

**AMENDED AND RESTATED BY-LAWS**

**OF**

**THE ASSOCIATION OF ANGEL FIRE PROPERTY OWNERS,  
INC. INCORPORATED**

**Article I**

**ARTICLE I**

**RECITALS AND DEFINITIONS**

~~This corporation has been~~

**Section 1. The Association.** ~~The Association of Angel Fire Property Owners, Incorporated (the “Association”) was formed pursuant to the Non-profit Nonprofit Corporation Act of the State of New Mexico, NMSA Chapter 53, Article 8, and is the successor to the Property Owners Association, as defined in the Bankruptcy Plan (defined below). The By-Laws established herein shall not supersede, replace, or contradict the Amended Joint Plan of Reorganization confirmed on May 31, 1995 by the United States Bankruptcy Court for the District of New Mexico in In re Angel Fire Corporation, Angel Fire Ski Corporation, Sangre de Cristo Limited Partnership IV, Case No. 11-93-12176 RA, and as amended by the Bankruptcy Court on February 21, 1996 (the “Bankruptcy Plan”). In the event of any conflict between these By-Laws and the requirements of the Bankruptcy, the Bankruptcy shall control.~~

**Section 2. The Association’s Purposes.** ~~The specific and primary purposes of this corporation the Corporation are set forth in Article II of the Articles of Incorporation.~~

**Section 1.** ~~—The corporation is herein referred to as the “Association.”~~

**Section 3. The Development and Resort.** ~~The terms “Development” and “Resort” shall mean all of the real property within the boundaries of a certain real estate development in Colfax County, New Mexico, commonly known as “Angel Fire,” and any additional property which is annexed thereto, pursuant to the provisions of the Protective Covenants and Restrictions and Supplemental Declaration (defined below) recorded in the Office of the Recorder of the County of Colfax, State of New Mexico, in connection with the Development.~~

~~Although there~~

**Section 4. Supplemental Declaration; Amenities.** ~~There shall never be any requirement that the Association own any real or personal property as a precondition to the Association's existence or ability to exercise the powers set forth in the Supplemental Declaration of Restrictive Covenants and Easements (recorded in Book 6, Page 6959 of the records of Colfax County, New Mexico, on September 27, 1995, and hereinafter referred to as “Supplemental Declaration”) or the Articles of Incorporation, ~~the property and common facilities which the Association may initially own and control are more particularly described as follows:~~ The term “Amenities” shall have the same meaning as it is defined in the Bankruptcy Plan and Supplemental Declaration.~~

~~(1) —That certain Land Use Easement created~~

**Section 5. Homesites and Owners.** ~~The terms “Homesite” and “Owner” shall have the same meanings as they are defined in the Bankruptcy Plan and Supplemental Declaration.~~

**Section 2.** — (2) — ~~Any other common facilities which the Association shall own, lease, or otherwise control and/or operate for the common use and benefit of the members, of the community, and the public at large.~~

**Section 3.** — ~~The Association shall own and/or lease such equipment and personal property as is reasonably required from time to time for use in connection with the common facilities. The Association may own and/or lease other property, real or personal, from time to time, for the common benefit, use and enjoyment of the members of the Association and the general public.~~

~~Section 4.~~— All of the above described property which the Association shall own, lease, control, and/or operate is herein collectively referred to as “Association Property.”

~~Section 5.~~— The term “Homesite” shall mean any legally constituted lot, tract, parcel, condominium, apartment, town house unit, timeshare unit, cabinshare unit, or acreage which has been subdivided into lots within the Development, regardless of its designated use for residential, commercial, multi family, or other purposes.

~~Section 6.~~— The term “Owner” shall mean the person or entity holding the legal or equitable title to a homesite, which term shall include but not be limited to purchasers under an Acceptance Agreement (purchase contract), excepting that the Developer and its successors in interest shall not be considered “Owners” regardless of the number of homesites and lots they presently own or may obtain title to in the future.

**Section 6. Covenants and Restrictions.** The term “Covenants and Restrictions” shall mean all limitations, restrictions, covenants, terms and conditions set forth in the ~~Restrictive~~ Covenants and Restrictions recorded in the Office of the Recorder of the County of Colfax with respect to the Development, as such declarations may from time to time be amended, supplemented, or modified by a subsequent Declaration so recorded. “Covenants and Restrictions” includes but is not limited to the Supplemental Declaration.

~~Section 7.~~— The term “Common Facilities or “Common Area” shall mean and include, collectively, all real property and improvements located thereon, which are owned, managed, leased, or maintained by either the Association, the Developer, or its successors in interest, intended for the common use and enjoyment of Association members, specifically including, but not limited to the Amenities of the Development, as the term “Amenities” is defined in the Supplemental Declaration.

**Section 7. Member’s Good Standing.** The term “Good Standing” shall mean, with respect to a ~~member~~, “Member” (as defined below), that the ~~member~~Member is current in his or her assessment and dues payments, past and present, to the Association, and whose rights under these By-Laws have not been suspended.

**Section 8. Membership.** The term “Membership” shall mean ~~membership~~Membership in the Association as set forth in Article IV of the Articles of Incorporation. The term “Member” shall mean the person holding or designated to hold such ~~membership~~Membership in good standing. The Developer and its successors shall not be ~~members~~Members.

**Section 9. Board.** The term “Board” shall mean the duly elected and acting Board of Directors of the Association.

**Section 10. Person or Entity.** The term “Person” or “Entity” shall ~~mean and~~ include any individual, corporation, partnership, association or other legal entity recognized by the laws of the State of New Mexico.

