

AMMENDED AND RESTATED BYLAWS
OF
RIEBLI MUTUAL WATER COMPANY

Adopted on April 8, 2026

ARTICLE I
NAME

The Corporation shall be known as RIEBLI MUTUAL WATER COMPANY.

ARTICLE II
PURPOSE

The purpose of the corporation is to provide an “organizational structure to oversee the provision of water for domestic and yard use including swimming pools, to the residents of Hidden Hills Subdivisions I, II and III.

ARTICLE III
STATUS AND LIABILITY

- Section 1. The corporation shall be a non-profit corporation operated exclusively for the purpose specified in Article II.
- Section 2. Officers and Directors shall not receive compensation for services. The Board of Directors may approve reimbursement of expenses incurred in direct performance of corporation business.
- Section 3. Nothing herein shall constitute members of the corporation as partners for any purpose. No member, officer, or agent of the corporation shall be held liable for the acts or failure to act on the part of any other member, officer or agent. Nor shall any member, officer, or agent be liable for his acts or failure to act under these By Laws, excepting only acts or omissions to act arising out of his willful malfeasance.
- Section 4. No member, other than those authorized by these By-Laws, shall incur any indebtedness in the name of the corporation.
- Section 5. The corporation shall use its funds only to accomplish the purposes stated in Article II.

ARTICLE IV
MEMBERSHIP

- Section 1. Membership in the corporation shall be limited to persons who own the 47 homes located in Hidden Hills Subdivisions I, II and III.
- Section 2. Membership in the corporation shall be based on one membership per lot.

Restated April 8, 2026

- Section 3. Each member in good standing, upon complying with all duly enacted requirements, shall be entitled to a pro-rata share of available water for his reasonable domestic and yard use, including swimming pools. The amount of water available will be subject to the normal operation of the water supply and distribution facilities of the corporation and any limitations established under the Water Conservation Policy. No member will be entitled to water service for commercial use unless (i) the commercial use complies with all federal, state or local laws, rules and regulations and the member has obtained any necessary permits and approvals related to such commercial use of water and the treatment and discharge of wastewater as a result of a commercial use; and (ii) the Board, in its reasonable discretion, has determined that there is sufficient water available for the proposed commercial use in addition to the domestic uses authorized in this Section 3. To the extent that any commercial use of water is authorized by the Board, such use will at all times be subject to curtailment prior to any curtailment of water for domestic use by the members pursuant to the Water Conservation Policy.
- Section 4. Each member shall be entitled to one vote on each matter submitted to a vote of the members.
- Section 5. Each membership in good standing shall be deemed appurtenant to the lot and shall be transferrable only with a transfer of such land. A conveyance of such land shall legalize a transfer of the membership to the purchaser.

ARTICLE V
CORPORATION MANAGEMENT

- Section 1. The actual costs of management and operation of the business of the corporation shall be met by water charges for the delivery of water to members throughout the year. Whenever the Board of Directors deems it advisable to fix rates and charges for water, said rates and charges shall be fixed by equitably prorating the cost of delivering water for that year to the members of the corporation receiving water. Actual cost, in the discretion of the Board of Directors, shall include items for depreciation and for the maintenance of pipelines and for readiness to deliver water. The Board of Directors shall further establish from time to time the method of charges and assessments for the needs of the corporation. For members who are not receiving water, the corporation may fix a reasonable standby charge to cover the fixed costs of maintaining the system. The Board of Directors shall further establish reserves for the operation and maintenance of the corporation's water system as required by Section 14301.3 of the California Corporations Code.
- Section 2a. The corporation shall have a lien on its memberships for all assessments levied thereon, and shall have a lien on its memberships for all rates and charges for water furnished to the owners of memberships. Said corporation shall provide for the enforcement of all such liens and the sale of memberships for failure to pay any assessments, rates, and/or charges, and shall not be required to transfer memberships on its books, or to furnish water on account thereof, or to said

