

BYLAWS

LAKE SHORE HOMES

PROPERTY OWNERS ASSOCIATION

ARTICLE I

NAME & OBJECT

Section 1 - Name

The name of this corporation shall be and is LAKE SHORE HOMES.

Section 2 – Terminology

Property Owners Association (POA) - The primary purpose of a POA is to ensure the overall well-being of the community and to maintain common areas, shared amenities, and common property.

Section 32 - Object

This corporation is organized, and shall be operated exclusively for pleasure, recreation, safety, and other non-profitable purposes, no part of the net earnings of which shall ensure to the benefit of any member, as provided in the Articles of Incorporation, as follows:

- a. To promote sociability and friendship among its members.
- b. To acquire and, manage common grounds and conduct a resort and pleasure grounds at Loon Lake, Washington, for the use and benefit of its members, and to maintain a club house and the park, and to provide other services for the use of members and their guests, exclusively.
- c. To acquire, purchase, hold, buy and sell, mortgage and convey, or otherwise lease, manage and control and in every way deal in and with real and personal property and assets, in order to fully carry out the aims and purposes of this corporation to fulfill this corporation's intended purposes and goals.

ARTICLE II

CERTIFICATE OF MEMBERSHIP

Section 1 - Certificates

The corporation has no capital stock, ~~therefore and shares therein~~ shall not be issued.

Section 2 - Membership Receipts

The corporation may issue certificates of membership, or such other evidence of membership as the Board of Trustees may, from time to time, by resolution, decide upon.

ARTICLE III

MEMBERS

Section 1 – Membership

All persons who are ~~bona fide~~ owners¹ of a lot or lots in Lake Shore Homes are members of this corporation. ~~Further, a member whose account is paid in full is considered a member in good standing. Members whose dues are more than one year in arrears are considered members not in good standing for non-payment of dues.~~

~~Section 2 - Termination of Membership~~

~~Membership in this corporation shall be terminated by the death of a member, or by the sale, transfer or other disposition of their lot(s). All rights, title and interest of such member in the corporation shall be forfeited.~~

~~Section 2 – New Members Fee~~

~~New members will be admitted to the membership in this corporation upon verification of bona fide lot ownership and full compliance with the terms of the Articles of Incorporation and these Bylaws.~~

Section 3 - Interest of Members

The interest of each member shall be equal to that of any other member, ~~and n~~ No member shall acquire an interest which shall entitle him to any greater voice, vote, authority or interest in the corporation than any other member.

¹ Property ownership is validated through the Stevens County Assessor's office (Property Search).

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Section 4 - Annual Meeting of Members

The annual meeting date ~~to be set~~shall be set by the Board of Directors for the purpose of:

- ~~Electing Trustees to fill vacancies on the Board of Trustees, which occur each year~~
- ~~Receiving reports on the affairs of the corporation corporation business, and, the~~
- ~~Transaction of any and all other business in any way pertaining to the affairs of the corporation affairs which is are within the powers of the members.~~

Section 5 - Special Meetings of Members

Special meetings of the members may held ~~from time to time~~ at the call of the President, or upon the written demand of ~~ten members of the corporation who shall be~~ in good standing. ~~upon the books of the corporation at the time of making such request; s~~Such request must be in writing and ~~may~~ be served upon the President, Vice-President or Secretary, ~~or delivered to any such person or persons, and i~~l shall be the duty of the Secretary to ~~forthwith cause notice to be given~~give notice to the members ~~entitled to vote at such meeting in good standing of the time and place of such meeting.; that This~~a meeting will be held ~~at a time fixed, which time shall not be less than ten, nor more than thirty, days after the receipt of such~~the request. If such notice ~~be not given is not sent~~ within seven days ~~of the request, after the date of delivery or the date of mailing such request,~~ the persons calling the meeting may ~~fix set~~ the time ~~thereof~~ and give ~~the~~ notice in the manner provided in these ~~By-Laws~~Bylaws.

