

Flying X Ranch
ERRATA – By-Laws
Effective April 17, 2010

This change involves: 5.16 Action Without Meeting. Page 7

Current bylaw reads:

5.16 Action Without Meeting. Any action or decision required or permitted to be taken at a regular or special meeting of the Board of Directors may be taken or made without meeting, provided members of the Board of Directors so consent in ~~writing~~.

Add

...writing, or in a vote recorded in the minutes at a regular or special meeting. An email shall satisfy the requirement to be in writing. Consent and the resulting action or decision shall be recorded in the next regular meeting minutes.

FLYING X RANCH
ERRATA: Assessments
EFFECTIVE DATE: 5-15-2010

ByLaws

Article IV Assessments page 5/11 and,
Article II Stockholders 2.6 page 3/11

1. Article 2.6 Non Payment of Assessments was deleted. That paragraph read as follows:

~~2.6 Non-Payment of Assessments. Non-payment of Ranch or Guide Rock, Ltd., assessments shall result in an immediate loss of the stockholder's right to vote and to use the ranch facilities and may result in a forfeiture of the share(s) of stock. There shall be a late fee of 18% assessed on all bills not paid within 30 days of the statement date. There will be a late fee of \$35.00 for each month of an outstanding Partner balance beginning January 1, 2007. Revised April 2010~~

2. Article 4.1 Assessments was deleted. That paragraph read as follows:

~~4.1 Assessments. The Board of Directors, subject to the approval of a majority of the stockholders entitled to vote and who are present at the meeting may establish an assessment to be paid by each stockholder and the method and manner of payment. A failure to pay the assessments, in a timely fashion, will result in a forfeiture of a stockholders share(s) of stock.~~

3. Article 4.1 was re-written as follows:

4.1 The Board of Directors shall establish an annual assessment based on a budget reflecting expected operating income and expense, major repair & maintenance costs and facility improvement costs. The annual assessment shall be presented to the stockholders at the annual meeting or a special meeting for approval. The proposed annual assessment ~~shall be considered approved unless rejected~~ must be approved by a majority of the total stockholders.

4.2 In the event the proposed annual assessment is rejected by a majority of the total stockholders, the last approved annual assessment shall continue until such time as stockholders approve a revised annual assessment.

4.3 The Board of Directors shall establish an annual assessment payment schedule consistent with the cash flow needs of the ranch.

4.4 Failure to pay assessments in a timely fashion will result in the following actions.

4.4.1 Monthly late fee in an amount determined by the Board of Directors.

4.4.2 Suspension of ranch use privileges if overdue by three months.

4.4.3 Forfeiture of the stockholder's share or shares of stock if overdue by six months.

Flying X Ranch

Errata: By Laws 2.3 Family Group

Effective February 19th, 2011

2.3 Family Group. Each stockholder must designate, in writing to the Board of Directors, the family group which will be identified with each share of stock owned. **Family group shall be designated for a period of 1 year, automatically renewable until further notice in writing. An exception will be made for the sale or lease of a share with the approval of the Board.** A family group is defined as one, *and only one*, of the following:

a. Two (2) adults living together in the same household, and ~~their~~ **his or her** properly claimed dependent children*.

Or

b. One adult, designated the "Primary", and ~~their~~ **his or her** properly claimed dependent children*; and one (1) Secondary" person, designated for a period of not less than one year, whose Ranch privileges do not include bringing or hosting any guests.

c. One "Primary" adult and his or her properly claimed dependent children *; and one (1) other individual designated at each visit, who must be accompanied by the Primary partner while at the Ranch.

* "Properly claimed dependent children" is defined as unmarried children who are claimed as dependents on the previous year's U.S. Income Tax Return, and who are under twenty-one (21) years of age.

Intent: The intent of the Family group definition is to include traditional and nontraditional families (two adults that are in a long-term loving and economically interdependent relationship, and their dependent children, all living in the same household), while at the same time, allowing flexibility for single Partners. It is not the intent of this definition to allow the sharing or "splitting" of one partnership between two separate related or unrelated families.