members or to any person claiming under them, or the land to which said memberships are at the time appurtenant, unless and until all assessments, rates and charges shall be paid, at the time and in the manner provided by these By Laws and the rules of the corporation. The Officer of the corporation making any such sale where the memberships sold are appurtenant to the land is hereby constituted the attorney in fact for such owner for the purpose and with the power to sever said memberships from said land upon such sale. The corporation shall have, in addition to all other rights, the right to take legal action to collect any unpaid assessments, rates or charges in the manner provided by these By Laws and the rules of the corporation. The corporation shall further have the right to lien the property of delinquent members in accordance with the provisions of Sections 14303 and 14304 of the California Corporation Code. In the event it is necessary to bring any action to enforce the lien and collect any assessments or fees, then the party against whom such action is brought about shall pay all attorney fees and other costs.

Section 2b. Payment of Assessments.

Delinquent Assessments and Late Charges. The due dates for all Assessments shall be established by the Board. Any Assessment shall be delinquent if not paid within sixty (60) days of becoming due. Late charges in the amount of five percent (5%) of the delinquent Assessment shall be charged on all delinquent Assessments.

Personal Obligation and Creation of Lien. The Assessments, together with late charges with interest at the rate of ten percent (10%) per annum or the lower maximum rate allowed by law commencing to accrue thirty (30) days after the Assessment becomes due, costs, late charges pursuant to Section 5.04(a), above, and reasonable attorneys' fees, shall, except as stated below, be a continuing lien upon the Lot against which each such Assessment is made, such lien to become effective upon recordation of a notice of Assessment. No Owner may defeat liability for Assessments levied by the Company, nor release the Lot owned by such Owner from the liens and charges hereof by waiver of the use or enjoyment of the Water System or by abandonment of such Owner's Lot.

Notice and Recordation of Lien. Before the Company may place a lien upon a Lot to collect a debt which is past due, the Company shall notify the Member(s) in writing by certified mail to the Membership Address of the fee and penalty procedures of the Company, provide an itemized statement of the charges owed by the Member(s), including items on the statement which indicate the principal owed, any late charges and the method of calculation, any attorneys' fees and the collection practices used by the Company, including the right of the Company to the reasonable costs of collection. Any payments toward such a debt shall be first applied to the principal owed, and only after the principal owed is paid in full shall such payments be applied to interest or collection expenses. At any time after any Assessments levied by the Company affecting any Lot have become delinquent and the Board has complied with the notice provisions set forth above,

the Board may file for recording in the Official Records of the County a notice of delinquency as to such Lot, which notice shall state all amounts which have become delinquent with respect to such Lot and the costs, including attorneys' fees, interest and late charges which have accrued thereon, the amount of any Assessments relating to such Lot which is due and payable although not delinquent, a description of the Lot with respect to which the delinquent Assessments are owed, the name of the record or reputed record owner or owners of such Lot and the name and address of the trustee authorized by the Company to enforce the lien by sale. Such notice shall be signed by an officer of the Company or its authorized agent and mailed in the manner set forth under California Civil Code section 2924b to all record owners of such Lot no later than ten (10) calendar days after recordation of the notice of delinquency.

Lien Rights. Immediately upon recording any notice of delinquency pursuant to the preceding provisions of this Section, the amounts delinquent, as set forth in such notice, together with the costs of collection (including attorneys' fees, late charges and interest accruing thereon, shall be and become a lien upon the Lot described therein, which lien shall also secure all other payments and Assessments which shall become due and payable with respect to the Lot following such recording, and all costs (including attorneys' fees), late charges and interest accruing thereon. When a notice of Assessment has been recorded, such Assessment shall constitute a lien on each respective Lot prior and superior to all other liens, except all taxes, bonds, Assessments and other levies which, by law, would be superior thereto, and any Mortgage senior to the Assessment lien under California Civil Code section 2898.