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Section 6 - Notice of Meeting of Members

Notice of any annual or special meeting of the members shall be given in writing² to all members ~~in good standing entitled to vote,~~ by the Secretary ~~or Assistant Secretary,~~ or other person charged with that duty, ~~or if there be no such officer, or in case of his their~~ refusal to act, ~~by any Trustee or by the members~~ in good standing may call such a meeting as herein provided.

~~Such notice may be given by the corporation to any member either personally or by mail or other means of written communication, charges prepaid and addressed to such member at his last known address as appears upon the books of the corporation.~~

Notice of any meeting of members shall be sent ~~to each member entitled thereto,~~ not less than seven days before such meeting ~~and, such notice shall specify the place and time,;~~

² ~~Either in person, electronic email, or US Postal service (charges prepaid) to the member's address on file with the corporation~~

~~the day and hour of the meeting, and in the case of special meetings, and the general nature of the business to be conducted to be transacted.~~

Section 87 - Adjournment of Meetings of Members

In case of adjournment of any meeting of the members it shall not be necessary to give any notice of the time and place of such adjourned meeting or of the business to be transacted thereat, other than by announcement at the meeting at which adjournment was taken.

Section 98 - Consent of Members to Meeting

~~Transactions had at any meetings done at all meetings, however called, of members, however called and noticed, shall be as equally valid as though had at a meeting duly called and held after regular call and notice, if a quorum be present either in person or by proxy, and if either before or after the meeting each of the members entitled to vote and not present in person or by proxy sign a written waiver of notice or consent to the holding of such meeting or an approval of the minutes thereof.~~

Section 109 - Place of Meetings of Members

All meetings of members shall be ~~had held~~ at a place designated by the Board of Trustees. ~~the principal place of business of the Company at Spokane, Washington, or at such other place as the Board of Trustees may, by resolution, designate.~~ Any meeting shall be valid wherever held.

Section 110 - Quorum of Members

The presence in person or by proxy of a majority of the members ~~in good standing entitled to vote~~ at any such meeting shall constitute a quorum for the transaction of business. Members who are not in good standing ~~or not entitled to vote~~ shall not be counted in determining a quorum for any meeting.

Section 124 - Determination of Members Entitled to Notice

All members in good standing and ~~all~~ members whose dues are not more than ~~three 90~~ ~~days months~~ in arrears at the time of the call for said meeting ~~is made~~, shall be entitled to notice of ~~any and all said~~ meetings.

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Section 132 - Voting Rights

~~All persons who are members of the corporation and who have a paid-up receipt~~ in good standing ~~at the time of any meetings showing all dues and assessments levied duly paid for the year in which any meeting is held, or who shall pay such dues on such meeting date, at or prior to such meeting,~~ shall be entitled to vote ~~thereat~~.

Section 14~~3~~ - Voting

~~All~~ Voting at ~~any and all~~ member meetings ~~of the members~~ shall be by ballot unless ~~by a~~ resolution stating otherwise is adopted at such meeting. ~~such ballot be dispensed with,~~
~~and~~ Each member ~~of the corporation~~ in good standing ~~on the books of the corporation,~~ as ~~provided by these By-Laws,~~ shall be entitled to one vote, either in person or by proxy as provided by these Bylaws.

Section 15~~4~~ - Proxies

Proxies shall be in writing and ~~shall be~~ signed by the persons executing the same and shall require no other attestation. No proxy shall be valid after ~~the expiration of three months~~ 90 days from the signature date ~~thereof~~ unless ~~such proxy~~ otherwise specifically ~~provides stated.~~ Only proxies signed by members in good standing at the time such proxy is to be voted are valid³ ~~and under no circumstances shall such proxy be valid unless the member executing the same is in good standing on the books of the corporation at the time such proxy is to be voted, as provided in Section 12 of these By-Laws.~~

Proxies shall not be revoked by the death or incapacity of the maker unless before the vote is counted or the authority is exercised. ~~written notice of such death or incapacity is given to the~~ a Board member corporation.

