

Article 1 Name

The name of the organization shall be the White Lake Shores Association, Inc., a Not-For -Profit Corporation, organized pursuant to the laws of the State of New York.

Article 2 Purpose and Mission Statement

The purpose of the organization will be to administer the property and assets of the Association and to promote goodwill among the members and neighbors. A Member of the Association is an individual who owns property in what is commonly referred to as the "400 acre tract" having deeded access to White Lake over property owned and administered by the White Lake Shores Association, Inc.

The White Lake Shores Association, Incorporated and its Board of Directors will pursue our mission to have a mutually beneficial relationship with all our members and the community in which we reside. The White Lake Shores Association, Incorporated will strive to maintain the safety, privacy, cleanliness, and integrity of White Lake.

Article 3 Membership

Section 1 Classification

The members of this Association shall consist of six tiers, Active members without the use of Dock Space; Active Members with use of Dock Space; Associate Members; Corporate Members; Inactive Members; and Honorary Members.

(A) **Active Members** will be classified under the following tiers:

1. Active Members without use of Dock Space:

The Active Members without the use of dock space of this Association shall consist of those persons or organizations that own property with the right of egress and ingress to the shoreline over land owned by the Association as specifically stated in their property deed. Active membership shall continue during the period that such member pays his/her dues and complies with these by-laws and amendments thereof. **Active Members are also referred to as "Members in Good Standing".**

2. Active Members with use of Dock Space:

Active Members with use of Dock Space of this Association shall consist of those persons or organizations that own property with the right of egress and ingress to the shoreline over land owned by the Association as specifically stated in their property deed. Additionally, an active member with dock space which has been granted the use of one side of an assigned dock space as determined by the

Dock Committee of this Association. This tier of membership may be subject to additional membership fees as determined by this Association. All dues will be reviewed annually by the 15th of March annually to access the membership fee. Active membership shall continue during the period that such members pays his/her dues and complies with these by-laws and amendments thereof, as specifically stated in Article 4. **Active Members with Dock Space are also referred to as "Members in Good Standing"**.

(3) Associate Members: To be an Associate Member in the WLSA is an honor and a privilege and not a right. Each application for Associate Membership will come before the Board and is subject to review and approval. Associate Members are defined as those individuals owning property within the Township of Forestport, but not having any stated rights to the property of the Association within their deed. Upon Board Approval, any such person shall be entitled to membership in this Association and membership shall continue during the period that such member pays their dues in a timely manner and complies with these Bylaws or amendments thereof. The maximum number of Association members will at no time exceed forty per cent of the active membership and the maximum number of Associate members shall not exceed 50 Associate members.

(4) Inactive Members: Shall be defined as those persons or organizations who own property and have a right of egress and ingress to the shoreline of White Lake over the land owned by this Association as stated in their property deed. Being such landowners they are automatically eligible for active membership but have failed to or are delinquent in paying their dues to said Association. Therefore, Inactive Members are not Members in Good Standing and shall not be given the right of voting or be given due consideration for a dock space.

(5) Corporate Membership:
The classification of "Corporate Membership " is established. Each applicant will be looked at on a case by base basis. The "Corporate Applicant" will contact the WLSA Board of Directors. An information sheet will be completed by one of the Board members. The full Board will review the application. A vote will be taken by the WLSA Board as to the information provided by the Applicant and whether they will be a "Corporate Member". The Board will also vote as to the amount of payment the Applicant will pay. Thereafter a yearly contract will be instituted.

(6) Honorary Membership may be awarded to such individuals that the Board of Directors may have reason to believe have preformed beneficial service to this Association.

Section 2: "Member in Good Standing"

The Board of Directors of this Association shall determine if any member is a "Member in Good Standing" by a majority vote. If the Board

of Directors determines by a majority vote that a member is in violation of any bylaw, any amendment, or is acting in such a manner as to deter the goals of this association, or acts in violation of any deed restriction in regard to any property owned by this association, or if any member or business, or organization violates any deed covenant, especially as to the commercialization of any land or beaches owned by this association or uses any of the property of this association for commercial gain of that member, or business, or organization, the Board of Directors may vote by majority vote to revoke any membership of any member, business, or organization, giving the member, business, or organization written notice of the reason for revocation. There will no monetary reimbursement for any revoked member, business, or organization.