Certificate. The Company shall within ten (10) days after delivery of a written request and for a fee which does not exceed the Company's reasonable cost to prepare and reproduce the certificate, furnish a certificate signed by an officer of the Company or its agent setting forth whether the Assessments on a specified Lot have been paid. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment and be binding upon the Company as of the date of its issuance.

Rate of Assessments. The Company shall levy upon each Membership Regular, Special, Use, and New Service Assessments pursuant to these Bylaws.

Rate Schedule for Regular and Use Assessments. Each fiscal year the Board shall establish a rate structure for Regular and Use Assessments that will be sufficient to fund all actual operational costs and to maintain a contingency fund sufficient to pay the repair and replacement expenses for the water supply, distribution and fire protection system that the Company reasonably projects it will incur during that fiscal year and the following two fiscal years. The rates charged shall bear a reasonable relationship to the cost of providing water. The Board has the discretion to institute what is commonly referred to as a "reverse-block rate schedule" or any other rate schedule intended to encourage water conservation and to protect and maintain the Company's water supply. Unimproved lots may,

in the discretion of the Board, be charged lower Regular Assessments than Residences but they must bear a proportionate share of the cost of repair and replacement of the Water System.

Special Assessments. The Board shall also have the power to levy Special Assessments in the event that the Company's available funds are or will become inadequate to meet the estimated expenses of the Company for the fiscal year. The cumulative amount of Regular and Special Assessments assessed in any fiscal year shall not exceed the budget by more than ten percent (10%) unless the additional notice required by Section 13.03 is given at least thirty (30) days before levying the Special Assessment. The Board, in its discretion, may levy an entire Special Assessment immediately or in installments over a period the Board determines appropriate. Additionally, the Board may levy a Special Assessment against a particular Owner as a monetary penalty under Section 7.02.

New Service Assessments. The Board shall levy New Service Assessments on any additional Residence built on a new or on an existing Lot or for An Additional Water Service Connection on a new unimproved Lot in an amount equal to all costs incurred by the Company in issuing a new membership and/or making improvements to the Water System required to serve an Additional Water Service Connection, or as otherwise necessary to provide water service to the New Lot or additional Residence. The New Service Assessment shall be in addition to any new membership fee, new residence fee, or other fees and Assessments imposed under these Bylaws.

Notice of Release. In the event the delinquent Assessments and all other Assessments which have become due and payable with respect to a Lot together with all costs (including attorneys' fees), late charges and interest accrued thereon, are fully paid or otherwise satisfied prior to the completion of any sale held to foreclose the lien provided for in this Article, the Board shall record a further notice, similarly signed, stating the satisfaction and releasing of such lien.

Foreclosure Procedure and Power of Sale. After expiration of One Hundred Eighty (180) days following the recording of a lien created pursuant to Section 5.04, each Assessment lien may be foreclosed in the same manner as the foreclosure of a mortgage upon real property under the laws of the State of California, or may be enforced by sale pursuant to California Civil Code section 2924 et seq., and to that end a power of sale is hereby conferred upon the Company. The Company, acting on behalf of the Members, shall have the power to bid for the Lot at a foreclosure sale, and to acquire and hold, lease, mortgage and convey the same. In the alternative, the Company shall be entitled to maintain a suit to recover a money judgment for unpaid Assessments, rent and attorneys' fees without foreclosing or waiving the lien securing the same.

- Section 3. The Board of Directors by affirmative vote of two thirds of all of the members of the Board, may, for cause, suspend or cancel a membership after an appropriate hearing. A willful or serious default in the payment of a duly enacted levy or assessment shall be deemed cause for any such action by the Board.
- Section 4. The Board of Directors may require that all service connections to the water system be metered, at the cost of the member, to the extent that meters are not already in place.
- Section 5. The member register, member certificates, accounting books and records and minutes of proceedings of the members and the Board of Directors and any committee or committees of the Board of Directors shall be kept at such place or places designated by the Board of Directors, or, in the absence of such designation, at the office of the Company. The minutes shall be kept in written form and the accounting books and records shall be kept either in written form or in any other form capable of being converted into written form. The minutes and accounting books and records shall be open to inspection in accordance with the requirements of the California Corporations Code.