Section 11. Developer. The term “Developer” shall mean the Angel Fire Corporation, Angel Fire Resort Operations, LLC and any of ~~its~~their successors or assigns, engaged in developing the Resort or any portion thereof.

## Article II

### ARTICLE II PRINCIPAL OFFICE

~~The~~In accordance with Article VI of the Articles of Incorporation, the principal office of the Association shall be located at ~~such place in the~~The Angel Fire ~~community~~Country Club or alternate location as approved by the Board ~~shall from time to time designate by resolution.~~

## Article III

### ARTICLE III MEMBERSHIP

~~Section 1.~~Section 1. Members. Each Owner of a ~~homesite~~Homesite within the Development, except the Developer, shall be a ~~member~~Member of the Association.

Each Owner who is a ~~member~~Member shall remain a ~~member~~Member until ~~he that~~member no longer qualifies as ~~such under Article I, Section 11 above~~an Owner.

Section 2. Membership Certificates. The Board may provide for the issuance of certificates evidencing ~~membership~~Membership in the Association which shall be in such form as determined by the Board. The name and address of each ~~member~~Member shall be entered in a Membership register maintained by the Secretary.

Section 3. Member’s Voting Power. If more than one person owns a residential ~~homesite~~Homesite, all of said persons shall be deemed to be one ~~member~~Member. Only one of the persons constituting that jointly held ~~membership~~Membership may cast its vote, and then only if an agreement signed by all persons constituting that jointly held ~~membership~~Membership so designates that person, and that agreement is filed with the Secretary at least ten (10) calendar days in advance of the casting of the vote. Any such agreement shall stand unless or until it has been modified and filed in a like manner. If other than the designated voter attempts to cast a vote, either singly or in addition to the designated voter, the vote of the ~~member~~Member shall be invalidated.

Section 4. Developer as Non-Voting Member. The Developer and its successors shall not ~~be able~~have any power or authority to vote any lots or undeveloped real property owned by it in any election or vote held by the Association. The Developer and its successors shall be non-voting ~~members~~Members of the Association.

Section 5. Proof of Ownership. The Secretary shall have the right to demand proof of ~~homesite~~Homesite ownership prior to accepting a person or entity as a ~~member~~Member.

**Section 6. No Exclusive Right of Use or Access.** Notwithstanding other provisions herein, property owners shall not have the exclusive right to use ~~for access~~ the ~~amenities~~Amenities.

**Article IV**

**ARTICLE IV**  
**MEETINGS OF THE MEMBERS**

**Section 1. Types of Member Meetings.** There shall be ~~two~~three (3) types of meetings of ~~members~~Members: Annual Meetings, Regular meetings, of which the ~~annual meeting shall be one~~Meetings, and ~~special meetings~~Special Meetings. The conduct of all meetings of ~~members~~Members shall be ~~guided~~substantially governed by “~~Roberts~~Robert’s Rules of Order.”  
**Section 1. — Regular Meetings.**

~~(a) Annual Meeting. The first annual meeting of the Members shall be held within ninety (90) days from the date of closing of the sale of the ANGEL FIRE RESORT to ANGEL PROJECTS I, L.P., and the first subsequent regular annual meeting of the Members shall be held at a time to be established by the Board of Directors. Thereafter, regular annual meetings shall be held during the same calendar month each year at a time to be established by the Board of Directors, and notice of those meetings given to members by first class mail, prepaid.~~

**Section 2. The Annual Meeting of the Members.**

A. The Annual Meeting of the Members shall be held in the month of June.

~~A.B.~~ The principal purpose of the annual meetingAnnual Meeting shall be to elect ~~directors~~Directors to fill declared vacancies, and to seat the new Board of Directors for the ensuing year. However, other business may also be conducted at the ~~annual meeting.~~ Procedures shall be as follows:Annual Meeting.

C. Procedures for the Annual Meeting shall be as follows:

i. Not more than forty-five (45) calendar days nor ~~less~~fewer than thirty (30) calendar days prior to the Annual Meeting, a Board of Directors meeting shall be held at which time ~~nominations for membership on the Board of Directors will be accepted.~~ Thethe Election Committee ~~shall make nominations from the floor~~will present each candidate desiring to run in accordance with that year’s election. During such meeting, the procedures establishedChairperson of the Election Committee shall (A) confirm that each candidate is a Member of the Association in Article VI, Section 2. Additionalgood standing and eligible to run for election; and (B) certify each eligible candidate for election. In the event the number of open seats exceeds the number of candidates confirmed and certified by the Chairperson, additional nominations may be made from the floor by Members; however, the election eligibility for any candidate must be confirmed and

certified by the Election Committee before inclusion on the official Association ballot. All nominated individuals certified candidates will be included on the ballot for the Annual Meeting.

ii. Other matters, if any, for which ballots will be cast at the Annual Meeting, shall be individually brought to the floor of the Board meeting [see (i) immediately above] by motion, seconded, and discussed. The actual vote on any such matters shall, however, be postponed until the Annual Meeting.

iii. Voting for candidates for the Board of Directors at the Annual Meeting shall be by secret ballot subject only to such reasonable procedures as may be implemented to preclude duplicate votes and/or voting by unqualified persons.

iv. Voting for the election of members to the Board of Directors, as well as on other matters, at the Annual Meeting shall be determined on a plurality of votes cast by ~~members~~Members in good standing.

