

***CANNON HILL ASSOCIATION, INC.***  
*120 Whidah Road, North Chatham, MA 02650*

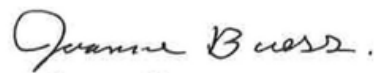
March 8, 2020

To: Cannon Hill Association Members

Enclosed is a copy of the new By-laws. These are revised per the discussion at the last annual meeting following the discussions with our attorney, Bill Litchfield.

We have included an extra copy of the signature page (page 5). Please sign this signature page and return it to the Clerk, Ann Ward. Keep the complete copy for your records.

Sincerely,

A handwritten signature in cursive script that reads "Joanne Buess." followed by a period.

Joanne Buess

President

Cannon Hill Association, Inc.

North Chatham, MA 02650

By-laws-

Article I

Organization

Section 1: Name

The name of the corporation is CANNON HILL ASSOCIATION, INC.

Section 2: Place of Business

The principle place of business of the corporation shall be located in the town of Chatham, Barnstable County, Massachusetts.

Section 3: Corporate Seal

The corporate seal shall be circular in form and have inscribed thereon the name of the corporation, year of its incorporation, and the word "Massachusetts".

Article II

Purposes

To provide a means through which the property owners of "Cannon Hill" can have the opportunity to meet, discuss common problems and have a voice in their solution; to promote a moral responsibility among members to build and maintain year-round or summer residences which will be in harmony with traditional Cape Cod architecture, and will not tend to diminish property values in this neighborhood; to do what is necessary to protect the enjoyment of all property rights of its members, including the acquisition and maintenance of land, roads in Cannon Hill and other property thereof; to protect and preserve the natural woods, marshes and beaches, the ponds, streams and views of the development called "Cannon Hill" for the enjoyment and privacy of all lot owners; and to further the intent and foster the spirit and goals of the original developers of Cannon Hill through the enforcement and benefit of the restrictions imposed upon them.

Article III

Membership and Dues

Section 1: Membership

Membership in the corporation shall be limited and restricted to owners of lots in the area of Chatham, Massachusetts, known as "Cannon Hill" as shown on Land Court Plan 5385-K, Barnstable County Registry District. By the acceptance of a Deed to any proprietor properties within Cannon Hill, the Grantee therein named, for himself/herself, his/her heirs, executors, administrators, successors and assigns, has agreed to become a member of the Cannon Hill Association, Inc. and to pay annual dues and assessments to said Association.

A "member in good standing" a member who has paid all outstanding dues and assessment is in compliance with the restrictions included in attachment A hereto. Each member in good standing shall have one vote for each lot owned in all matters relating to this corporation.

Where ownership of land is held by more than one individual, only one of such owners shall have the right to exercise the vote. In such cases, the owners shall notify the Clerk of the Association in writing, signed by all owners, designating which owner is authorized to cast the vote. Said designation can be changed at any time, but otherwise will remain in effect unless the Clerk is notified of a change in writing signed by all owners. Unless waived by the President, said notice of designation shall be effective ten days after receipt by the Clerk.

Members in good standing may vote either in person or by proxy. The Clerk of the Association will send proxy forms to all members in good standing with the notice of any meeting.

#### Section 2: Due' and Assessments

Dues shall be \$650.00 per year, subject to change due to annual assessments and annual adjustments, and shall be used to cover the routine cost of meetings, mailings to members, and other administrative cost of the Association.

The annual assessment shall cover costs of the routine maintenance, repairs, taxes, legal and accounting fees, improvements, expenses incurred on the recreationand common areas or improvements of Cannon Hill, and the cost of maintaining the roads including the accumulation of funds to resurface the roads periodically. The amount of the annual assessment shall be proposed by the directors and approved by the membership by a majority vote at each annual meeting.

The Road District shall provide oversight of cost estimates, and all matters associated with roads owned by the Canon Hill Association.