Section 3.
Rights of Members

(A.) Each Active member of this Association, meaning a "Member in Good Standing" is determined by the Board of Directors:

1. Shall have the right to access the waters of White Lake over the four parcels of land owned by this Association, specifically stated in the attached deeds and known as (1) "A" Beach, (2) "B" Beach, (3) "C" Beach, and (4) Lot 6 Block 10.

2. Active members shall also have such property rights to the property and assets, as it shall acquire equally with all other Active members. In the event, that the Association shall be liquidated or dissolved or cease to exist or to actively carry on business, the Private Property and Assets which belong exclusively to the active members of the Association (exclusive of Beaches A, B, and C as described in this Article shall be distributed in accordance with the direction of a majority of the Active Members of the Association then qualified.

3. Launch boats from the "A" beach launch.

4. Be granted keys/and or the combination to a lock or be granted other access to a gate or launch that is or will be established on "A" Beach.

5. Use of the dock on A beach for "on" or "off" loading.

6. Each "member in good standing shall respect the land owned by this Association and shall abide by all the rules, bylaws, amendments, and written requests of this association. If the conduct of any member, business, or organization is deemed questionable, the Board of Directors by majority vote may vote to revoke the rights of that member or the Board of Directors by a majority vote may vote not to accept the dues of any applicant.

7. Active Members in Good Standing shall the right to vote at the Annual Meeting.

Revocation/Denial of Membership:

If the Board of Directors determines that there will be a revocation of membership or the Board of Directors determines not to accept the dues submitted by an applicant, the Board of Directors may take the following action upon majority vote:

1. Reject any dues - No funds will be returned to the member or applicant.
2. Revoke any voting privileges.
3. Revoke the use of any dock space that was granted to that member.
4. Remove any dock materials located in the dock which was previously assigned to that member, if that member was the personal owner of the dock materials. The dock materials will then be returned to the revoked member or unapproved applicant in the best condition possible post removal.
5. Refusal to accept future payments of any member who was previously revoked or any applicant that was disapproved provided there was a majority vote by the Board of Directors.
6. Revocation of a revoked member continues until such time as the Board of Directors votes to lift the revocation.

The applicant or member will be sent a letter by regular mail and by certified mail stating what the problem or prohibition or the violation is. Said letter will give the member or applicant an opportunity to come before the Board and to address the concerns as stated in the letter. Thereafter, the Board will vote again on what action to take and then will notify the member or applicant by mail (regular and certified) of the final decision.

(B) Inactive Members of this Association:

Shall be defined as those persons or organizations who own property and have a right of egress and ingress to the shoreline of White Lake over the land owned by this Association as stated in their property deed.

© Docks

1. The Association acknowledges that land under the water upon which the docks are located belongs to the State of New York.
2. The Association reserves the right to allow active "members in good standing" to maintain a dock if space is available.
3. The Association reserves the right to assign dock space.
4. Active members in good standing must apply in writing to the Association for a dock assignment. Once assigned, active members in good standing must renew annually by submitting a dock renewal form by June 1st along with membership application and/or renewal and a copy of their motorized water craft registration.
5. No one has the right to build a new dock without the written permission of the Association and no dock built or rebuilt off Association property should be bigger than 3 feet wide and 25 feet

long.

6. All active members assigned a dock space shall be responsible to maintain their dock and dock area in good and safe condition. In the event any member fails to do so, the Association reserves the right to take all reasonable and necessary actions to keep the dock area in good condition, but the Association shall not be required to do so, and in no event shall the Association's failure to take action be construed to impose any liability upon the Association. The Association will try to contact the user(s) of the dock to inform them of any decision of the Association.