~~Other~~

v. All candidates for election shall be placed on the ballot in alphabetical order according to their last name, and those candidates receiving the greatest number of votes shall be declared winners in accordance with the number of Board positions available for election. The individual vote tally shall determine the priority of term placement, with those candidates receiving the most votes being seated to the longest terms of office and those candidates receiving the fewest votes being seated to the shortest terms of office.

**Section 3. Regular Meetings-~~Other~~ of the Members.**

A. There shall be four (4) regular meetings of the ~~members~~Members, which shall occur on a quarterly basis.

B. The Board shall adhere to the regular meeting schedule set forth in Section 3(A), above. If the Board cancels a regular meeting of the Members or fails to hold such meeting within any calendar quarter, then such regular meeting shall be rescheduled within thirty (30) days. The failure to hold a regular meeting in a calendar quarter shall count as an unexcused absence against all Board Directors for such meeting.

C. Procedures for the regular meetings shall be the same as for the Annual Meeting of the Members.

**Section 4. Special Meetings of the Members.**

A. Special meetings of the Members for any lawful purpose or purposes may be called at any time by the President ~~or by the Board of Directors, or upon written of the Association~~ or shall be called at the request of one-tenth of the members. Procedures shall be the same as for the Annual Meeting, in writing, of a majority of the Board of Directors or of at least ten percent (10%) of the Members. Each such request shall state the purpose or purposes of the proposed special meeting. The calling or conduct of a special meeting of the Members shall not excuse or waive the calling and conduct of the quarterly regular meetings of the Members as provided in

Section 3, above. At a special meeting, no business shall be transacted and no corporate action shall be taken other than that stated in the notice of the meeting.

~~Special~~

**Section 2. — Section 5. Procedures for Meetings.**

~~Special~~ The following procedures shall apply to all annual, regular and special meetings are characterized by not providing for of the actual attendance of members. At the discretion of the Board of Directors, in addition to regular meetings wherein all members are requested to attend, the Board of Directors may establish voting days wherein all votes cast during such period will count toward a quorum for the taking of action as if a regular meeting had been convened. The following procedures shall apply to such meetingsMembers:

A. Quorum. The quorum for all annual, regular and special meetings of the Members shall be the presence at such meetings in person, online or by proxy of Members in good standing who are entitled to cast at least one-tenth (1/10th) of the votes of the Members then outstanding. Quorum may be established by Members present during such meeting whether in-person, online, or by proxy. Quorum is necessary for any motion requiring a vote from the Membership. If the required quorum is not forthcoming at a meeting, such meeting (i) may be continued for a period not to exceed forty-eight (48) hours to obtain a quorum or (ii) may be adjourned to another date and time, but no sooner than seven (7) calendar days nor later than forty-five (45) calendar days from the date of such adjourned meeting.

B. Notice Contents: of Member Meetings. Not lessmore than forty-five (45) calendar days nor fewer than thirty (30) calendar days prior tobefore the annual or any voting daysregular or special meeting of the Members, the Board of Directors shall cause to be delivered to each Member by mailwritten notice to the Association Membership to be placed on the official Association website and any official social media accounts (determined on the date of such notice)-a). The notice econtainingshall contain the following information and may contain such other information as the President of the Association or the Board of Directors, as the case may be, deems to be appropriate:

**Section 3. —** The days and times established for voting;

i. The place atof such meeting and the date and time on which votes may be east;such meeting will commence; and

ii. The matters to be voted on at such meeting, together with the recommendation of the Board on thosesuch matters; and.

**Section 4. —** The time and place of the Board of Directors meeting at which a discussion will be held concerning all issues to be voted on, such meeting to be held not more than twenty (20) days nor less than ten (10) days prior to the voting days.

**Section 5. —** Voting:

Voting

C. Conduct of Meetings; Voting.



i. The President of the Association or, in the President’s absence, a member of the Board of Directors designated to serve in the alternative, shall preside at all annual, regular and special meetings of the Members. Such presiding person shall have the power to set procedural rules governing the conduct of such meetings, including but not limited to, rules respecting the time allotted to Members to speak; provided further, however, that such rules shall substantially comply with or be consistent with the “Robert’s Rules of Order.” The Secretary of the Association shall act as secretary of every meeting, but if the Secretary is not present, the presiding officer of the meeting shall appoint any person present to act as secretary of the meeting.

ii. Each Member in good standing entitled to vote at any meeting of the Members may vote either in person, online or by proxy, but no proxy shall be voted on or after eleven (11) months from its date, unless otherwise expressly provided therein. Voting at any annual, regular or special meeting of the Members shall be by secret ballot subject only to such reasonable procedures as may be implemented to preclude duplicate votes and/or voting by unqualified persons. All matters voted upon shall be determined by the affirmative vote of a majority of votes cast by such Members in good standing.

~~Section 6. — Issues voted upon shall be determined on a plurality of votes cast by members in good standing.~~

~~Quorum. The quorum for all regular and special meetings of Members shall be the presence at such meetings in person or by proxy of members in good standing who are entitled to cast one tenth of the votes of the members then outstanding. If the required quorum is not forthcoming at a meeting, the meeting may be adjourned to another time no sooner than one week nor later than forty five (45) days from the date, or such meeting may be continued for a period not to exceed 48 hours to obtain a quorum.~~

D. Proxies. Each ~~member~~Member in good standing may vote at a regular or special meeting in person, online or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease after eleven (11) months unless otherwise expressly provided therein. A proxy also shall be deemed revoked ~~whenif~~ the Secretary ~~shall receive~~receives actual notice of the death or judicially declared ~~incompetence~~incapacity of such Member, upon termination of such Member’s status as an owner, or if the Member is not in good standing.

