

BONITA VILLAGE BY-LAWS

ARTICLE I NAME AND LOCATION

The name of the village is BONITA VILLAGE. The office of the village is located at 200 Bonita Park Rd., Capitan, NM 88316. (Mailing address is HC 71 Box 1159, Capitan, NM 88316.) The meetings of members and committees will be held at Bonita Park Nazarene Camp and Conference Center, also referred to as Bonita Park.

ARTICLE II DEFINITIONS

NMDCB will be defined as the New Mexico District Camp Board. LHC shall refer to Leaseholders' Committee

ARTICLE III ASSOCIATION MEMBERSHIP

The individual, couple, family, or church who has purchased lease property from the District Advisory Board of the New Mexico District Church of the Nazarene dba Bonita Park Nazarene Camp and Conference Center will be considered members of the Association. "Association" shall mean and refer to all Bonita Village Leaseholders as members, thereby forming an Association.

ARTICLE IV VOTING RIGHTS

Voting shall be limited to one representative vote per lease, maximum one vote per person. Example:

- a) Single lease with one or more names on the lease gets one representative vote.
- b) Leaseholder, though they may have multiple leases still gets only one representative vote.
- c) At all meetings of the Leaseholders, all members may vote in person or by proxy. All proxies shall be in writing and filed with the secretary.

ARTICLE V
PROPERTY RIGHTS

Property rights are subject to Leaseholder's contractual agreement with the New Mexico District Camp Board and Bonita Park. Mutual respect and understanding for the function of the leaseholders toward the mission of Bonita Park will be esteemed by the NMDCB when administering utility and maintenance fees.

ARTICLE VI
LEASEHOLDER COMMITTEE: SELECTION: TERM OF OFFICE

Section 1. Number. A committee of six (6) leaseholders and one (1) Chairperson shall manage the affairs of the Association, and arbitration between leaseholders if needed.

Section 2. Election. At the first annual meeting, the members shall elect one Chairperson for a term of two years, three (3) part-time members for a term of three years and three (3) full-time members for a term of three years; and, as the term of such LHC members expires new members shall be elected for terms of two or three years. The Chairperson position must be a full-time member of the Association.

Section 3. Removal. Any LHC member may be removed from the LHC, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, removal of a member, or change of status, his successor shall be selected by the remaining members of the Leaseholders Committee and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No LHC member shall receive compensation for any service he/she may render to the Association in his/her capacity as a LHC member. However, any LHC member may be reimbursed for actual, reasonable expenses incurred in the performance of his/her duties as a LHC member.

ARTICLE VII
POWERS AND DUTIES OF THE LEASEHOLDERS COMMITTEE

It is reasonable to assume that the Leaseholders of Bonita Park are in agreement with the philosophy of Bonita Park and the NMDCB, and wish to live in a peaceful, rural mountain community that embraces the natural beauty of God's creation.

It is also reasonable to assume that a Biblical and Christian process will be adhered to should a disagreement arise within the community. An attempt to reach an acceptable agreement should first be made between those who disagree.

The Lease Holders Committee Chairperson will:

- Attend NMDCB meetings
- Organize and chair the leaseholders annual meeting.
- Mediate between leaseholders when neighbors fail to reach a mutual agreement.
- May serve as consultant for new construction.
- May serve as liaison between leaseholders and Bonita Park Executive Director or NMDCB

ARTICLE VIII MEETINGS OF LEASEHOLDERS COMMITTEE

Section 1. Regular Meeting The LHC shall endeavor to meet quarterly at specified times preceding the quarterly meetings of the NMDCB.

Section 2. Special Meetings. Special meetings of the LHC shall be held when called by the LHC Chairperson, Camp Board, or by any two LHC members, after not less than three (3) days notice to each LHC member.

Section 3. Quorum. A majority of the number of LHC members shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the LHC members present at a duly held meeting at which a quorum is present shall be regarded as the act of the Committee.

ARTICLE IX NOMINATION AND ELECTION OF LHC MEMBERS

Section 1. Nomination Committee. A nomination committee will be appointed by the LHC to meet prior to the Annual Meeting to present a slate of Nominees.

Section 2. Nomination. Nominations may be made from the floor at the annual meeting. The members of the Association shall make as many nominations for election to the LHC as it shall in its discretion determine, but not fewer than the number of vacancies that are to be filled.

Section 3. Election. Election to the LHC shall be by secret written ballot. At such election, the members present may vote, in respect to each vacancy. The persons receiving the largest number of votes shall be elected.

ARTICLE X
MEETING OF MEMBERS

Section 1. Regular Meeting. An annual meeting of Leaseholders shall be held during Family Camp each year.

Section 2. Notice of Meetings. Written notice of the annual meeting of the Leaseholders shall be given at least fifteen (15) days before such meeting. Such notice shall specify the place, day, and hour of the meeting, and the case of the meeting.

Section 3. Special Meetings. Special meetings of members may be called at any time by the LHC Chairperson, by the NMDCB, or upon written request of one-fourth of the Members who are entitled to vote.

ARTICLE XI
BOOKS AND RECORDS

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Covenants, the Articles of Incorporation, and the By-Laws of the Association shall be available for inspection by any member at the principal office of BONITA VILLAGE, where copies may be purchased at a reasonable cost.

ARTICLE XII
AMENDMENTS

These By-Laws may be amended at the Annual Meeting of the Association by a vote of the majority of a quorum of Members present in person or by proxy, and approved by the NMDCB.

ARTICLE XIII
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of May and end on the 30th day of April of every year, provided that said dates fixing the fiscal year may be adjusted by the NMDCB.