7. The Association reserves the right to review the policy in regard to docks, as space is limited.

8. Each person assigned dock space should maintain adequate liability insurance on the dock they are assigned as well as on their personal motorized water craft.

9. All motorized water craft that is moored at the dock space of a member in good standing must be registered to the deeded property owner.

10. Dock space will be assigned and shared by two (2) members in good standing as assigned by the dock committee.

11. Any member in good standing that has been granted dock space must notify the dock committee of any problems or issues associated with said dock via written correspondence.

12. Any "Member in Good Standing" that has been granted the personal use of dock space shall not give, sell, lease, rent or transfer any assigned or unassigned dock space.

13. Any member in good standing who has been granted dock space shall notify the dock committee in writing that the space is no longer needed or the member no longer has a personal motorized water craft.

14. It is the recommendation that any repairs associated with the assigned dock space be shared by both members in good standing that are utilizing the dock space.

15. All assigned personal motorized water craft must be steam cleaned prior to launch at White Lake.

(D) Associate members:

Effective January 1, 2021, all New Associate Members shall

1. Complete a new application just for Associate Membership to be received by the WLSA on or before June 1st of each year and submit their dues accordingly.

2. All Associate Members in good standing may attend a beach party or any other social function of the Association for the same fee charged to Active Members;

3. All Associate members in good standing may use the Association Beaches, and they may receive a WLSA yearly lanyard, upon receipt of their dues;

4. All Association Members must abide by all the rules of use and proper conduct that shall apply to all members of the Association as well as to those special rules for Associate and Honorary members. Violation of these rules may result in the suspension or revocation of membership upon the review of the Board of Directors.

- (E) Associate and Honorary members will not be permitted to:
1. Construct any type of dock on any of the Association property
 2. Tie up or dock on any of the docks on the WLSA property.

Section 3 Prohibitions:

No person or member, or business, or organization shall:

- (a) Operate an ATV or Snowmobile on or across A, B, or C Beaches, Lot 6 of Block 10 or over the Fire Lane or Boat Launch.
- (b) Beach, Park, Tie up, Moor or Secure motorized personal water craft on any of the Association property or in the Fire lane area.
- (c) Bring a dog or any other animal to the beach or allow any dog or any other animal to swim in the water.
- (d) Light a fire on the beach.
- (e) Park in the Fire Lane on "A" Beach
- (f) Transfer, loan, or give access to any gates belonging to this Association. This prohibition addresses any giving of keys or combinations to any non deeded landowner.
- (g) Allow any renter to utilize assigned dock space in their absence.
- (h) Share any combination of any lock or key to any lock or allow access to a non deeded landowner egress or ingress to the shoreline of White Lake especially for the use of water craft
- (i) Use any beach or any land owned by the Association for any commercial gain.
- (j) Use any property owned by the Association for any purpose, such as a party, wedding, etc., without a written request to the Board of Directors approximately 20 days before the event. The Board of Directors may issue a written approval for the usage of the property when a certificate of insurance/rider from the person seeking permission of the land is received and upon a majority vote of the Board of Directors.

Section 4. Voting Rights

Each membership purchased will have voting rights. Up to two (2) individuals may represent an active membership and each of those two individuals may cast one vote on any question called to vote by the active membership.

Article 4 Meetings of Members

Section 1. Annual Meeting

The annual meeting of the members of this Association shall be held at such time and place as may be designated by the Board of Directors.

Section 2. Attendance

All six (5) classes of members shall be the only individuals permitted to attend the annual meeting. The Sgt. of Arms will check the updated membership roster before admitting anyone. All members attending will sign an attendance register. Only Active Members in good standing may vote.

Section 3. Notice of Annual meeting

Members shall be notified by mail, and or e-mail, and or facsimile of date, place, and time and of the Annual Meeting at least 20 days prior to meeting. If the Board of Directors so determines the notice of the annual meeting may be published in a local paper a minimum of 20 days prior to the Annual Meeting.