~~Article V~~

ARTICLE V  
**MEMBERSHIP RIGHTS**

Section 1. Rights of Use and Access to Amenities. Subject to the provisions hereof, and of the provisions of the Articles of Incorporation and Covenants and Restrictions, ~~Members shall have the following rights: each Member in good standing with the Association shall be entitled to the rights of use and access to the Amenities as set forth in the Bankruptcy Plan. Members shall not have the exclusive right to use or access the Amenities.~~  
~~Each member in good standing with the Association shall be entitled to the use~~



~~Section 1.~~ Section 2. Rules and Regulations for Use and Common Areas within the Development.

~~Section 2.~~ Each member in good standing shall have the right to designate members of his/her own family that reside with the Member who may Access to Amenities. The rights of use and enjoy the Common Facilities and Common Areas within the Development.

~~Section 3.~~ The invitees and guests of a member in good standing shall have the right to use and enjoy the Common Facilities and Areas within the Development, to the extent the Common Facilities and Areas permit. Purchaser may offer various incentive programs including discount guest ticket programs to Property Owners for the benefit of their guests.

The right of use and enjoyment~~access~~ hereunder, shall at all times be subject to all existing published Membership rules and regulations ~~promulgated as required or permitted~~ by the ~~Board of Directors and resort owners~~, and shall at all times be subject to Bankruptcy Plan and the Supplemental Declaration. The Board ~~and/or the Developer~~ shall have the right to suspend the ~~right to use and enjoyment of any Common Facility or Area~~access the Amenities for the failure of a person to comply with such rules and regulations and Supplemental Declaration; ~~provided further~~, however, that such suspension ~~shall only~~may be imposed only after such person has been notified in writing and has been offered a reasonable opportunity to be heard by the Board of Directors.

## Article VI

### ARTICLE VI **BOARD OF DIRECTORS**

#### Section 1. Number and Qualifications of Directors.

A. The affairs of the Association shall be managed by a Board of nine (9) Directors, each of whom ~~must~~shall be a Member of the Association in good standing. The Developer will be entitled to have one ex-officio, nonvoting member of the Board of Directors. The first elected regular Board of Directors shall serve terms of one, two, or three years, or until their respective successors for these terms are elected, or until their death, resignation or removal, whichever is the earlier. At the expiration of these first terms, new Board members shall be elected for three year terms. ~~The Developer will be entitled~~Not less than six (6) weeks prior to have one ex-officio, nonvoting member of each annual meeting, the Board of Directors shall determine the number of Directors to be elected.

B. No ~~director shall~~Director may serve for more than two (2) successive, three (3) year elective terms; however, in the event that a person begins his~~/or~~ her tenure on the Board by filling a vacancy as an appointee, the maximum continuous tenure shall be seven (7) years.

C. No ~~director~~Director shall be an employee of, nor receive compensation for any services he~~/or~~ she renders to, the Developer or its successors.

~~Not less than six (6) weeks prior to each annual meeting, the Board of Directors shall determine the number of directors to be elected.~~

**Section 2. Method of Nomination.** Candidates for election shall file a Petition for Candidacy, signed by not ~~lessfewer~~ than ten (10) Members in good standing, with the Elections Committee at least five (5) weeks before the annual meeting ~~of the Members~~. The Elections Committee shall provide all ~~members~~Members with a ballot containing the names of all bona fide candidates not ~~lessfewer~~ than three (3) weeks) before ~~thesuch~~ annual meeting. Candidates shall not be required to declare for any particular board seat vacancy or against any particular candidate.

**Section 3. Method of Election.** Election shall be by secret written ballot (including by electronic means as designated by the Election Committee) either at the annual meeting of the Members or delivered to the Chairman of the Elections Committee prior to the start of the annual meeting. Members in good standing may cast, in respect to each vacancy, one vote for each ~~homesite~~Homesite. Cumulative voting shall not be permitted. Those persons receiving a plurality of votes cast shall be elected.

**Section 4. Resignation and Removal.** The unexcused absence of ~~an elected director~~a Director from two (2) consecutive regular meetings of the Board shall be deemed a resignation. Any ~~elected director~~Director may be removed from the Board, with or without cause, by a majority vote of a quorum of the ~~members~~Members of the Association. “Unexcused Absence” shall mean absence without reasonable cause as defined by the Board, and prior notice to the Board ~~of Directors~~.

**Section 5. Vacancies.** ~~In the event of death, resignation or removal of an elected director~~Director, ~~his that Director’s~~ successor shall be ~~selected~~appointed by the remaining elected ~~directors~~Directors and shall serve until the ~~next~~election of ~~directors~~Directors at the next annual meeting of the Members. An appointed Director may run for election at such annual meeting. To maintain the staggered terms of Board service established by Article VI, Section 1, the unexpired terms of appointed Directors’ predecessors will be assigned to the newly elected Board members in accordance with their vote totals, so that the newly elected Directors receiving the highest votes will be assigned the longest remaining terms and the newly elected Directors receiving the fewest votes will be assigned the shortest remaining terms.

**Section 6. Compensation.** No ~~director~~Director shall receive compensation for any service ~~he that Director~~ may render to the Association as a ~~director~~Director. However, any ~~director~~Director may be reimbursed for actual expenses incurred in the performance of his/ or her duties, to the extent that those duties for, and the rate at, which reimbursement is to be provided have been priorly determined by the Board. No ~~director~~Director shall be an employee of the Association nor contract with the Association.