Section 16~~5~~ - ~~Members Must Subscribe to By-Laws~~ Bylaws Stewardship

Every person becoming a member of this corporation shall ~~uphold subscribe his signature to~~ and agree to abide by these ~~By-Laws~~ Bylaws and such rulings and regulations as the Board of Trustees may adopt for the governing of the corporation, and with the understanding that these ~~By-Laws~~ Bylaws are subject to amendment and change as herein provided⁴.

Section 16~~6~~ - Termination of Membership

~~Membership in this corporation shall be terminated by the death of a member, or by the sale, transfer or other disposition of all of his lots in Lake Shore Homes, or for the non-payment of dues as herein provided.~~

~~Upon the termination of membership, for any cause, all right, title and interest of such member in the corporation and in the assets thereof shall be forfeited to the corporation.~~

³ As provided in Article I Section 1 and Article III Section 12 of these Bylaws

⁴ Article XVIII Section 1

Section 17 - Dues and Assessments⁵

~~Dues shall be uniform for all members in the amount of \$175.00 per year (May 1st – April 30th); payable annually on or before the first day of May of each year. Dues are required to be paid in full annually. Any Dues not paid in any year after January 1, 2013, will accrue on a member's account, and must be paid in full to accord a member the status of member in good standing. Dues shall be uniform upon all members and shall be in the amount of \$175.00 per year, payable annually in advance, provided, however, that such dues may be paid on or before the first day of May of each year. Any member whose dues are in arrears for a period of over twelve months on any annual meeting date will be dropped considered as a "member not in good standing" until such time as the member account is paid in full for non-payment of dues, until dues are made current, paid in full. All dues shall date from May 1st of the year. Dues are required to be made current within which such person is admitted as a member. Upon sale or transfer of ownership of any Lake Shore Homes lot, lot, or lots, within Lakeshore Homes Association boundaries, dues are required to be current, paid in full.~~

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Section 18 - Liabilities of Members

No member shall be liable for any of the debts or obligations of the corporation unless the Constitution and Laws of the State of Washington shall provide otherwise.

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Section 19 - Meeting of Members

~~Officers of~~The President, if present, shall preside at all meetings of the members, and in his absence of the President, the Vice-President shall preside. and in the absence of both the President and Vice-President, the members in good standing in attendance at the meeting shall elect one of their own numbers member in good standing to preside at any such meeting.

The Secretary, or Assistant Secretary, if present, shall act as the recording officer of the proceedings of all meetings of the members, and in the absence of the Secretary and Assistant Secretary, the presiding officer shall appoint some person a member in good standing to act as the Secretary and Recording officer of the meeting.

Section 20 - Order of Business

~~The order of business at the annual meeting, and insofar as practicable, at all meetings of the members, shall be as follows:~~

1. – Roll Call

⁵ Any change to the annual dues requires a vote of the Membership per Article 18 Section 1.

- 2.—Proof of Due Notice of Meeting
- 3.—Reading and disposal of any unapproved Minutes
- 4.—Annual reports of Officers and Committees
- 5.—Election of Trustees
- 6.—Unfinished Business
- 7.—New Business
- 8.—Adjournment

ARTICLE IV

TRUSTEES

Section 1 - Number and Authority

~~At the July 4, 1958 annual meeting of the members, a~~The Board of ~~shall consist of seven~~six ~~shall be elected who shall have~~members and, subject to the limitation of these ~~By-~~LawsBylaws, shall have the entire charge of the property, interest, business and transactions of the corporation, with full power and authority ~~to manage and conduct the same except as herein otherwise provided~~subject to the parameters of these Bylaws.