Section 4. Quorum

At any annual or special meeting of the members, there shall be present at least twenty five percent or twenty five of the members of the Association entitled to vote (Active Members) at such meeting, whichever number is smaller, in order to constitute a quorum for the transaction of business. Less than a quorum may cause the adjournment of such meeting from time to time without notice until a quorum is present.

Article 5 Board of Directors

Section 1. Number, Qualifications, and Powers of the Board of Directors:

The Board of Directors of this Association shall consist of not less than seven (7) or more than twenty five (25) members, who shall be elected via our election procedure 1/3 each year. All power and authority of this Association shall be vested in the Board of Directors and the committees thereof.

Directors 1,8,9 17, and 18 25 will be elected respectively every three years.

Section 2. Terms of Office

The term of office for the Directors shall be for three (3) years, structured so that approximately one third of the Directors terms expire each year.

Section 3. Vacancies

Any member of the Board of Directors may resign by delivering his/her written resignation to the Secretary of the Association, and any member of the Board may be removed at any time by action of the Board. In case of any vacancy in the Board of Directors through death, disability, resignation, removal or other cause, the remaining Directors may elect his/her successor, who shall take office immediately and hold office until the normal expiration of the Director being replaced. The election of this vacant position shall adhere to the normal processes that is, the applicant must complete an application to sit on the Board of Directors. That application shall be processed by the Nominating Committee. The Board of Directors then shall vote on the applicants qualifications to sit as a director on the Board in the executive session outside the presence of the applicant.

Article 6 Nomination of Directors

Section 1. Nomination Process:

(a) All persons who are interested in being considered for, or who would like to submit some other person's name for a seat on the Board of Directors, shall submit a completed application and resume to the Nominating Committee. The Board of Directors and the Nominating Committee will then screen the submitted names for eligibility to run for office and may interview the candidate in the presence of the Board. The persons whose name(s) are submitted must be an active member in good standing. Individuals submitting another person for nomination must also be an active member in good standing. Those persons whose applications are not selected will be informed as to the reason why in writing.

(b) The names of all candidates nominated must be submitted to the Nominating Committee of the Board of Directors at least 10 days prior to the Annual Meeting. This will be necessary to give the Directors time to screen all applications and to have the necessary ballots prepared.

(9) All elected candidates shall be sent a copy of the Bylaws, a confidentiality agreement, and a descriptive letter outlining attendance at Board Meetings, duties, and responsibilities pertaining to said position.

Section 2. Voting for election to the Board of Directors:

(a) All voting will be done at the Annual meeting.

(b) Only members in good standing will be eligible to vote.

© In order to receive a written ballot the member must be a member in good standing.

(d) A member in good standing is a member whose dues are paid before the Annual Meeting. Dues must be paid in order to receive a ballot. There will be no exceptions to this rule.

The results of the voting will be announced in the President's annual letter which will be distributed to all members following the annual meeting. The new Board Members will be notified by mail, and they will assume office at the first Board of Directors meeting following the Annual meeting. Anyone having any questions as to the results must submit their questions to the Board of Directors.

(a) The Board of Article 7 Meetings of the Board of Directors & Officers:

Section 1 Meetings

Directors shall hold its general monthly meetings during the months of January, February, March April, May, June, July, August, September, and October at the time and place selected by its Board Members. These meetings may be conducted in person, or by telephone, or by Zoom, or other electronic methods.

(b) The Board of Directors may hold a special meeting/s at the call of the President or any officer or Board member as prescribed in and accordance of Roberts Rule of Order.

Section 2 Quorum:

A majority of the Board of Directors of said Association shall constitute a quorum at any regular or special meeting, in the absence of a quorum the meeting will be adjourned.