## **ARTICLE VII** **BOARD MEETINGS**

**Section 1. Regular Board Meetings.** Regular meetings of the Board shall be held quarterly, one of which shall immediately follow the annual meeting of the ~~membership~~Members, and the others at such place, date and ~~hour~~time as may be fixed annually by resolution of the Board at the annual meeting. Any change must be publicly announced at least thirty (30) days in advance ~~by local newspaper or mail~~on the official Association website and any official social media accounts.

**Section 2. Special Board Meetings.** Special meetings of the Board shall be held when called by the President of the Association or at the request of any three (3) ~~directors~~Directors after not ~~less~~fewer than ten (10) calendar days' notice to each Director and the public ~~by local newspaper or mail~~on the official Association website and any official social media accounts.

**Section 3. Quorum; Voting.** A majority of the number of ~~directors~~Directors shall constitute a quorum for the transaction of business. At any meeting at which a quorum is present, the vote of a majority of the Directors present shall be the act of the Board of Directors unless the act of a greater number is specifically required by law or by the Articles of Incorporation or these By-laws. The members of the Board shall act only as the Board and the individual members thereof shall not have any powers in their separate individual capacity.

**Section 4. Open Meetings; Executive Session.** All meetings of the Board shall be open to observers, except the ~~president~~President of the Association may call the Board into executive session on matters of personnel, legal actions, or for hearings on infractions of published rules and regulations. Any action taken by the Board in executive session shall be recorded in the minutes of the Association. ~~The conduct of all Board meetings shall be guided by "Roberts Rules of Order."~~  
~~The directors~~

**Section 5. Without Meeting.** ~~The Directors~~ shall have the right to take any action in the absence of a meeting which they could take at a regular or special meeting by obtaining the written approval of all of the ~~directors~~Directors. Any action so taken shall have the same effect as though taken at a regular or special meeting of the ~~directors, Directors~~ and shall be recorded in minutes in the same manner as if a meeting had been held.

**ARTICLE VIII**  
**DUTIES AND POWERS OF THE BOARD**

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**Section 1. Power Subject to Law.** The members of the Board, only as the Board, shall judiciously exercise all powers vested in the Board of Directors under these By-Lawsthe law of the State of New Mexico, the Articles of Incorporation and these By-Laws, consistently with the Bankruptcy Plan, the Covenants and Restrictions, Supplemental Declaration, and under the laws of the State of New Mexico.

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**Section 2. Power to Elect, Appoint and Remove Officers.** The members of the Board, only as the Board, shall have the power and authority to elect, appoint, and remove all Officers of the Association, provided that the removal of elected officers shall be by a vote of not less than a two-third (2/3) majority of the directorsDirectors at a regular or special meeting of the Board of Directors.

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**Section 3. Power to Appoint and Remove Environmental and Architectural Control Committee.** The members of the Board, only as the Board, shall have the power and authority to appoint and remove, in accordance with rights vested in the Association pursuant to the Covenants and Restrictions, members of the Environmental and Architectural Control Committee provided for in Article II, Paragraph (c), of the Articles of Incorporation. Each member of the Environmental and Architectural Control Committee shall hold office until such time as ~~he~~that member has resigned, has been removed, or ~~his~~the member's successor has been appointed by the Board.

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**Section 4. Power to Employ Agents and Representatives.** The members of the Board, only as the Board, shall have the power and authority to appoint such agents and employ such employees, including attorneys and accountants, as it ~~feels~~deems necessary to assist in the operation of the Association, and to specify their duties and establish their compensation.

Fe

**Section 5. Power to Work with Developer.** The members of the Board, only as the Board, shall have the power and authority to work cooperatively with the Developer, including to adopt and establish rules and regulations governing the use ~~of the Common Facilities and Common Areas, rights and access to the Amenities,~~ as set forth in the Bankruptcy Plan, and to take such steps as it deems necessary for the enforcement of such rules and regulations, subject to the provisions of the Supplemental Declaration. This power shall include the power to work cooperatively with the Developer as it contracts and pays for maintenance, landscaping, utilities, materials, supplies, labor and services, that may be required from time to time in relation to the Amenities within the Development, subject to the provisions of Paragraph 4.16(c) of the Bankruptcy Plan and Paragraph 3(A) of the Supplemental Declaration.

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**Section 6. Power to Evidence Membership.** The members of the Board, only as the Board, shall have the power and authority to establish a means for evidencing ~~membership~~Membership in the Association.

**Section 1.** ~~To establish different types of membership and to put restrictions upon membership benefits if the Board from time to time deems it necessary or beneficial.~~

Fe

**Section 7. Power to Enforce Bankruptcy Plan and Rules and Regulations.** The members of the Board, only as the Board, shall have the power and authority to enforce all applicable provisions of the ~~Covenants and Restrictions, Supplemental Declaration, Articles of Incorporation, these By-Laws~~Bankruptcy Plan, and other rules and regulations relating to the ~~management~~Membership and ~~its use of the Common Facilities and Common Areas~~rights and access to the Amenities within the Resort.

Fe

**Section 8. Power to Procure Insurance.** The members of the Board, only as the Board, shall have the power and authority to contract and pay premiums for fire, casualty, liability, and other insurance and bonds (including indemnity bonds) which may be required from time to time by the Association.