Section 2 - Term

The Trustees shall be elected ~~for three-year terms~~by ballot ~~and at the July 4, 1958 annual meeting of the members.~~; ~~six shall be elected to serve as follows: Two for the term of one year; two for the term of two years; and two for the term of three years. At the next and subsequent annual meetings, as 3 of their respective terms shall expire, two trustees shall be elected for a term of three years each and all trustees shall serve until their successors are elected.~~ Their respective terms of office shall begin immediately after election. Trustees are eligible for consecutive terms upon re-election.

Section 3 – Qualifications

~~No person shall be elected or competent to act as a~~Only members in good standing may ~~be elected as a~~ Trustee of this Company unless he is, at the time of his election, a member of the corporation in good standing.

Section 4 - Vacancies in the Board of Trustees

~~Any Board Member who is unable to fulfill their term due to A vacancy in the Board of Trustees shall be deemed to exist in the case of the death, resignation, or removal shall constitute a vacancy of a Trustee.~~ A vacancy may be filled by a majority vote of the remaining Trustees though less than a quorum, or by a sole remaining Trustee., and

Lake Shore Homes – Bylaws ~~Phase I~~September 2024

~~each~~Any Trustee so elected shall hold office until ~~his~~their successor is elected at an annual or special meeting of the members.

Section 5 - Regular Meeting of the Board of Trustees

The Board of Trustees shall meet in regular session immediately following the annual meeting of the members;~~;~~ such meeting to be held in the same place where the regular meeting of the members was held,~~and~~ ~~they~~ They shall also meet at such time or place as they ~~determine, shall by resolution, from time to time or by adjournment, duty fix.~~

Section 6 - Special Meeting of the Board of Trustees

Special meetings of the Board of Trustees may be held upon the call of the President, ~~at such time or times, and such place or places as he may designate, provided, however, that~~ ~~a~~ However, special meetings ~~shall be~~may be held at any time upon the written demand of three members of the Board of Trustees.

Section 7 - Quorum of Board of Trustees' Meetings

A majority of the ~~authorized members~~Board of Trustees ~~shall be~~is necessary to constitute a quorum for the transaction of business,~~and the~~ ~~acts of the majority of the Trustees~~ present at a meeting at which a quorum is present shall be the acts of the Board of Trustees. A minority of the Board of Trustees present at any regular or special meeting may ~~adjourn to a later date but may not transact any business until a quorum has been secured is present.~~

Section 8 - Notice of Board of Trustees' Meetings

No notice shall be necessary of any regular meeting of the Board of Trustees if such regular meeting date shall have been fixed by a resolution of the Board. The Secretary shall notify each ~~member of the Board~~ member of all special meetings in writing⁶ at least twenty-four hours before the time of such proposed meeting,~~;~~ ~~by personally serving said notice on each of the said Trustees or placing same in the United States post office addressed to the said Trustees at their last known place of residence, postage prepaid, at least three days prior to the date fixed in said notice for such proposed meeting, provided, however, that No~~ ~~advanced~~ notice of special meetings ~~need is required be given~~ where the same is held by the unanimous consent of the Board, ~~or~~ where waiver of notice of the time, place and purpose of the meeting is signed by all members of the Board, or where all members of the Board are present at such meeting.

⁶ Either in person, via email or US Postal service.

Section 9 - Waiver of Notice of Board of Trustees' Meetings

Transactions at any meetings of the ⁴Board of Trustees, however called and noted or wherever ~~held~~, shall be as valid as though ~~they~~ had at a meeting duly held after regular call and notice, if a quorum be present. ~~If a quorum is not present, then, and~~ either before or after the meeting each of the trustees not present must sign a written waiver of notice or a consent to hold such meeting, or an approval of the minutes thereof, and such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meetings.

