

**HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION
RULES OF THE ASSOCIATION -- APRIL 1993**

1. Definitions

The name of the Association is the HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION.

The Hanger Hill Garden Estate shall hereinafter be called the Estate.

The term residence shall mean any flat or house within the Estate.

The term resident shall mean any individual occupying a residence whether freeholder, leaseholder, tenant or sub-tenant.

2. Objects

On behalf of residents to:

- a) maintain the amenities of the Estate Conservation Area,
- b) control and maintain lands owned by hanger Hill Garden Estate Residents Ltd.,
- c) protect the Estate Conservation Area and to oppose any development detrimental to the area.
- d) negotiate with the landlords of the flats and houses on the Estate, matters affecting residents, and to act upon all matters generally affecting the Estate.

3. Membership

Membership of the Association shall be open to all residents on payment of the annual subscription; one subscription and one Voting Member per residence.

4. Subscriptions

The rate of subscription shall be fixed at the Annual General Meeting (AGM) each year, and such amount will be determined for houses and flats separately. Subscriptions are due and payable on 1 January each year.

5. Voting

A subscription for the current year shall entitle residents to vote in person on the basis of one vote for each residence.

6. Officers

The Officers of the Association shall be the Chairman, Vice-chairman and Secretary. The Officers shall be elected at the AGM for a term of one year and shall be eligible for subsequent reelection. Candidates for election must be either flat or house resident Members except that, the Chairman having been elected, and being a resident of one of the constituencies (flats/houses), candidates for election as Vice-chairman shall be drawn

from the other constituency. Election of Officers shall be by ballot of all bona fide Members present.

7. Committees

There shall be a committee dealing with affairs affecting the houses and a committee dealing with affairs affecting the flats. Each of these committees shall have a maximum of 12 members to be elected at the Annual General Meeting from amongst the Members of the Association. These committees will be responsible to an Executive Committee representing the Estate as a whole.

The Chairman and Vice-chairman of the Association, shall be ex officio members of their respective committees. Where there are more than 11 nominations for election to a committee, voting will be by ballot of the subscribing residents of that constituency that are present.

Each of the Flats and Houses Committees shall, at their first meeting after the AGM, elect a Chairman and such other members as they require, from the elected and ex officio members of that Committee.

The committees shall have the power to co-opt additional non-elected members. A quorum shall be a number determined by each committee at the beginning of the year, but shall not be less than two thirds of the committee membership. The powers, duties and responsibilities of each committee shall be set by the Executive Committee from time to time.

8. Executive Committee

There shall be an Executive Committee of ten members of whom five shall be Flats residents and five shall be House residents. The Chairman and Vice-chairman of the Association shall be Chairman and Vice-chairman respectively. The Secretary of the Association shall be an ex officio member of the Executive Committee. The remaining seven places on the Executive Committee shall be filled by appointment from the respective Flats and Houses committees to retain parity. A quorum shall be seven members.

The Executive Committee shall have the sole power to represent or act on behalf of the Association, have sole custody of funds raised by the Association, and solely incur expenditure in furtherance of the Association's objectives. The Executive Committee shall have the power to delegate such functions to the Flats and Houses Committees.

9. Funds

The funds of the Association shall be under the control of the Executive Committee. The Association's accounts shall be made up to 31 December each year, and the audited Income and Expenditure Accounts and Balance Sheets of both the Houses and Flats Committees shall be laid before the members at the AGM. All cheques shall be signed by the respective Committee Treasurer and any one other authorised member of that Committee.

10. Annual General Meeting

The AGM of the Association shall be held in April of each year for the following purposes:

- a) To receive and adopt the audited accounts of the Association.
- b) To receive and adopt the report of the Executive Committee.
- c) To elect the Chairman of the Association
- d) To elect the Vice-chairman of the Association
- e) To elect the remaining members of the Flats and Houses Committees, if necessary by ballot of their respective constituencies.
- f) To elect the Secretary from amongst those elected to the Houses and Flats Committees. Should there be more than one candidate for this post, election shall be by ballot of all Association Members present.
- g) To fix the subscriptions rates for the following year.
- h) To appoint an auditor.
- i) To transact such other business as may be brought before it.

A quorum for all general meetings shall be 10% of Members.

11. Notices of AGM and Nominations

Notice of the date of the AGM and request for nominations and resolutions shall be sent out by the Secretary at least six weeks before the date of the meeting. Nominations for the committees and the three named officers must be received by the Secretary twenty-eight days before the date of the meeting. Any member of the Association may submit nominations provided that the nominated member has given approval. The agenda for the meeting including all nominations and resolutions will be sent out at least seven days before the meeting.

12. Extraordinary General Meeting

An EGM may be called at any time by the Chairman or Vice-chairman of the Association, or on written application to the Secretary signed by not less than thirty members. Such

meetings may be convened for discussion of one specific subject only. A meeting must be held within six weeks of the request being received.

13. Interpretation of the Rules

The Association shall have the power to interpret the rules should there be any ambiguity or difference of opinion concerning the meaning or intention of any rule. The Executive Committee shall have the power to deal with any matter not provided for in these rules, bearing in mind that the Association exists for the benefit of all residents of the Conservation Area.

14. Alteration of the Rules

The Association shall have the power to amend, to add to or rescind these rules but no alteration shall be made except at the AGM or at an EGM, and then only by a majority of not less than two-thirds of those present and voting. Notice of any proposed alteration must reach the Secretary at least twenty-eight days prior to the date of the meeting, and notice of the proposed alteration shall be sent to every member of the Association at least seven days before the meeting.

15. Dissolution

The Association may be dissolved upon a resolution supported by not less than 75% of members attending a meeting called for the purpose. The meeting shall decide as to the disposal of any assets of the Association.