**Section 2.** ~~To contract and pay for maintenance, landscaping, utilities, materials, supplies, labor and services, that may be required from time to time in relation to Association Property, and the Common Facilities and Common Areas within the Development.~~

To

**Section 9. Power to Pay Certain Taxes and Assessments.** ~~The members of the Board, only as the Board, shall have the power and authority to pay all taxes, special assessments and other assessments and charges that are or may become the responsibility of the Association, which are or would become a lien on Association Property. To approve any new encumbrances or liens on any of the Amenities within the resort that the Developer, its successors in interest or assigns, may attempt to put on the properties or the facilities which would be consistent with the Supplemental Declaration.~~

To contract for

~~Section 3. — Section 10. Power to Perform under the Covenants and pay for construction or reconstruction of Association property damaged or destroyed.~~

~~Section 4. — To, if and when the Board deems it appropriate, grant concessions to be operated, in conjunction with the use of the Common Facilities, provided, however, any such concession shall not exceed a term of five (5) years without the prior approval of the Membership.~~

~~Section 5. — To, in accordance with the Supplemental Declaration, establish the method for calculating the amount of yearly assessment dues to be paid by the **Restrictions**. The members of the Association and to levy and collect those assessments, and to establish and collect reasonable annual assessments for the use of any or all of the Common Facilities and maintenance of the integrity of the Supplemental Declaration Board, only as the Board may deem necessary or desirable from time to time for the purpose of equitably allocating among the property owners and the public the cost of operation thereof.~~

~~Section 6. — The method for calculating the amount of the assessments will be based upon the percentage of use of the Amenities by the members compared to that of the general public. These figures will be kept by the Developer or its successors in interest along with the information on the income generated from the use of all Amenities, which will be annually audited and submitted to the Board. In addition, the Developer or its successors in interest shall, no less than three (3) months prior to the beginning of the amenity year, submit a proposed operating budget, including the proposed yearly assessment amounts that individual property owners shall pay, and a list of the total amount of dues assessed. The Board, shall have the right to review and approve said budget. The reasonableness of the annual assessment in the budget will be based on: 1) the pro rata share of the Members' versus the general public's use of the Amenities (broken down by amenity), compared to the income generated by each; and 2) the estimated operating expenses (by amenity), using the consumer price index as the basis for raising dues if necessary. This information will assist the Board in determining whether or not the members' assessments should be increased or decreased for the following fiscal year.~~

~~To power and authority to perform all acts required of it under the Covenants and Restrictions, including but not limited to the enforcement of ~~collection of the assessments, the hiring and designation of a collection agent, and enforcement of~~ the Land Use Easement granted to the Association and the Members in the Supplemental Declaration.~~

~~Section 7. — To limit the amount and the number of increases in assessments charged to the members of the Association.~~

To



**Section 11. Power to Advise and Review Amenities Operating and Capital Budgets.**

~~The members of the Board, only as the Board, shall have the power and authority to~~ serve in an advisory capacity on issues such as operating programs, annual budgets, and capital improvements which fit within the limitations described ~~herein-in the Bankruptcy Plan and these By-Laws.~~ Specifically, the Board shall have the right to review the Developer's ~~amenities~~Amenities operating and capital budgets prior to the amenity year in which annual assessment monies are contemplated to be spent. Further, the Board shall have veto power over any operating budget which proposes an increase in annual assessments over and above the CPI for normal operations and maintenance of the ~~amenities~~Amenities, in accordance with Paragraph 4.16(f) of the Bankruptcy.

~~Fe~~

**Section 12. Power to Maintain Books and Records.** ~~The members of the Board, only as the Board, shall have the power and authority to~~ maintain a full set of books and records showing the financial condition of the affairs of the Association in a manner consistent with generally accepted accounting principles, and at no greater than annual intervals obtain an independent audit of such books, a copy of which shall be made available to each ~~member~~Member within thirty (30) calendar days after completion.

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**Section 13. Power to Appoint Committees.** ~~The members of the Board, only as the Board, shall have the power and authority to~~ appoint such committees as it deems necessary from time to time in connection with the affairs of the Association.

**ARTICLE IX**  
**OFFICERS**

**Section 1.** The Board-elected officers of the Association shall be ~~members~~Members of the Association and shall consist of a president, vice president, secretary, and treasurer. If a ~~member~~Member is a partnership, corporation or other legal entity under New Mexico law, then the ~~member's~~Member's employees shall qualify to be officers. Board-elected officers shall not hold any given office for more than three (3) successive, one (1) year terms.

The Association may also have, in accordance with the provisions of Section 3 following, one or more Board-appointed assistant secretaries and/or assistant treasurers, and such other Board-appointed officers, as the Board may from time to time deem necessary. One person may hold two or more elected or appointed offices, except that the offices of president and secretary shall not be held by the same person.

**Section 2.** The officers of the Association, except such officers as may be appointed in accordance with the provisions of Section 3 and 5 following, shall be elected annually by the Board, and each shall hold ~~his/her~~ office until ~~he/she~~that officer shall resign or be removed or otherwise disqualified to serve, or ~~his-a~~ successor be elected.

**Section 3.** The Board may appoint, and may empower the president to appoint, such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as are provided for in these By-Laws or as the Board may from time to time determine.

**Section 4.** Any officer may be removed, either with or without cause, by the Board or by any officer upon whom such power of removal may be conferred by the Board; provided, however, that no such officer shall remove an officer chosen by the Board. Any officer may resign at any time by giving written notice to the Board or to the President or to the Secretary. Any such resignation shall take effect at 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 5.** A vacancy in any office shall be filled in the manner prescribed in these By-Laws for election or appointment to such office.

**Section 6.** The President, elected by the Board from among the ~~directors~~ Directors, shall be the chief executive officer of the Association and shall, subject to the will of the Board, have general supervision, direction, and control of the affairs of the Association. ~~He~~ The President shall preside at all meetings of the Board; and shall have the general powers and duties of management usually vested in the office of President of a nonprofit corporation, together with such other powers and duties as may be prescribed by the Board or these By-Laws.