Special assessments may be required from time to time for road resurfacing or other special purposes. Such special assessments shall be approved by a majority vote of the members attending a duly noticed meeting.

The annual dues and assessments, together with such interest thereon and any costs of collection (including reasonable attorney's fees) thereof, shall be the personal obligation of the person who was the owner of the property at the time when the dues or assessment fell due.

Notice of all dues and assessments shall be mailed to the owner by August 1 each year and if not paid by October 1 of that same year, shall be deemed to be delinquent, and shall bear interest from date of delinquency at the rate of 1% per month, and the Association may bring any action at law against the owner personally obligated to pay the same, and there shall be added to the amount of the dues or assessment all costs of collection, including reasonable attorney's fees.

NOTE: Section 3: Application for Membership has been deleted

#### Article IV Officers, Directors, and Committees

##### Section 1: Officers

The officers of the corporation shall be the President, Secretary, Vice President, Treasurer, and Clerk.

The President and Vice-President shall be chosen by and from the Board of Directors by ballot at a meeting of the Board to be held as soon as practicable after the adjournment of the annual meeting. The Treasurer and Clerk shall be chosen by ballot of the members at the annual meeting.

##### Section 2: Board of Directors

The Board of Directors shall consist of not less than five nor more than nine members and shall be chosen by ballot of the members at the annual meeting. Directors shall hold office for two years and until their successors are chosen and qualified. No director or officer shall be eligible to serve more than two consecutive terms.

A majority of the Board of Directors shall constitute a quorum for the transaction of business.

The Directors shall have and exercise full control and management of the affairs and business of the corporation, except such as are conferred by law or by these By-laws upon the members or upon an officer of the corporation. The Board may from time to time appoint additional officers or agents, as may be deemed necessary by them.

Vacancies in the Board of Directors may be filled by a majority vote of the remaining Directors.

##### Section 3: President

The President shall preside at all meetings of the members and directors and shall have charge of the active management and business of the corporation.

##### Section 4: Vice President

In the event of the absence or disability of the President, the Vice-President shall exercise all powers of the President during such absence or disability.

##### Section 5: Treasurer

The Treasurer shall have custody of all instruments and other valuable papers of the corporation and also the corporate seal. He shall

receive and disburse the funds of the corporation under the direction of the Board of Directors.

#### Section 6: Clerk/Secretary

The Clerk shall keep the records of the corporation, call all meetings, and perform such other duties as may be required by the Board of Directors.

#### Section 7: Committees

The President shall appoint special committees from time to time as he/she and the Board of Directors shall determine.

#### Section 1: Annual Meeting

The annual meeting of the members of the corporation shall be held at the office of the corporation in the Town of Chatham, or at such other place as may be designated by the Board of Directors, on the last Saturday of June of each year. Twenty percent of the members in good standing and entitled to vote, including proxies, shall constitute a quorum.

The fiscal year of the corporation shall begin on July 1 each year and end on June 30 of the next year.

Notice of the annual meeting shall be given in writing to each member by the clerk at least twenty (20) days before the annual meeting day.

#### Section 2: Special Meetings

Special meetings of the members may be called by the Directors, and shall be called by the Directors upon petition of at least twenty percent of the members. Notice of any special meeting shall be given in writing at least five days before the day of such meeting.

#### Section 3: Meetings of the Board of Directors

A meeting of the Board of Directors shall be held as soon as practicable following the annual meeting of the members each year, at other such times as determined by the President, or upon the signed petition of any three Board members. The Board of Directors shall fix the time and place of holding annual and special meetings of the members.

### Article VI

#### Contracts, Checks, and Notes

The Board of Directors shall designate in what bank or banks the funds of the corporation shall be kept, and which officer or officers shall sign checks, notes, contracts and other similar instruments, and no officer other than the person or persons so designated shall have the power to bind the corporation. When the amount of a check is over Five Hundred Dollars (\$500.00}, two signatures shall be required.

