

## Bylaws Changes/Updates After the 14-Day Notice Period

The following revisions were made after the 14-day member notice period and a second legal review. These changes do not expand Board authority and do not alter covenant-based authority; they clarify the governance structure, maintain consistency with current practice, and, where appropriate, revert back to existing Bylaws provisions.

Bylaws Revision as posted January 14, 2026	Subsequent Revisions to the Bylaws
<b>Section 3.1 Definition of Lot Owners.</b>	To clarify the definition and correct prior language.
...Sandia Heights is defined as the area bounded on the north by the Sandia Pueblo and the Cibola National Forest, on the east by the <b>National Wilderness boundary</b> , on the south by Simms Park Road NE, and on the west by Tennyson Street NE.	...Sandia Heights is situated in the western foothills of the Sandia Mountains and is generally bounded on the east by Cibola National Forest, on the south by Simms Park Road NE, on the west by Tennyson Street NE, and on the north in part by the Sandia Pueblo, which separates the community's northern and southern Units.
Sections on <b>Member Decorum</b> (Members, Membership Meetings, and Board meetings)	To remove cross-references and clarify each section's governance purpose.
<p><b>Section 4.2.1 Member Decorum.</b> Members are responsible for complying with the Association's Code of Conduct for Residents at all Association meetings and events. If any member fails to comply with the Code of Conduct or disrupts Association proceedings, the Board or the President may impose sanctions as provided in the Association's internal procedures, consistent with Robert's Rules of Order Newly Revised (current edition).</p> <p><b>Section 6.5 Meeting Order and Decorum.</b> The President shall have the authority to maintain order and decorum at all Association meetings and may take actions as are reasonably necessary to ensure the orderly conduct of business as described in Section 4.2.1.</p> <p><b>Section 7.10.2 Meeting Decorum.</b> The President shall have the authority to maintain order and decorum at all Board meetings and may take such actions as are reasonably necessary to ensure the orderly conduct of business as described in Section 4.2.1.</p>	<p><b>Section 4.2.1 Member Decorum.</b> Members are expected to conduct themselves in a respectful and orderly manner at all Association meetings and events and while on Association premises, consistent with the Association's Code of Conduct for Residents.</p> <p><b>Section 6.5 Meeting Order and Decorum.</b> The President, or other presiding officer, shall maintain order and decorum at all Association meetings and may establish reasonable procedures necessary to ensure the orderly and efficient conduct of business. If a particular topic begins to monopolize the time available, the Board may defer further discussion to one or more special meetings dedicated specifically to that topic so that all who wish to speak can be heard.</p> <p><b>Section 7.10.2 Meeting Conduct and Decorum.</b> Directors shall conduct themselves in a professional and respectful manner during Board meetings in furtherance of their fiduciary duties to the Association. The President, or other presiding officer, shall maintain order and decorum and may establish reasonable procedures necessary to ensure the efficient conduct of Board business. Board meetings shall be conducted in accordance with <i>Robert's Rules of Order Newly Revised</i> (current edition), unless otherwise provided in these Bylaws.</p>
<b>Sections 7.5 and 7.6 - Board Composition and Structure</b>	Reordered sections and removed redundant language for clarity.
<b>Section 7.7 and 7.9 - Replacement Interim Directors</b>	Removed the provision allowing Replacement Interim Directors to serve without a membership vote. All Interim Directors will stand for election at the next Annual Meeting, reverted to existing Bylaws provisions.
<b>Sections 7.12 and 7.13 - Board meetings Quorum and Voting</b>	Removed revised quorum language, reverted to existing Bylaws provisions.
<b>8.1 Standing Committees - added paragraph regarding ACC, deleted paragraph on Committees exercising Board Authority</b>	To clarify that the Architectural Control Committee (ACC) is governed by applicable Covenants where those provisions apply.
	The provisions of this Article relating to committees shall apply to all committees of the Association, including the Architectural Control Committee (ACC), subject to Section 8.2.

<p><b>Section 8.2.1 ACC Authority Clarification</b></p>	<p>To ensure the Bylaws do not override or limit the covenant-based authority of the ACC.</p>
<p>The ACC derives certain authority directly from recorded Covenants applicable to specific Units. To the extent such recorded Covenants grant authority to the ACC independent of the Association, the ACC shall exercise that authority in accordance with such Covenants, and nothing in these Bylaws shall be construed to limit or supersede that authority.</p>	<p>The ACC derives its authority from applicable Covenants. Nothing in these Bylaws shall modify, limit, or supersede any authority, composition, procedures, or enforcement rights established by the Covenants.</p>
<p><b>Section 8.10.3 ACC Composition and Control</b></p>	<p>To align ACC composition and appointment provisions with Section 8.2.1 by applying general committee procedures only where the Covenants do not address such matters, and to expand eligibility to Lot Owners.</p>
<p>The ACC shall consist of no fewer than five (5) Association members nominated by the ACC Chair and appointed by the Board. The ACC Chair shall be a Board Director and a member of the Executive Committee.</p>	<p>Subject to applicable Covenants, the ACC shall consist of no fewer than five (5) lot owners. Where the Covenants establish procedures for the composition or appointment of the ACC, those provisions shall control; if the Covenants are silent, this Article shall apply. The ACC Chair shall be a Board Director and a member of the Executive Committee. To promote coordination, one individual shall serve on both the ACC and CSC and act as the liaison between them.</p>
<p><b>Section 8.4.3 Two Director Requirement</b></p>	<p>To revert to existing Bylaws regarding committee composition based on legal counsel's interpretation of the New Mexico Nonprofit Corporation Act.</p>
<p>Unless otherwise stated in these Bylaws or by the applicable covenants:</p> <ul style="list-style-type: none"> <li>• Standing Committees that do not exercise Delegated Board Authority may include any number of Directors or non-Directors, and</li> <li>• Committee Chairs need not be Directors unless specified in their charter.</li> </ul> <p><b>Section 8.4.4. Standing Committees exercising Delegated Board Authority. (Removed)</b> A Standing Committee exercising Delegated Board Authority must contain two (2) or more Directors.</p>	<p>Each committee shall include at least two (2) Directors. Committee Chairs need not be Directors unless otherwise specified in these Bylaws or in the committee's charter.</p>
<p><b>Section 8.8 Committee Meetings.</b></p>	<p>To clarify attendance and make the language more resident-friendly while preserving committee authority.</p>
<p>A schedule of regular meetings shall be available to the community; however, meetings or portions of meetings addressing confidential matters, including individual property or owner complaints, may be held in executive session. Residents may attend <b>with permission</b> of the Committee Chair but may be asked to leave when confidential business is discussed or votes are taken.</p>	<p>A schedule of regular meetings shall be available to the community. Lot owners may attend committee meetings as observers. Participation in discussion is at the discretion of the Committee Chair. To facilitate the efficient conduct of business and to protect confidential matters, the Chair may ask observers to leave when necessary.</p>