**Section 7.** The Vice-President, elected by the Board from among the ~~directors~~ Directors, shall, in the absence of the President, perform all the duties of the President, and when so acting shall have all the powers of, and be subject to all the restriction upon, the President. The Vice-President shall have such other powers and perform such other duties as from time to time may be prescribed by the Board or these By-Laws.

**Section 8.** The Secretary, elected by the Board from among the ~~directors~~ Directors, shall keep or cause to be kept, at the principal office or such other place as the Board may order, a book of minutes of all meetings and non-meeting actions of Directors and ~~members~~ Members, as follows:

(1) —

(1) Minutes of ~~director's~~ Director's meetings shall record the time, place, and type of meeting or action, how authorized, the notice given, the names of those present, and the proceedings thereof, including all motions, by whom made and seconded, and whether passed or rejected; and

(2) Minutes of Member meetings shall record how authorized, the notice given, the number of ~~members~~ Members present in person or by proxy, and the proceedings thereof.

The Secretary also shall keep, or cause to be kept, appropriate current records showing the ~~members~~ Members of the Association, together with their addresses. ~~He/she~~ shall give, or cause to be given, notice of all meetings of the Board required by the By-Laws or by law to be given, and ~~he/she~~ shall keep the seal of the Association in safe custody, and shall have such other powers and perform such other duties as may be prescribed by the Board or these By-Laws.

**Section 9.** The Treasurer, elected by the Board from among the ~~directors~~ Directors, shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, and disbursements. The books of account shall at all reasonable times be open to



inspection by any ~~director~~Director or ~~member~~Member. The Treasurer shall deposit all monies and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board. ~~He~~The Treasurer shall disburse the funds of the Association as may be ordered by the Board, shall render to the President and ~~directors~~Directors, whenever they so request, an account of all ~~his/her~~ transactions as Treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board or these By-Laws.

**ARTICLE X**  
**COMMITTEES**

**Section 1.** The Board shall appoint an Elections Committee no later than ~~two~~four (4) months prior to the annual meeting date. The committee shall consist of a chairman who shall not be a ~~director~~Director, and at least four (4) other members, none of whom need be ~~directors~~Directors nor shall be candidates for office. It shall be the duty of the Committee to provide supervision of the nomination and election of ~~directors~~Directors in accordance with procedures adopted by the Board.

**Section 2.** The Board shall appoint such other committees it deems appropriate to carry out its purpose.

**ARTICLE XI**  
**FISCAL YEAR**

The fiscal year of the Association shall be ~~the amenity year (October~~May 1 through ~~September~~April 30) unless otherwise established by the Board.

**ARTICLE XII**  
**INDEMNIFICATION OF OFFICERS AND DIRECTORS**

Each officer and ~~director~~Director of the Association, in consideration of his/her services as such, shall be indemnified by the Association to the fullest extent permitted by law against expenses and liabilities reasonably incurred by him/ or her in connection with the defense of any action, suit or proceeding, civil or criminal, to which he/ or she may be a party by reason of being or having been a ~~director~~Director or officer of the Association. The ~~forgoing~~foregoing right of indemnification shall not be exclusive of any other rights to which the ~~director~~Director or officer or person may be entitled by law, or agreement, or vote of the Members or otherwise.

**ARTICLE XIII**  
**SPECIAL PROVISION RELATING TO  
PROPOSALS MADE BY THE DEVELOPER**

**Section 1. Provisional and Final Board Action on Certain Developer Proposals.** In the event the Developer presents in writing any matter to the Board which requires approval of the Board pursuant to the Bankruptcy Plan or Supplemental Declaration, and the Board ~~fails to~~does not vote on such matter within forty-five (45) calendar days of the date of presentation of the ~~issue~~matter by the Developer, the ~~issue~~matter presented will be deemed provisionally approved, in which event the Board shall meet in a regular or special meeting within fifteen (15) calendar days after the end of such forty-five (45) day period and, within such fifteen (15) day period, the Board shall conclude its vote on such matter. If the Board's vote is to approve such matter, the provisional approval shall become final. If the Board's vote is not to approve such matter, the provisional approval shall be void.

**Section 2. Provisional and Final Member Action on Certain Developer Proposals.** In the event the Developer presents in writing any issue to the Board which, by the terms of the Bankruptcy Plan or Supplemental Declaration requires the approval of the Membership, and the Board has not presented that ~~issue~~matter to the Membership and obtained its vote within ninety (90) days from the date the Developer presents the ~~issue to the Board, the issue presented will be deemed approved~~matter to the Board, the matter presented will be deemed provisionally approved, in which event the Board shall call and convene a regular or special meeting of the Members within thirty (30) calendar days after the end of such ninety (90) day period and, within such thirty (30) day period, the Members shall conclude their vote on such matter. If the Members' vote is to approve such matter, the provisional approval shall become final. If the Members' vote is not to approve such matter, the provisional approval shall be void.

## **ARTICLE XIV** **MISCELLANEOUS**

### **Section 1. General.**

A. **Books and Records.** All books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any ~~member~~Member at the Offices of the Association, and all meeting minutes shall be ~~placed on file at the Angel Fire Community Library and Chamber of Commerce~~reasonably available for inspection.