Section 10 - Place of Board of Trustees' Meetings

~~Trustee meetings will be held at the time and place as determined by the Board. Unless otherwise provided by resolution or adjournment, regular meetings of the Trustees shall be held at the office of the Company at Spokane, Washington.~~

Section 11 - Officers

The officers of the corporation shall consist of President, Vice-President, Secretary and Treasurer, ~~who shall be chosen at the meeting of the members in each year.~~ All officers shall be elected from the elected members of the board of Trustees ~~with the exception of the Secretary, but that officer must be from the membership.~~ The Secretary shall be a voting member who shall be appointed by the Board of Trustees from the voting membership. ~~Any.~~

~~The Board of Trustees has the authority to establish an Assistant Secretary and Assistant Treasurer as they shall deem advisable, provided, however, that all such officers shall be elected from the members of the Board of Trustees. No two offices shall be held by the same person.~~

~~The~~ Vice-President, Assistant Treasurer, or Assistant Secretary, ~~respectively,~~ may exercise any powers of the President, the Treasurer or Secretary respectively.;

~~the Board of Trustees is hereby given authority to elect such Assistant Secretary and Assistant Treasurer and Vice President as they shall deem advisable, provided, however, that all such officers shall be elected from the members of the Board of Trustees. No two offices shall be held by the same person.~~

Section 12 - Removal of Trustees

The entire Board of Trustees or any individual Trustee may be removed from office by a majority vote of the members in good standing ~~and entitled to vote at an election of Trustees.~~ In case the Board or any one or more Trustees ~~be is so~~ removed, new Trustees

may be elected at the same meeting ~~consistent with the Bylaws governing Board of Trustee elections~~. The Board of Trustees may declare vacant the office of a Trustee if ~~he be~~ declared of unsound mind by an order of court, ~~or finally~~ convicted of a felony, or if within ten days after the notice of ~~his~~ their election ~~they does~~ not accept such office ~~in writing and subscribe to the oath of office~~.

Section 13 - Powers of Trustees

~~All corporate power shall be exercised by or under the authority of, and the business of the corporation shall be controlled by, the Board of Trustees and are S~~subject to limitation of the Articles of Incorporation, the Statutes and Laws of the State of Washington, and these ~~By-Laws~~ Bylaws as to actions to be authorized or approved by the members, ~~all corporate power shall be exercised by or under the authority of, and the business of the corporation shall be controlled by, the Board of Trustees.~~

The Board of Trustees shall have no right to lease any ~~of the~~ property of the company, except on approval ~~of~~ or ratification of the terms of said lease by a majority vote of the members at a regular annual meeting, ~~or~~ at a special meeting, ~~duty and regularly~~ called and held for that purpose.

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Section 14 - Duties of Trustees

a) Corporate Minutes:

~~To cause to be kept~~ A book of minutes of all meetings of the Trustees and members ~~shall be kept;~~

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- ~~with~~ the time and place of holding,
- ~~whether~~ regular or special, and if special how authorized,
- ~~the~~ notice thereof given,
- ~~the~~ names of those present at Trustees' meetings,
- ~~and~~ the names of the members in good standing present at all meetings of the members,
- ~~and~~ the proceedings thereof.

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b) Books of Account:

~~To cause to be kept and maintained~~ A adequate and ~~correct~~ accurate accounts ~~of its of maintenance regarding propertyies and the~~ business transactions ~~shall be kept,~~ including ~~accounts of its~~ assets, liabilities, receipts, disbursements, gains, losses, capital, surplus and members. ~~(NOTE: should we add "This duty is the responsibility of _____".) ??~~

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c) Member Register:

~~To provide a book for the register of all of the members and to keep a record of the~~

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~~A member registry book shall be kept of all members with designation of their standing, along with a record of dues and assessments levied and paid, and to make a list of such members. An alphabetical list of members etically, prior to any meeting of members, which list shall show the members in good standing and entitled to vote, and those who are not entitled to vote (and the amount of charges against such members, if any).~~

d) ~~By-Laws~~ Book:

