location, and time shall be provided with lead time commensurate to the emergency. The reason(s) for the emergency meeting shall be provided in the meeting minutes.

5. Board meetings are open to the members for observation, except for executive sessions.

6. Executive sessions must be noted on the agenda and held only to consult with legal counsel, or to discuss personnel matters, negotiation of contracts with third parties, or collection of unpaid dues.

7. The Board has the right to exclude or remove any person who disrupts the proceedings of a Board meeting.

ARTICLE 8: Assessments

As more fully provided in the Amended and Restated Declaration, each member is obligated to pay to the Association annual assessments, Residential TTF fees, and special assessments, which are secured by a continuing lien upon the property against which the assessment is imposed. Any assessments not paid within ten (10) days after the due date shall bear a late fee as determined by the Board of Directors. The Association may bring an action at law against an owner personally obligated to pay the same, or foreclose the lien against the property in accordance with Oregon state law. Any and all interest, costs, fines, and reasonable attorney fees incurred to collect delinquent assessments shall be added and made a part of such assessment whether or not a legal action is initiated to collect on the assessment.

ARTICLE 9: Legal Process

Any legal action initiated by the Association must comply with the terms of ORS 94. Members who have disputes with other Members shall be required to participate in an alternative dispute resolution mechanism that shall be comprised of voluntary mediation and mandatory arbitration, the final result of which will be binding upon all of the parties to any dispute. The Board may promulgate, and from time to time amend as necessary, upon a majority vote of the Board, the alternative dispute resolution rules. The Board shall also have the authority to intervene in any such action as necessary to protect the rights of the Association members as a whole.

ARTICLE 10: Registered Agent and/or Office

The name and address of the corporation's Registered Agent is:

[Ron Singh, President]
PO Box 31
Independence, OR 97351

ARTICLE 11: Amendments, Hierarchy of Documents, and Enforcement

1. Amendments to, or replacement of the By-Laws may be initiated by the general membership through the Board of Directors. Amendments or changes must be approved by a majority vote of the total voting power of the Association. Written notification of proposed amendments or replacements shall be furnished to the general membership via written notice provided at least two weeks prior to any meeting where a vote shall be held.

2. In the event of any discrepancies between governing documents, the more authoritative document applies. The hierarchy, from the most authoritative to least, is the Plat, CC&Rs, Articles of Incorporation, By-laws, and Policies/Resolutions of the Board.

3. The Board has the right to enforce any of the regulations of the CC&Rs and Policies/Resolutions of the Board as per the General Provisions, Section 3 of the CC&Rs.

ARTICLE 12: Severability

Invalidation of any one of these By-laws by judgement or court decree shall in no way affect any other provision of this document; the balance thereof remaining in full force and effect.

Name: Ron Singh

President, Independence Airpark Homeowners Association

Dated this 9th day of October 2026

Name: Robert English

Secretary, Independence Airpark Homeowners Association

STATE OF OREGON

County of Polk

The foregoing instrument was acknowledged before me this 9th day of October 2026.

R Singh

Signed Ron Singh

President, Independence Airpark HOA

Signed Robert English

Secretary, Independence Airpark HOA

Danny Morgan Jr

Notary Public for Oregon

My commission expires: 8/8/27

OFFICIAL STAMP
DANNY ALLEN MORGAN JR.
NOTARY PUBLIC - OREGON
COMMISSION NO. 1039832
MY COMMISSION EXPIRES AUGUST 08, 2027