

# ARTICLES OF ASSOCIATION OF BOULDER BROOK CLUB

We, the membership of Boulder Brook Club, hereby associate ourselves together for the formation of a proposed not-for-profit corporation under the laws of Maine, to be called Boulder Brook Club.

The purposes of said corporation are to own, maintain, operate and improve the common properties at the Boulder Brook Club community on Lake Kezar, in Lovell, Oxford County, Maine, for the common benefit of its members, all to be owners of an interest in cottage lots in said community; such common properties including all areas of land, including roads, not designated as cottage lots on a plan entitled "Boulder Brook Club on Lake Kezar" duly recorded in Oxford (Western District) Registry of Deeds; and to furnish such common services, not prohibited by the general incorporation law of the State of Maine, as may from time to time be found advantageous and convenient to said stockholders in their status as cottage lot owners in said community; and to exercise all other corporate powers, not prohibited by the general incorporation law of the State of Maine, as may be found advantageous or convenient in the accomplishment of the foregoing purposes, without limitation of the foregoing general statement of purposes, the corporation shall in any event furnish the following common operations, facilities and services to all of said cottage lot owners who are from time to time in good standing with the corporation, as defined by its by-laws.

1. The payment of property taxes and the maintenance of adequate insurance on the common properties and their use.

2. The maintenance and housekeeping of all common areas and facilities, including buildings, laundry facilities, roads, bridges, beach, docks, cook out area, tennis court, play areas, and scenic attractions, including the maintenance of clear mountain views; and including the regulation of common use of all such areas and facilities.

3. The maintenance of a common supply of water for all cottages and lots served by the existing water system, with any additions which may here after be made thereto, connected to the owner's own systems on each lot, outside the buildings; such water to be suitable for all household purposes and drinking.

4. The operation of outdoor lighting facilities for roadways and common areas where desirable.

5. The regular removal and disposal of rubbish and garbage from containers provided by the owners of each cottage lot.

6. The removal of snow from cottage roofs within the community when advisable during the winter season

7. The enforcement of restriction imposed on the ownership, use, and transfer of cottage lots within the community, and the administration of the membership policies of the club.

Without intending to limit the authorized purposes of the corporation, the corporation shall not extend its activities beyond the scope of those specific purposes, enumerated above, nor incur capital expenditures except as required for maintenance or replacement of existing facilities, without an express affirmative vote for any such extension or expenditure of at least three-fourths (75%) of the members present or voting by proxy and constituting a quorum then eligible to vote on financial matters of the corporation, as provided by its by-laws, and then only at an annual meeting of the corporation or at a special meeting the notice for which expressly states the proposed action and its approximate cost.

We hereby fix the 30th of July, 2005 at 9:00 AM at the clubhouse in Center Lovell, Maine as the time and place of the first meeting of the not-for-profit corporation and further, we hereby consent to the transaction of such business as may come before said meeting, or any legal adjournment thereof.

Dated July 31, 2004

Adopted by the membership of Boulder Brook Club at its annual meeting,  
July 31, 2004.