ARTICLE VI
MEETINGS OF MEMBERS

- Section 1. All meetings of the members shall be on call by the President, Board of Directors, or one third of the members in good standing.
- Section 2. Notice of a meeting of members shall be given at least two (2) days before such meeting to each member by the Secretary stating by what authority the meeting is called, the purpose of the meeting and the time and place for the meeting.
- Section 3. Members entitled to vote shall be permitted to vote or act by written proxy.
- Section 4. At least 51% of the members in good standing shall constitute a quorum. If a quorum is not present at any duly called meeting, a majority of the members present may adjourn the meeting without further notice.

ARTICLE VII
BOARD OF DIRECTORS

- Section 1. The affairs of the corporation shall be managed by its Board of Directors, to be elected by the membership.
- Section 2. The Board of Directors shall consist of seven (7) members: a President, Vice-President, Secretary, Treasurer and three Directors at Large. Four members present shall constitute a quorum. One Director at Large shall be elected annually to serve a term of three (3) years. No Director at Large shall serve more than one (1) consecutive term.

- Section 3. The Board of Directors shall meet at least quarterly at a place and time designated by the President.
- Section 4. Any member of the Board of Directors who has unexcused absences for three (3) consecutive meetings shall be considered to have vacated his position on the Board.
- Section 5. Prior to the Annual Meeting, the Board of Directors shall conduct, or cause to be conducted, an audit of funds, assets, and financial records of the corporation. The results of such an audit shall be reported to the general membership at the Annual Meeting.
- Section 6. Members of the Board of Directors will undergo training from time to time as required by Section 14301.2 of the California Corporations Code.

ARTICLE VIII
MEETINGS OF DIRECTORS

- Section 1. Meetings of the Board shall be held within the service area unless adequate space for the meeting is not available, in which event, the meeting shall be held at the nearest reasonable location with adequate space.
- Section 2. Immediately after the annual meeting of Members, the Board shall hold a regular meeting for the purpose of organizing its affairs, electing officers and the transaction of other business.
- Section 3. Special meetings of the Board of Directors may be called by written notice, signed by the President of the Company or by any two (2) directors other than the president.
- Section 4. Notice of special meetings of the Board shall be given to each director by personal delivery of written notice, first-class mail, or electronic transmission to any director that has given written consent to the Board to notice by facsimile or electronic mail; provided, however, notice of a special meeting of the Board need not be given to a director who has signed a waiver of notice or a written consent to the holding of the meeting. Notice of a special meeting of the Board shall specify the time and place of the meeting and the nature of any business to be conducted, and shall be sent to each director's address, facsimile number, or electronic-mail address as shown on the corporation's records. Notice of general and special meetings of the Board will be posted for review by the Members in accordance with the requirements of Section 14305 of the California Corporations Code. The Board will not take action at a general or special meeting on any item that is not on the posted agenda of the Board unless permitted by such Section.
- Section 5. Notices sent by first-class mail shall be deposited in the United States mail at least four (4) days before the time set for the meeting. Notices given by personal delivery shall be delivered and notices given by facsimile or electronic mail shall be sent at least forty-eight (48) hours before the time set for the meeting.

Notwithstanding the foregoing, an emergency meeting of the Board may be called by the President of the Company, or by any two members of the Board other than the President, if there are circumstances that could not have been reasonably foreseen which require immediate attention and possible action by the Board, and which of necessity make it impracticable to provide notice as required by this Section 5 or by Section 14305 of the California Corporations Code.