B. **Executive Director.** The Board may, from time to time, employ the services of an Executive Director to manage the affairs of the Association and, to the extent not inconsistent with the laws of the State of New Mexico, and upon such conditions as are otherwise deemed advisable by the Board, the Board may delegate to the Executive Director any of its powers under these By-Laws and the Covenants and Restrictions. In such case, the Board shall, by specific resolution, detail those powers and set a specific sunset date, after which the delegation must be renewed.

C. **Amendments.** These By-Laws may only be amended or repealed, and new By-Laws adopted by the ~~members~~Members, by a plurality vote of a quorum of the Membership. The Articles of Incorporation may only be amended by the affirmative vote of two-thirds (2/3) of a quorum of the Membership. The Quorum requirements of Article IV, Section 3 of the By-Laws shall apply to any vote of the Membership under this Section. To the extent that any By-Law is

prohibited by the New Mexico Nonprofit Corporation Act, the Act shall control. To the extent that any By-Law is inconsistent with the Bankruptcy Plan or the Supplemental Declaration, the Bankruptcy Plan or the Supplemental Declaration shall control.

D. Delivery of Notices. Any notice or other document permitted or required to be delivered as provided ~~herein~~ in these By-Laws may be delivered either personally, by mail or by ~~mail~~ email or other electronic means if otherwise permitted herein. If delivery is made by mail, it shall be deemed to have been delivered seven (7) calendar days after a copy of same has been deposited in the United States mail, postage prepaid, to the last known address of the addressee. If delivery is made by email it shall be deemed to have been delivered simultaneously upon transmission to the email address.

~~Section 8. — In the event a municipality is formed which includes the Development, the members shall have the authority to vote, in accordance with Article IV, to direct the Board to transfer any or all of the Common Facilities and/or Common areas then under its ownership to the municipality.~~

(E) Electronic Meetings. Any meeting of the Members or Board of Directors, whether regular or special, may be held and conducted by Zoom, Google Hangouts, Microsoft Teams or equivalent video or audio conferencing platforms or technology by means of which all persons participating in such meeting by such means can communicate verbally with each other via computer, telephone or similar communications equipment. Except as might be expressly provided otherwise by law, the Articles of Incorporation or these By-laws, the Membership and members of the Board of Directors, and any committee designated by the Board of Directors, shall have the power to attend and participate in such meetings by such means and such attendance and participation shall constitute presence in person at such meetings for all purposes under these By-Laws.

Section 2. Inclusions Required by the Amended Joint Bankruptcy Plan—Confirmed May 31, 1993.

~~There shall be an Initial~~

A. The Association's initial Board of Directors was composed of: ~~Four~~ four (4) members of the Property Owners Committee (POC) [later designated to be Rebecca Alzheimer, Ruth Bush, Wayne Jones, and Paul Peppard]; Thomas Mastin, Jr., A. L. Clanton, Robert Dillon, and Bruce Lawrence; and a representative appointed by the Developer who ~~shall serve~~ served ex-officio without vote. ~~This Initial~~ The initial Board of Directors ~~shall serve~~ served until the first meeting of the members ~~has been~~ was held and the first regular Board of Directors ~~has been~~ was elected and seated. In so serving, the ~~Initial~~ initial Board ~~shall have~~ had all of the powers and duties of the regular Board of Directors. Further, the ~~Initial~~ initial Board ~~shall determine~~ determined the number of ~~directors~~ Directors on the first elected regular Board who ~~shall have~~ had one, two, or three year terms.

B. Others ~~currently~~ then in good standing who ~~are~~ were not property owners— (i.e., the approximately twenty-six (26) memberships previously sold by Fox Benton—) shall have the continued right to the same use of the amenities as do property owners upon payment of annual assessments.

C. During the six (6) months following the Closing Date, the Developer ~~may~~had a right to make a one-time offer in the form of reduced payment on past-due annual assessments to permit delinquent memberships to be reinstated and thus brought into compliance.

D. All existing multiple homesite owners ~~shall~~were required to be converted to full annual assessment paying status, such conversion to be graduated twenty-five (25) percent per year over the time period commencing October 1, 1995 and ending September 30, 1999, at which time multiple homesite owners ~~shall be~~were required to pay each of the full annual assessments as billed.

E. The Association ~~will~~was required to cooperate in good faith with the Developer in an attempt to create a structure that will, if legally possible, permit elimination of the New Mexico gross receipts tax on annual assessments. However, once the \$4.5 million capital improvements to the Resort begin and the contracts state a completion date (which completion date shall be prior to the start of the next ski season), then the gross receipts tax shall be implemented in the following annual assessment season (the assessment season which follows the start of the capital improvements); e.g., if \$4 million in lift improvements begin in June, 1996, with a completion date of December 15, 1996, the gross receipts tax on the annual assessment collections may be added directly to the property owners' annual assessment to be paid in the 1996-97 annual assessment season.

F. In the event the village of Angel Fire or any other public taxing authority or government entity or unit imposes any discriminatory tax increase, levy, assessment, user fee, or similar charge for or on the amenities, such charge shall be added directly to the annual assessment to be paid by property owners.

~~KNOW ALL MEN BY THESE PRESENCE~~

SECRETARY'S CERTIFICATION

The undersigned, Secretary of the corporation known as The Association of Angel Fire Property Owners, Incorporated, does hereby certify that the above and forgoing amended and restated By-Laws were duly ~~adopted~~approved by the Board of Directors on the 2nd day of December, ~~1995~~, 2022, and are recommended for adoption by the ~~membership~~Membership of the Association.

THE ASSOCIATION OF ANGEL FIRE  
PROPERTY OWNERS,  
INCORPORATED

By \_\_\_\_\_  
—Secretary—