Section 3 Absenteeism:

Board members are expected to attend 75% of the Board's regular monthly meetings each year (the Association's year runs from September through August). Less than 75% attendance shall be deemed excessive. The Secretary shall check attendance at each Board meeting. In the event that a Board Member's absenteeism is nearing what is considered excessive he or she will be notified by the Secretary of the dates of meetings missed, reminding the Board Member that meeting attendance below 75% is excessive (quoting these Bylaws), and inquiring about any extenuating circumstances that may exist. Extenuating circumstances accepted are illness, death in family, work, and personal emergency; but conflicting dates are not acceptable. If the Board member fails to respond to the Secretary providing information about extenuating circumstances, the Board upon affirmative vote of a majority of the members of the Board of Directors shall notify the Board member of their removal from the Board.

Article 8 Officers

Section 1 Officers:

This Association shall have as executive officers: a President, a Vice President, a Secretary, a Treasurer, a President Emeritus and a Sgt. at Arms. The Board of Directors will elect officers annually at the October general meeting following the General Elections. Each officer shall hold office until the corresponding meeting two(2) years hence. In the event that an officer either resigns or is removed from office, for just cause, an election shall be held at the next regular, or special meeting called for that purpose, they will hold office for the balance of the unexpired term. Positions of President and Secretary will be elected in the even years, the offices of Vice President, Treasurer and Sgt. of Arms in the odd years. All elected officers must have served on the Board of Directors for one year before being considered for an officers position and said person must be a member in good standing.

Section 2 Responsibilities and Terms of Office:

(a) President:

It shall be the duty of the President to assume general leadership in the affairs of the Association; to promote the purposes of the Association; to aid in the enforcement of the By-laws of the Association; and to preside at meetings of the Association and the Board of Directors. The President shall prepare the annual report to the members and have it distributed to all Active members immediately following the Association's Annual Meeting each year. The President shall also prepare an agenda of all business to be taken up at upcoming board meetings.

(b) Vice President: It shall be the duty of the Vice President to cooperate with the other officers and committees of the Association and to further the interests of the Association. The Vice President shall be responsible for the coordination and dissemination of committee reports for the Association. In the absence of or the inability of the President to act, or if the office becomes vacant, he/she shall act in that capacity until such time the vacancy is filled by the Board of Directors. The Vice President shall perform such duties as assigned to him/her by the President.

© Secretary:

The Secretary shall keep the minutes of all General Meetings, Meetings of the Board of Directors, both regular and special. The Secretary will be responsible for the giving of and serving of all notices of the General Meetings of the Board of Directors of the Association, formulation of agendas of the meeting. The Secretary shall additionally be responsible for all correspondence of the Association, and for the assembling, publication, and dissemination of the Annual Spring Newsletter. He/she shall in general perform the entire duties incident of the office of Secretary, or such duties assigned to him/her by the President and or Vice President.

(d) Treasurer: It shall be the duty of the Treasurer to take charge of the funds of the Association, to keep and expend the same in the accordance with the directions of the Board of Directors, and to account for all funds received and disbursed. The Treasurer shall be charged with collection of dues and the maintenance of a list of members in good standing. The Treasurer shall have general supervision over the care and custody of the funds and securities of the Association and shall deposit the same or cause the same to be deposited in the name of the Association in such bank or banks, trust company or trust companies, and in such safe deposit company or safe deposit companies, as the Board of Directors or any committee designated and vested with such power by the Board of Directors my designate. The Treasurer shall keep or cause to be kept full and accurate accounts of all receipts and disbursements of the Association and whenever required by the Board of Directors, shall render or cause to be rendered financial statements of the Association, and shall prepare and execute with the President and file any annual report or reports, statement or statements, which may be required by law. The Treasurer will also submit a written report to accompany the annual newsletter that is mailed to all regular active dues paying members.

(e) President Emeritus: The outgoing President of the Association will remain on the Board as an Officer for a period of one year in an advisory position to provide guidance to the newly elected President.

(f) Sgt of Arms; The Sgt of Arms shall be responsible for the maintenance of order at all meetings of this Association. He/she shall enforce all of the rulings of the President at the meeting. He/she may evict any unruly or unauthorized individuals from any and all meetings. He/she shall, when directed by the President, take a count of hand when a hand vote is called for.

