

LOOKOUT MOUNTAIN PARADISE HILLS  
HOMEOWNERS' ASSOCIATION

BY-LAWS

ARTICLE 1

NAME AND OBJECT OF CORPORATION

- 1.1 Name: This corporation shall be known as Lookout Mountain Paradise Hills Homeowners' Association, herein referred to as the "Association".
- 1.2 Objects: The objects of the Association shall be as set forth in the Articles of Incorporation as amended, which have been filed and approved by the Colorado Secretary of State.

ARTICLE 2

MEMBERSHIP

- 2.1 Members: The membership of this Association shall consist of the record title holders of all the platted lots in Paradise Hills Subdivision in Jefferson County, Colorado.
- 2.2 Paradise Hills Subdivision: For the purpose of these By-Laws, Paradise Hills Subdivision shall consist of all the platted lots in Paradise Hills Subdivision, including Units 1, 2, 3 and 4 and all other platted lots as set forth on the master plat of Paradise Hills Subdivision.
- 2.3 Proof of Ownership: The Board of Directors of this Association may require reasonable proof of ownership by owners of the platted lots in Paradise Hills Subdivision before allowing the said owners to assume membership in the Association. Ownership shall consist of the fee simple title to the lot or a leasehold estate of 40 years or more. In the event of such a leasehold estate, (40 years or more), the tenant shall be the qualified member of this Association, rather than the fee simple owner. The fee simple owner shall be the member in the case of all other leasehold estates.
- 2.4 Classes of Membership:
- 2.4.1 This association shall be a membership association and each member of the Association shall be a record title holder, or the tenant of a leasehold of forty years or more of a platted lot (other than a platted outlot) in Paradise Hills Subdivision and there shall be three Classes of Membership as follows:
- 2.4.2 A Class I Member shall be a member upon whose lot a residence has been constructed.
- 2.4.3 A Class II Member shall be a member to whose lot without a residence access is available from an existing dedicated road.
- 2.4.4 A Class III Member shall be a member to whose lot without a residence no access is available from an existing dedicated road.