~~Posting of Bylaws are on the corporation website with hardcopy provided to any member in good standing upon request. A Written By-Laws booklet will be provided to members. Each member subscribes and agrees to said By-Laws herein.~~

~~To provide a book for the By-Laws and see that such By-Laws are written therein and that each member subscribes and agrees to said By-Laws as herein required.~~

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e) Inspection of Corporate Records:

The member ~~registry~~ registry, books of account, and minutes of proceedings of both the Trustees and members shall be open to inspection by any member in good standing at any ~~and at~~ reasonable times.

f) Annual Reports:

~~The Board of Trustees~~ At the annual meeting of members, ~~the Board of Trustees~~ shall ~~make a~~ report to the members ~~of the~~ all transactions, affairs, and conditions of the ~~Company~~ corporation.

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g) To Collect Dues and ~~Cancel~~ Determine Membership status:

The Board of Trustees ~~shall~~ has ~~theve~~ power and authority to collect annual dues and to change the status of any member to "member not in good standing" drop any member for non-payment of dues accounts delinquent by more than one year, and to cancel such member's membership in said corporation for non-payment of dues, as here in provided.

~~Consider adding: Members shall pay annual dues by May 1st. Payments may be made via check, online, or _____. An annual membership card will be provided showing dues have been paid and are in good standing.~~

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h) Powers Generally of Trustees:

The Board of Trustees shall have all such other powers as may be proper to carry out the purposes for which this corporation is formed.

Section 15 - Compensation of Trustees:

The Trustees shall receive no compensation for ~~any services, rendered as a Trustee except only as the members at a regular or special meeting, by resolution duly adopted, shall fix and provide.~~

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Section 16 - ~~Order of Business~~ Official Meeting Conduct

All official meetings are to be conducted using Washington non-profit law and Roberts Rules of Order.

The order of business, insofar as practicable, at all meetings of the Board of Trustees shall be:

1. ~~Roll Call~~
2. ~~Proof of Due Notice of Meeting (Special Meetings only)~~

—~~Reading and Disposal of any Unapproved Minutes~~

~~***I've received feedback from several members that it takes so long for prior year's annual minutes to be read at each annual meeting...and suggested sending out these minutes instead, to be reviewed by members before upcoming annual meeting—then proceed straight to motion to approve minutes/subject to discussion)***~~

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3.—~~CONSIDER DELETING 3 AND INSERTING: Approve minutes of prior meetings that have been distributed to all members for review, subject to discussion.~~

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4.—~~Report of Officers and Committees~~

5.—~~Unfinished Business~~

6.—~~New Business~~

7.—~~Adjournment~~

ARTICLE V

OFFICERS

Section 1 - Enumeration, Election and Qualifications

The officers of the corporation shall be a President, Vice-President, Secretary and Treasurer who shall be elected by the Board of Trustees at the first regular meeting of the Board held after the election of Trustees each year. They shall hold office for the term of one year and until their successors are duly elected and qualified. No two offices shall be held by the same person. The Board may also elect ~~such~~ Assistant Secretary and Assistant Treasurer ~~as they may desire if the need arises, all of whom, ;~~ however, ~~shall be all must be~~ members of the Board.

Section 2 - President

The President, ~~when present,~~ shall preside at all meetings of ~~the~~ members and ~~of~~ the Board of Trustees. ~~They~~He shall sign, as President, all contracts and other instruments in writing which have first been approved by the Board of Trustees. ~~They~~He shall call the Board of Trustees together whenever ~~he~~deems ~~ited~~ necessary and shall have, subject to the advice and control of the Board of Trustees, the general control and management of ~~the affairs of the Company corporation affairs.~~ ~~They~~He shall have ~~the usual powers of~~ supervision and management ~~powers,~~ ~~as may pertain to the office of President and such additional power and authority~~ as may be conferred ~~upon him~~ by the Board, and shall perform ~~such~~ other duties as may be ~~properly~~ required ~~of him~~ by the Board.