(g) Bonds:

The Board of Directors shall have the power to require any officer or employee of the Association to give bond of the faithful discharge of his/her duties in such form and with such surety or sureties as the Board of Directors may deem advisable. The cost of such bond will be born by the Association.

Section 3 Terms of Office:

No officer shall be elected to succeed himself in excess of three (3) consecutive terms of two years each, unless an election is held and not other person wants the position or wins the position.

A member may be eligible of reelection to any other office, and after an intervention period of a least two (2) years shall be eligible for reelection to an office formerly held by such member.

Article 9 Negotiable Instruments:

All checks drafts, bills of exchange, notes or other obligations or orders for the payment of money totaling \$200.00 or less may be signed in the name of the Association by the Treasurer, President, Vice President or Secretary. Checks, bills of exchange, etc. for payment of monies in excess of \$200.00 shall require the signatures of two of the following officers of the association; President, Vice President, Secretary and Treasurer.

Article 10 Dues:

The dues for membership in this Association shall be determined by the Board of Directors. By March 15th of each year, the Board of Directors will determine the dues applicable for that year for all membership tiers. Dues must be paid by the 15th of June each year in order for a member to maintain member in good standing status. Failure to pay dues before the Annual Meeting each year will result in the loss of active membership in this Association and the loss of voting privileges and other such privileges that an active member may have.

Article 11 Property:

Section 1 Posting Land:

The Association may post all land it owns as described on a map showing property of Utica City Ice Co. Inc., White Lake, New York, made March 1 1930 at Utica, New York by Kemper McLoughlin Co. Inc., Civil Engineers, and identified as the area reserved for shore privileges Section A, Shore Privileges Section B, Shore Privileges Section C, reserved for Shore Privileges, along with other properties purchased by the Association.

Section 2 Fire Lane:

Based on a decision of the NY State Supreme Court, County of Oneida, from the year 1995 , Forestport Fire Fighters Inc. shall be allowed a 25ft. right of way on Beach A along the western boundary of Block 10 as described in section 1 (a) above. This 25ft. right-of way shall be used by the Town of Forestport Fire Fighters Inc. solely for fire fighting purposes or for training exercises. The decision also

requires the Town of Forestport Fire Fighters Inc. to designate the fire lane, indicating no parking thereon and maintain the fire lane and signs at their own expense.

Section 3 Trespassers:

The Association through its officers and members shall have the right to lodge official protests and take such appropriate legal action as may be warranted against trespassers.

Section 4 Insurance:

Adequate insurance may be obtained by the officers of the Association to protect its members from liability arising out of or by reason of the activities of the Officers, Directors or acting on behalf of the Association, and to protect the Association in the event of any injuries etc. incurred, while on the property of the Association.

Article 12 Audit

On or before August 1st of each year and whenever there is a change in the person holding the office of Treasurer, a committee consisting of at least three people, appointed by the Board, will conduct an annual financial audit.

Article 13 Amendments

Section 1. The Bylaws may be amended or repealed or new Bylaws may be adopted.

Section 2. Procedure for Amendment:

(a) Amendments must be submitted in writing to the Board of Directors at any regular meeting of the Board under new business. They will be read to the Board and all present. The Bylaws Committee will review the Bylaws annually by June 1st of each year, considering all requests submitted during regular meetings. They will submit their report at the Board's regular meeting in July. The amendment/s will be either approved or disapproved by a vote of 2/3 of those Board members who are "present and voting" at the Board's Annual meeting in accordance with "Roberts Rule of Order". The new Bylaws will be posted on the White Lake Shores Association Website.

These By-Laws as approved in August, 2020, shall supersede all previous versions of the By-Laws. Future revisions of these By-Laws must be redone in total, distributed to the current members of the Board and current members of the Association and maintained by the Secretary. No revisions shall be valid or in effect until this is accomplished.

August, 2020