- Section 6. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board
- Section 7. Regular and special meetings of the Board shall be open to all Members. The Board may, upon the vote of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Company is or may become involved and matters which relate to the formation of contracts with third parties. In any matter relating to the suspension of, or imposition of monetary penalties on, a Membership, the Board shall meet in executive session if requested by a Member and any Member that will be affected by the decision shall be entitled to attend the executive session. Except as otherwise provided in this Section, only members of the Board and its invited consultants shall be entitled to attend executive sessions. The nature of any and all business to be considered in executive session shall first be announced in open session. Any matter discussed in executive session shall be generally noted in the minutes of the Board. The Board shall permit any Member to speak at any meeting of the directors, except meetings of the Board held in executive session. A reasonable time limit for all Members of the Company to speak to the Board or before a meeting of Members shall be established by the Board.
- Section 8. Any action required or permitted to be taken by the Board may be taken without meeting if all members of the Board consent in writing to the action. Action by written consent shall have the same force and effect as a unanimous vote of the Board. Written consent or consents shall be filed with the minutes of the proceedings of the Board. An explanation of the action to be taken or actually taken by the Board shall be given to the Members of the Company within three (3) business days after all written consents have been obtained. The explanation shall be given in the same manner as provided by the Bylaws for the giving of notice of regular meetings to the Board. Failure to give notice shall not render the action to be taken or actually taken invalid.
- Section 9. Any meeting, regular or special, may be held by conference telephone or similar communication equipment so long as all directors participating in the meeting can hear one another and all such directors shall be deemed to be present in person at such meeting. Any action then taken pursuant to this Section shall be set forth in a written explanation which shall be given to the Members within three (3) days of such action.

ARTICLE IX
OFFICERS

- Section 1. The President of the corporation shall preside at all meetings and shall serve as the principal executive officer of the corporation; shall be responsible for the general supervision and control of all the business and affairs of the corporation.
- Section 2. The Vice-President shall, in the absence of the President, preside at the meetings, and in the absence or incapacity of the President, shall assume the duties and responsibilities as outlined in Article VIII, Section 1. The Vice-President shall fill any unexpired term of President, should that office be vacated.
- Section 3. The Secretary shall keep an accurate record of the proceedings of Board and Membership meeting and have custody of minutes.
- Section 4. The Treasurer shall serve as the corporation's fiscal officer with duties to include processing bills for water service, receiving funds for water service or special assessments; depositing all monies received in a financial institution approved by the Board of Directors; making financial disbursements as approved by the Board; rendering written financial reports to the Board of Directors quarterly and to the Annual Membership meeting.
- Section 5. The President, Vice-President, Secretary and Treasurer Shall be elected for a term of one (1) year. No Officer except Treasurer shall be eligible to serve more than two (2) consecutive terms in the same office.
- Section 6. The Annual Meeting of the membership of the Company and the election of the Board of Directors shall take place within four (4) months of the end of each fiscal year of the Company at a time and place to be determined by the Board.
- Section 7. Elected Officers and Directors at Large shall assume office effective January 1 of the succeeding year. The Board of Directors is empowered to fill any vacant office or directorship until the term of Officers and Directors elected at the next general election becomes effective.
- Section 8. At least three (3) months prior to the Annual Meeting and election of the Board of Directors, the President shall appoint a Nominating Committee to consist of two (2) members from the Board of Directors and one member from the general membership. The President may not be a member of the Nominating Committee. The Nominating Committee shall present to the membership a written slate of nominees for Officers and Directors at Large at least seven (7) days prior to the Annual Meeting and election. Nominations from the floor shall be accepted.
- Section 9. In the event that there is no quorum at the Annual Meeting, the incumbent Officers and Directors shall serve until a duly constituted election is held.