Section 3 - Vice-president

The Vice-president shall ~~familiarize himself with the affairs of the corporation and in the be knowledgeable~~ knowledgeable of all corporation affairs. In the absence, disability, or refusal of the President to act, ~~he/she/they~~ shall possess the powers and perform the duties of ~~that officer~~ the President.

Section 4 - Treasurer

~~It shall be the duty of t~~he Treasurer ~~to keep~~ shall safely keep all of the moneys of the corporation, to deposit all funds received ~~by him~~ in such bank or banks as may be designated; ~~from time to time, by~~ the Board of Trustees, and to disburse ~~the same funds~~ under the direction of the Board of Trustees, provided, H ~~however, that~~ all checks shall require the signature of an approved one corporation officer, ~~of the corporation in addition to that of the Treasurer.~~

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At each annual meeting of the members, ~~they~~ he shall ~~submit~~ make available a complete statement of ~~his~~ accounts and expenditures for the past year ~~with proper vouchers for their information.~~ He shall perform such ~~Other~~ duties pertaining to ~~his the~~ office ~~as shall be~~ prescribed by the Board of Trustees, and give bond to the extent of safeguarding the corporation's cash, if requested by the Board of Trustees so to do, who may also fix the amount of such bond.

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Section 5 - Secretary

The Secretary shall:

- ~~Keep~~ a record of the meetings of the Board of Trustees and of the members.
- ~~he shall~~ Keep a member register showing ~~all~~ the names of ~~the all~~ members, he shall
- Assist the Treasurer in collection of all dues and other moneys belonging to the corporation, pay the same to the Treasurer and take his receipt therefore.
- ~~He shall p~~Perform such other duties as may be required ~~of him~~ by the Board of Trustees.

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The duties of the Assistant Secretary shall be the same as the Secretary during ~~his the~~ Secretary's absence or inability to act.

Section 6 --Salary of Officers

~~The officers of the corporation shall receive such compensation for their services as shall, from time to time, be fixed by the Board of Trustees, subject however, to the approval of the members.~~

ARTICLE VI

BONDS

Section 1 - Bonds of Officers and Employees

The Board of Trustees may require any officer of the corporation ~~or employee~~ to give bond for the faithful performance of ~~his~~ their duty, in such amount as it may deem proper, but no bond shall be required of any officer except upon a resolution of the Board.

ARTICLE VII

FINANCES

Section 1 - Debts

The Ordinary and usual current expenses, debts, and contracts may be made and entered into by the President without any action on the part of the Board⁷; ~~otherwise~~ no debts shall be contracted except upon authority of the Board.

Section 2 - Bank Deposits

Funds of the corporation shall be deposited by the Treasurer as the same may come into his hands, in such depository or depositories as may be designated by the President or the Board of Trustees.⁷ ~~Such~~ Such deposits shall be made in the name of the corporation and money shall be withdrawn only by check signed by the Treasurer ~~and or~~ such other officer of the corporation as the Board of Trustees may from time to time, by resolution, duly designate.

ARTICLE VIII

SEAL

Section 1 - Corporate Seal

The corporate seal of this corporation shall contain the full corporate name of the corporation in the outer circle thereof, within the circle shall be the words "Incorporated," the date of such incorporation, and the word "Seal," in the center thereof, or such other design or wording as the Trustees may adopt.

⁷ Consistent with Article V Section 2

ARTICLE IX

ADDITIONAL LOTS

Section 1 - Creation of

The Board of Trustees shall have no power or authority to stake off or mark out any additional lots from any of the real estate of the corporation in addition to the real estate now held in the platted portion of Lake Shore Homes, other than lots now designated as 19 $\frac{1}{2}$ -~~1+2~~ and 20-~~1+2~~ $\frac{1}{2}$, and shall have no power or authority to sell or otherwise dispose of any of the real estate belonging to the said corporation, except that contained in the platted portion of Lake Shore Homes and lots 19- $\frac{1}{2}$ -~~1+2~~ and 20 $\frac{1}{2}$ -~~1+2~~, without the express consent of a two-thirds vote of the membership of this corporation duly given at a meeting duly and regularly called and held for that purpose provided, however, that such consent may be given by such vote at the annual meeting of the members, provided that the notice of such annual meeting shall state such action to be of the purposes of such meeting.

