

1973

BY-LAWS

1. The name of the organization is WEBER HEIGHTS NON-PROFIT ASSOCIATION.
2. The officers shall be President, Vice President, Secretary and Treasurer, all members of the Board of Directors.
3. The Board of Directors shall consist of six (6) members, all elected by majority vote of all members of the organization present at any regular or especially called meeting. Board members shall serve for one year or until no longer land owners in the area served by the water system. Vacancies shall be filled by majority vote of those in attendance at the next regular meeting.
4. The duties of the Officers are as follows:
 - a. The president shall preside at all meetings; co-sign all bank checks; call all special meetings of the Board and members.
 - b. The Vice-President shall serve and act with the full authority of the President in his absence; co-sign all bank checks in the absence of the President or Treasurer.
 - c. The Secretary shall preside in the absence of both the President and Vice-President; keep all records and accounts;; notify all members in good standing of all meetings; notify appropriate members of any special action taken by the membership as a whole or by the Board of Directors.
 - d. The Treasurer shall draw and co-sign all checks for disbursement of funds on order of the Board; receive and deposit all funds in a separate trust account; carry out all orders of the Board acting as a majority in any regular or specially called meeting.

5. The duties of the Board of Directors are as follows:
 - a. To establish all policy matters.
 - b. Control the use of the water system, its maintenance and repair.
 - c. Control, improve and maintain all dedicated roads.
 - d. Set the amounts of all fees.
 - e. Establish means of securing compliance with all directives including the timely payment of all fees.
6. All members of the Board shall serve without pay except the Secretary and Treasurer, the amount of pay to be determined by the Board.
7. Meetings of the Board of Directors shall be held quarterly except as deemed necessary by the President of the Board of Directors. Special meeting shall be called at the direction of the President.
8. Ownership of the water system which consists of two (2) wells shall run with the land and shall provide the total yield of the wells for all members, with consideration of the other members.
9. The use of the water shall be limited to normal and usual domestic use.
10. All water lines shall be installed underground where possible.
11. Check valves shall be installed at the point of take-off by each user at his sole expense.
12. All users shall install a holding tank of not less than five hundred (500) gallons capacity for each five acre lot to be served. (Optional)
13. Failure of any user to pay his share of the pumping, maintenance and repair costs of any part of the water system or to comply with adopted regulations within thirty (30) days after notice has been mailed to him of any charges or

violations, shall result in the loss of his rights in the water system, action ordering disconnection of his water line to be taken by the majority of all members assembled at the next regular meeting and a reconnection fee charged if reinstated. Fee to be determined later. No member may reconnect until all back dues plus his fair share of the cost of repairs and maintenance since disconnection are paid.

OFFICERS:

Frank Murphy
President

Lorene Cantrell
Vice President

Secretary

Gladys Murphy
Treasurer

Board of Directors are:

Frank Murphy
Jack Perryman
Virgil Stranberg
Lorene Cantrell
Gladys Murphy
Dorothy Armstrong

SEE EXHIBIT A - LEGAL DESCRIPTION

The 1973 Weber Heights Non-profit Association Board of Directors properties & mapped locations.

As a whole, Weber Heights Non-profit Association failed recorded and or deeded "ownership rights of authority" to any parcels depicted in this map, per County of Riverside Recorder official records, 1960 to 2017.

Specifically not one portion of Section 4 West 1/2 of the West 1/2 of the Northwest 1/4 and the North 1/2 of the Southwest 1/2 of the Southwest 1/4 of section 4 was ever owned by the standalone union.

However, Jack Perryman ROS 53/43 par 1 was the only deeded real property rights holder within the group known as the 1973 Weber Heights Non-profit Association board of directors.

The un-official 1973 Bylaws show Weber Heights non profit Association Board of Directors consisted of the following group

- Jack Perryman
- Frank, Gladys Murphy
- Dorothy Armstrong
- Virgil Stranberg
- Lorene Cantrell

Jack Perryman

Dorothy Armstrong

Well location

Lorene Cantrell

Each property is + or - 5 Acres

Recording months and years for the Records of Survey (ROS)

- Dec. 20, 1968 53/40
- Jan. 3, 1969 53/43
- Jan. 1969 53/47
- Jan. 1969 53/51
- Jan. 1969 53/53



4 Properties wide