ARTICLE X
EMERGENCY POWERS; WATER CONSERVATION POLICY

- Section 1. The sole water supply for the Company is currently well water with one primary well and one backup well. The Company owns a third well, but it is not currently in operation. The Board of Directors will have the power to curtail the use of water by the members on a temporary basis during any period of emergency that is declared by state or local authorities or when there has been a significant disruption in the local water supply or the water distribution system operated by the Company. If a member fails to comply with any emergency measures adopted by the Board of Directors, the Company will have the right to suspend water service to the member.
- Section 2. In consideration of the limited supply and the recurring drought conditions in the State of California, the Board of Directors of the Company may adopt a water conservation policy to ensure that the reasonable water demands and requirements of the Members can be satisfied over the long term without depleting the water supply to the extent there would be insufficient water for domestic use and fire protection purposes.
- Section 2. The Board may hire the services of any independent qualified professionals, including without limitation, engineers, hydrologists and/or hydro-geologists, reasonably necessary to assist the Board in developing an effective water conservation policy. Said water conservation policy shall be based on “best management practices” and may include permanent, seasonal and/or emergency basis measures.
- Section 3. Development and Adoption of the Water Conservation Policy.
- (a) Presentation of Draft Policy. The Board shall present a draft of any water conservation policy (the “Draft Policy”) to the Members at a special meeting of Members. During the special meeting, and for a period of thirty (30) days following the date of such meeting (the “Comment Period”), the Members shall have an opportunity to review and comment on the Draft Policy. The Board shall accept all comments submitted orally at said special meeting or in writing prior to the expiration of the Comment Period.
 - (b) Review Period. The Board shall have thirty (30) days from the expiration of the Comment Period to complete a good faith review of all timely submitted comments and to prepare a final draft of the Draft Policy (the “Final Draft Policy”). The Board’s good faith review shall include the consultation of qualified independent professionals. The Final Draft Policy shall incorporate only those comments deemed appropriate by such qualified independent professionals and the Board.
 - (c) Membership Approval. The Board shall call a special meeting of the Members to present the Final Draft Policy. The written consent of at least a majority of the voting power of the Members shall be required to adopt the Final Draft Policy. Once adopted, it shall be referred to as the “Water Conservation Policy of Riebli Mutual Water Company” or the “Water

Conservation Policy”. Thereafter, the Board shall have the power, and be obligated, to implement and enforce the Water Conservation Policy.

Section 4. The Water Conservation Policy may include provisions that impose reasonable limits on water consumption and monetary penalties on Members who do not comply with water use restrictions. The Board shall further have the powers set forth in Section 1 hereof.

Section 5. Following the adoption of the Water Conservation Policy, the Board shall update the Policy as new information becomes available. On the fifth (5th) anniversary of the adoption of the Water Conservation Policy and every fifth (5th) year thereafter, the Board shall comprehensively review the Water Conservation Policy, including then-current hydro-geologic and engineering data pertaining to the water supply and/or the Water System and best management practices recommended by the State of California

Article XI

CROSS-CONNECTION CONTROL AND COMPANY ACCESS

CROSS-CONNECTION CONTROL - Under applicable law and regulations, the Company has the responsibility to ensure its water system is protected against cross-connections and backflow that may introduce contaminants into the system, thereby potentially injuring public health. In compliance with those laws and regulations, the Company must from time to time have access to Member property to conduct necessary inspections and surveys of existing cross-connection facilities or potential cross-connections on the Member’s property. Each Member shall provide the Company and its agents with unimpeded access to the Member’s property for the purpose to inspect and assess potential cross-connection hazards and existing cross-connection and backflow prevention assemblies. Members shall not, without the Company’s prior written authorization, install any enclosure or any other apparatus for the purpose of freeze protection or theft deterrent that impedes access to any backflow prevention assembly.

ARTICLE XII

AMENDMENTS TO BY-LAWS

Section 1. New By-Laws may be adopted or these By-Laws may be amended or repealed by the vote of members entitled to exercise a majority of the voting power of the corporation or by the written assent of such members, except as otherwise provided by law or the articles of incorporation.

Section 2. Any member may initiate a proposed By-Law change by submitting the proposal in writing to the Board of Directors, who will render a decision regarding the

disposition of the proposal. A petition to change signed by at least 15% of the members shall be brought to a vote of the membership. Proposed By-Law changes shall be rendered to each member fifteen (15) days prior to the Annual or Special Meeting where they are to be presented for membership vote.

These restated Bylaws reflect those adopted by the General Membership of the Riebli Mutual Water Company on April 8, 2026.