ARTICLE X Subcommittees

The President, with the advice and consent of the Trustees, shall establish subcommittees, who shall propose ~~make~~ all necessary rules and regulations for the comfort, health and welfare of the community. The following subcommittees are officially recognized.

- Forest management
- Road Management
- Park and Waterfront
- Community Awareness

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BOARD OF HEALTH

~~There shall be appointed by the President, with the advice and consent of the Trustees, three members to act as a Board of Health, who shall make all necessary rules and regulations for the comfort, health and welfare of the community, subject to the approval of the Trustees.~~

ARTICLE XI

BOARD OF PUBLIC SAFETY

There shall be appointed by the President, with the advice and consent of the Trustees, three members who shall constitute a Board of Public Safety and Affairs, and they shall make such rules and regulations as may be for the best interests and the protection of the community, subject to the approval of the Trustees.

Section 1

All motor vehicles using the roads of the corporation shall adhere to the following speed limits:

- 25 miles per hour on the main road
- 10 miles per hour on all access roads

Section 2

No motorcycles, all-terrain or multi-drive vehicles shall be permitted on corporation property except in conveyance on the roads maintained for said purpose.

Section 3

No person or persons shall be permitted to camp or maintain camping facilities upon the property of the corporation. Further, no fires for any purpose shall be allowed on corporation property.

Section 4

Property owners and/or their guests are responsible for supervision of minors using the Association Park, beach, swimming area, and/or dock

Commented [BM5]: Should these be captured in another document?

ARTICLE XII

PROTECTION OF TREES

No trees, underbrush or standing timber of any kind shall be cut, injured or damaged, provided however, that the Board of Trustees may, in their absolute discretion, issue a written permit to any member to cut underbrush or dead trees for use only on the lot of such member, and may cut such live trees for use on the corporate property as they shall deem necessary.

ARTICLE XIII

PROTECTION OF MEMBERS

No shooting or hunting by members or others shall be permitted, and no member shall create any fire hazard, and no brush or other refuse shall be burned, except at places designated by the Board of Public Safety.

ARTICLE XIV

DOMESTIC ANIMALS

Domestic animals of members and their guests are the responsibility of said members or guests. Further, domestic animals considered to be a nuisance (by complaints) shall be leashed if on corporation property.

Commented [BM6]: Need updated language

Commented [TN7R6]: Guest privileges...may guests be on association property without member?

ARTICLE XV

BUILDING RESTRICTIONS

All buildings shall be erected by the members in a safe and workmanlike manner and all exterior woodwork is to be painted or stained and shed roofs are to be absolutely prohibited.

Commented [BM8]: Not consistent with POA

ARTICLE XVI

GUEST PRIVILEGES

Members may permit guests the privileges of the corporation property. It shall be the responsibility of all members to inform guests or others using their property and that of the corporation of the rules and/or regulations of the corporation.

ARTICLE XVII

PEDDLERS AND HUCKSTERS

All peddlers and hucksters shall be excluded from the corporate property, except those authorized by the Board of Trustees, and such authorization shall be evidenced by a card or certificate stating the time for which said permit is issued.

ARTICLE XVIII

AMENDMENTS

Section 1 - How and By Whom Made

These ~~By-Laws~~Bylaws may be amended, repealed or altered in whole or in part at any regular meeting of the members, or at any special meeting thereof called for that purpose, by a two-thirds vote of the members ~~ship.~~in good standing.

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