

PROPRIETORS ASSOCIATION GLASGOW HARBOUR (TWD)

CONSTITUTION

The Association shall be known as the Proprietors Association Glasgow Harbour (TWD) hereinafter referred to as the Association

1. AIMS AND OBJECTIVES OF THE ASSOCIATION

- 1.1 To look after the day to day interests of proprietors in all matters relating to the maintenance and upkeep of all common areas.
- 1.2 To provide such assistance as may be appropriate and practicable to proprietors with regard to interest in their property.
- 1.3 To provide a mechanism for convening meetings of owners in accordance with the Deed of Conditions
- 1.4 To safeguard and promote the interest of the owners on matters concerning the management of the development.
- 1.5 To create a positive working and living relationship amongst neighbours to attain the best possible atmosphere in the best possible environment at the most competitive cost.

2. MEMBERSHIP

- 2.1 On purchase of a property, owners automatically become members of the Association

3. MANAGEMENT

- 3.1 The affairs of the Association shall be managed by a committee of not less than 4 (four) members and not more than 12 (twelve).
- 3.2 Members of the committee shall be elected at an annual general meeting and shall hold office for one year and shall be eligible for re-election.
- 3.3 Three members of the committee shall form a quorum.
- 3.4 The committee shall elect annually from among its members a chairperson, secretary, vice chairperson and if necessary treasurer at the first meeting of the committee held after the annual general meeting
- 3.5 If any member does not attend for 3(three) consecutive meetings without noted apology, they will no longer be part of the committee.
- 3.6 Should anyone wish to resign from the committee they must notify the secretary in writing.
- 3.7 Any vacancy arising on the committee can be filled by election at a meeting

of the committee and the person elected shall hold office until the next AGM.

3.8 The committee shall meet when summoned by the written request of any three members, seven days notice shall be given for such meeting. Where matters of urgency arise the chairperson, vice chairperson or secretary may call such a meeting at shorter notice than seven days.

3.9 Matters coming before the committee shall be decided by a vote and the chairperson shall have a casting vote.

3.10 The committee shall be authorised to carry out all the functions of the Proprietors Association as referred to in section 8 of the Deed of Conditions governing the development, including such other functions as the members of the proprietors Association may determine in accordance with the aforementioned clause 8.

3.11 The committee shall keep full and correct records of all proceedings of the Association and the committee.

3.12 The Associations year shall run from 1st January to the 31st December.

4. MEETINGS OF THE ASSOCIATION

4.1 The Annual General Meeting of the Association shall be held within 15 months of the previous AGM.

4.2 The committee shall have power to call extraordinary meetings of the Association at any time and shall be bound to call such a meeting within 30 days of the receipt of a written requisition signed by at least 8 (eight) proprietors. Such requisitions shall specify the object of the meeting and shall be sent by recorded delivery to the chairperson of the committee, c/o the property manager.

4.3 In the event of the committee failing to comply with such a requisition within 21 days the requisitionists may themselves convene an extraordinary meeting to be held 21 days thereafter. A meeting so convened shall deal only with the objects stated in the requisition.

4.4 All meetings of the Association shall be called by at least 7 days written notice specifying the place, date and hour of the meeting and stating the general nature of the business to be considered.

4.5 All owners are requested to remember the communal spirit which is anticipated at all meetings of the group and among us as neighbours, each owner having an equal right to express their view on any matter arising. Mutual co-operation is required at all times and under all circumstances. No lobbying or inappropriate behaviour towards members will be tolerated.

5. VOTES OF MEMBERS

5.1 Each proprietor shall have one vote provided however that in the event that there being two or more registered owners of any flat only one such owners shall be entitled to vote at any meeting. Any proprietor may appoint a mandatory to attend any meeting and to vote on

his or her behalf.

6. AMENDMENTS TO THE CONSTITUTION

6.1 The constitution can only be changed through agreement by at least two thirds of those members attending an Annual or Extraordinary general meeting convened as aforementioned.

7. DECLARATION

Proprietors Association Glasgow Harbour (TWD) hereby adopts and accepts this constitution as a current operating guide regulating the actions of the members.

Signed :

Date:

NAME:

POSITION:

Signed:

Date:

NAME:

POSITION: