

By Laws of the Lake George Cottagers Association

Article I - Name

Section 1: The Name of the Association shall be LAKE GEORGE COTTAGERS ASSOCIATION
A Mutual Benefit Corporation

Article II - Purpose

Section 1: The Purpose of the Association is to preserve, protect, enhance and promote Lake George and its environs.

Article III: Members

Section 1: The Owner/Owners of real property with riparian rights and/or deeded easement access to Lake George may become members of the Association. * Said persons shall continue their membership or become members of the Association upon payment of the annual dues. The dues shall be established by the Board of Directors.

All owners of record of a parcel with deeded riparian rights and/or deeded easements to Lake George may become members with a single dues payment for each (parcel or dwelling ?) owned.

Article IV - Members Annual Meeting

Section 1: The Annual Meeting of members shall be held in July. The date, place and time of each meeting shall be determined by the President.

Section 2: A quorum for a meeting of the membership, regular or special, shall be 10% of the Association membership. The affirmative vote of a majority of the votes cast on an issue shall be sufficient to take any lawful action unless a larger affirmative vote is required by applicable laws, Articles of Incorporation or By Laws.

Section 3: Special Meetings of the members may be called at anytime by the President of the Association, Board of Directors or by members filing a petition signed by 5% of the members.

Section 4: Notice to the members of regular meetings shall be given at least 27 days before the date of the meeting. Notice of Special meetings shall be given no less than 10 days before the next meeting.

Article V - Directors

Section 1: The Board of Directors shall consist of a Beach Director from each of the beaches surrounding Lake George. The beaches are listed on Exhibit A. Each Director shall be chosen by the residents of the beach in which he/she resides. The names of the Beach Directors shall be presented at the annual meeting of the members of the Association. Each Director shall be elected for a one year term. All Directors shall be members of the Association. .

Section 2: The Board of Directors shall have an organizational meeting immediately following the annual meeting of the members.

Section 3: Keeping the membership informed is a priority of the Association. Therefore in the event a Director is unable to attend a board meeting, he/she is strongly encouraged to see that a person from their beach attends in their stead. Only elected Board members shall have the right to vote at a directors meeting.

In the event a Director misses three consecutive meetings of the Board, regular or special, his/her position as a member of the Board of Directors is terminated.

Section 4: The regular meetings of the Board shall be held in May, June, July, August and September. Special meetings of the Board shall be held whenever called by the President or in writing by not less than a majority of the Directors then serving.

The date, time and place of Board meetings, regular or special shall be determined by the President.

Notice of Directors meetings shall be given to all members and Directors of the Association at least ten (10) days before the date of the meeting.)

A majority of the Directors then serving shall constitute a quorum for a meeting. The affirmative vote of the majority of the votes cast shall be sufficient to take any lawful action unless a larger affirmative vote is required by applicable law, Articles of Incorporation or By-Laws.

Section 5: The Directors shall elect the Officers of the Association from among their members at an organizational meeting. Directors and members of the Association shall have the opportunity to make nominations for Officers at the organizational meeting. The President may appoint a nominating committee to assist and coordinate with the presentation of a proposed slate of Officers to the Board.

The President will have the option of forming an Executive committee for assistance or guidance with Association matters. This Committee will be composed of members of the Association.

Section 6: The Board shall have general control, supervision and management of the Association and all property owned or controlled by the Association. Without limiting the generality of the foregoing, the Board shall:

- a. Make and execute policies of the Association consistent with applicable laws, declarations articles and By Laws.
- b. Contract with, appoint or employ all persons and entities that the Board deems necessary to assist the Board and the respective officers in discharging their various responsibilities.
- c. Obtain approval by a majority vote of a quorum of the members of the Association present at a regular or special meeting of the members before authorizing an expenditure in excess of \$20,000 unless the Board by an affirmative vote if at least two-thirds of the directors determines that an emergency exists requiring said expenditure or borrowing and which it is not possible or practical to wait for action by the members.
- d. Have the power to do any and all things that the Board deems necessary or advisable in order to accomplish the purpose and objectives of the association that are not prohibited by or inconsistent with applicable laws, declarations, Articles or By Laws.