### Article VII

#### Restrictions

Each member by the signing of these By-laws agrees for himself or herself, his or her heirs, devisees, executors and administrators

that the restrictions set forth in Attachment A herewith shall apply to their lot in Cannon Hill and agrees further that upon conveyance of said lot he or she will impose the restrictions set forth in Attachment A upon the new owner as a condition of the conveyance.

Article VIII  
Amendments

These By-laws may be altered, amended or repealed at any annual or special meeting of the members, duly called, by the affirmative vote of two-thirds of the members, provided that notice of such amendment is contained in the call for such meeting.

We the undersigned members of Cannon Hill Association, Inc. having read, or had read to us, the foregoing By-laws of the Corporation, hereby agree to abide by the same:

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Signed

(Revised March, 2020)

Cannon Hill Association, Inc.  
By-laws

Attachment A  
Restrictions

It is the intent of these restrictions to protect and preserve the natural woods, marshes, beaches, ponds, streams and views of the development called "CANNON HILL", for the enjoyment and privacy of, all lot owners. These Restrictions are offered to promote a spirit of community and neighborliness to all members of the Canon Hill Association.

The following restrictions shall apply to all lots of members of the Cannon Hill Association as shown on subdivision plan 5385-K of Cannon Hill prepared by Gordon E. Ainsworth and Associates, dated May 2, 1960; and for Lots 46, 47, and 48, which are lots owned by the Cannon Hill Association, Inc. under registered deed and held as common areas for the exclusive use of lot owners. Existing structures not in compliance with these restrictions as of the date of this revision are exempted except for future modifications.

1. The exterior of all dwellings erected must be of a traditional or modified Cape Cod, Saltbox, Colonial, or Ranch design consistent with the Statement of Purposes (Article II herein) No structure shall be erected, placed, altered so as to significantly change the external architecture, or moved on the lot until the architectural, site, and land scaping plans have been approved in writing by the Board of Directors of the Cannon Hill Association, Inc.  
Failure of the Board to respond within fifteen (15) days is deemed to be approval.
2. All service lines for utilities, including telephone, light, heat, and power shall be placed underground from the nearest pole on Whidah Road, Bellamy Lane, Old Field Road, Crescent Road, and Andrew Mitchell Lane to the service outlets in the premises.
3. No signboards for any commercial purpose shall be placed on the premises except an appropriate sign marking the property for sale.
4. No house trailers, commercial vehicles, or unlicensed vehicles shall be kept on the premises at any time unless garaged.
5. No building may be used for breeding, raising or boarding of

pets or other livestock. Dog owners shall observe the governing By-laws of the Town of Chatham and keep their dogs on a leash at all times when not on their own property. Dog owners shall remove to their own property, all fecal material that their dogs deposit on the Cannon Hill Association beach, along roads, or on the property of other Canon Hill residents.

6. To protect the safety of children and people walking on the roads, all vehicles, including golf carts, motorized scooters, and any other motorized vehicle, shall observe the posted speed limit. It shall be the responsibility of the lot owners to inform visitors, renters, and delivery and service personnel serving their lots to observe the speed limit.
7. To reduce the hazards on the beach, no glassware shall be taken to or used on the beach area.
8. The beach road is to be used only for delivering and picking up items from the beach. Vehicles may not park on the beach.
9. The land on the right side of the beach road going toward the beach is private property and shall not be used to store dinghies or other paraphernalia.
10. No campfires or bonfires shall be left unattended. Any remains thereof are the responsibility of the individual(s) starting the fire.
11. Beach users shall apply a "carry-in/carry-out" policy related to any food drink or other refuse brought to the beach.
12. **SHORT TERM RENTAL POLICY:** Cannon Hill is a residential neighborhood with a family atmosphere. Most of our Residents are year-round and seasonal owners. Please be respectful of your neighbors and do not advertise Short Term Rentals. All rental periods should be for at least one week.