Section 7: At the Annual Meeting of the membership, the Directors shall make a full report of their proceedings during the preceding fiscal year

Section 8: The Directors shall fill any vacancy among the Directors or Officers by a vote of the majority of those present at a meeting of the Board. Such election shall be for the unexpired term. (Officers terms are found in the Rules and Regulations of the Association kept as a separate document).

Article VI - Officers

Section 1: The officers of the Association shall be President, Vice-President, Secretary and Treasurer. The term of office shall be one year or until their successors are elected.

Section 2: The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the members and of the Board, sign on behalf of the Association

all legal documents and perform such duties as may be required by the Board and membership.

Section 3: The Vice-President shall perform such duties as may be required by the Board and shall perform the duties of the President in the event of the President's absence, inability or refusal to act.

Section 4: The Secretary shall keep minutes of all meetings of the membership and Directors, carry on all correspondence, maintain and have custody of all non-financial records, prepare and give all necessary notices, maintain a current roster of all members, sign on behalf of the Association all legal documents requiring the signature of the president and secretary and perform the duties as may be required by the Board.

Section 5: The Treasurer shall keep account of all money received by the Association and deposit same in such depository as shall be designated by the Board and shall not pay out or disburse any of the money of the Association except in such manner and for such purposes as shall be approved by the proper officers of the Association. At each meeting of the Board and membership the Treasurer shall make a statement of the financial condition of the Association and at the annual meeting of the members shall submit a detailed report of the financial condition for the Association for the preceding fiscal year.

Two persons authorized by the Board must sign all checks exceeding five hundred dollars (\$500.00).

Article VII - Inspection of Records

Section 1: The books, records and other papers of the Association shall be subject to inspection by members. A written request for inspection shall be served upon the Secretary at least 48 hours prior to the inspection

Article VIII - Notice

Section 1: A NOTICE required by the Articles of Incorporation and/or the By Laws shall be given to the members and Directors by email or US mail as requested by each member upon payment of their dues.

Article IX - Amendment

Section 1: Amendments to the By Laws may be made at a regular or special meeting of the members by a majority vote of all the members present provided that notice of the proposed amendments shall be given to all the members by the Secretary thirty (30) days before the date of the meeting.

This is to certify the foregoing By Laws were duly adopted on _____ (date)

Signed _____ President

Exhibit A – Beach Names and Addresses

1. Spring Bank (North);	Lane 130, #40,60,80, Lane 130 A; Old 27
2. Spring Bank (South)	Lane 130, #81 thru 595
3. Lake George Beach (N)	Lanes 140, 140A, 140B, 140C, 130B
4. Lake George Beach (S)	Lane 201A, #40 – 500, 201AA
5. Lake George Beach (W)	Lane 140, 140A, 140 B, 140C & 130B
6. Forest Park (South)	Lanes 201, 201A #520 – 660
7. Forest Park (Center)	Lanes 201B, #100 – 520 & 201 BB
8. Forest Park (North)	Lanes 201B, 460 – 535, 201BB
9. Browns Point (West)	Lane 301 B 301, #200 & 220
10. Browns Point (East)	Lane 301 C
11. Kopekanee Beach	Lane 301, #540 – 1380
12. Spring Bank (Michigan)	1028-1060 Spring Bank Ln 1062–1080 Windy Shore Dr.
13. Nipigon Beach	1027-1093 Nipigon Beach Rd.
14. Grandview Beach	300-306 Whaley Rd 1005-1025 West Shore Dr.
15. Hanover Beach	995-997 Flint Rd. 300-333 Caroline Rd.
16. Kope Kon Point	310-387 Kope Kon Pt.
17. Kope Kon Point	525-528 Wing Pt 1021-1085 Kope Kon Rd
18. Bayview	Bayview & Sandy Beach Rd