



ORIGINAL

ARTICLE I: NAME

Section 1. The name of the organization is East Shore Estates Property Owners Association.

ARTICLE II: OBJECTS

Section 1. The purpose of this is to maintain and improve facilities belonging to the Association, including, but not limited to, boat ramps, piers, parking lots, recreation and other related facilities.

Section 2. The Association further exists for the purpose of promoting the health, safety and welfare of the property owners association including, but not limited to, upholding all restrictions on the property.

ARTICLE III: MEMBERSHIP AND VOTING BODY

Section 1. Membership shall be limited to property owners of East Shore Estates whose assessments have been fully paid. Each member shall be entitled to one vote at all meetings of the Association, regardless of number of lots owned.

Section 2. "Property Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot situated upon the properties, including contract purchaser, but excluding those having such interest merely as security for the performance of an obligation.

ARTICLE IV: MEETINGS

Section 1. Annual Meeting. The annual meeting of the Association will be held on the ~~first~~^{APRIL} Sunday in ~~May~~ of each year. All Association members will be notified in writing to their last given address of the time and place of meeting not less than 20 days prior to the meeting but no more than 40 days.

Section 2. Special Meetings. A special meeting of the Association may be called by the President, with the concurrence of the Board or by majority vote of the entire Board. When requested in writing by twenty-five percent of the membership, the President must call a meeting within 30 days. All notices will be mailed to the last given address and will include the purpose of the meeting as well as time and place of meeting.

Section 3. Quorum. The members attending any regular or special meeting of the Association shall constitute a quorum for the transaction of business.

ARTICLE V: BOARD OF DIRECTORS

Section 1. Election.

(a.) The Board of Directors shall be elected from the members in good standing at the annual Association meeting.

(b.) The Board of Directors shall consist of seven members, each serving a two year term, except, that for the fiscal year beginning 1975, four members shall serve for a one year term. Thereafter, four directors shall be elected in even-numbered years and three directors shall be elected in odd-numbered years.

(c.) Four directors shall constitute a quorum for the transaction of business.

(d.) In the event of a vacancy on the Board, the remaining directors shall appoint a successor to fill the unexpired term.

Section 2. Duties.

(a.) The Board of Directors shall have responsibility for the management of the Association and to determine policies best suited to carry out the purpose of the Association.

(b.) The Board of Directors shall have the authority to establish annual and special membership assessments not to exceed \$ 20⁰⁰ annually per each voting member as defined in Article III.

(c.) The Board of Directors shall have responsibility for the management of the fiscal affairs of the Association as well as determining the Associations depositories and signatories. The Board may cause an audit of the Associations accounts if deemed necessary or desirable.

(d.) The Board of Directors shall appoint three Trustees from the membership to serve an indefinite term. See Article VII, Section 1.

(e.) The Board of Directors shall have the authority to call special membership meetings by a majority vote of the entire Board.

✓ (f.) The Board of Directors shall consider all written recommendations by the membership for improvements of the properties held for the Association and shall present to the membership all recommendations approved by them.

(g.) Not less than forty-five days prior to the Annual meeting, the Board shall appoint a nominating committee of three members in good standing. See Article VIII.

Jrm > (h.) The Board shall appoint a Building Standards Committee consisting of three members in good standing. See Article IX.

(i.) The Board of Directors shall have the authority to hire agents, retain counsel and enter litigation whenever deemed necessary to carry out the purpose of the Association.

ARTICLE VI: OFFICERS
ELECTION AND DUTIES

Section 1. The officers of the Association shall be a president, a vice-president and a secretary-treasurer, each of whom shall be a member of and elected by the Board of Directors. In the event of a vacancy in any office, the vacancy shall be filled for the unexpired term by the Board.

Section 2. Duties.

- (a.) President. The president shall preside at all meetings of the Association and of the Board of Directors. He shall have the authority to appoint persons or committees to carry out the objectives of the Association. He shall perform other duties generally associated with his office.
- (b.) Vice-President. The vice-president shall assist the president in the discharge of his duties and shall preside at all meetings in the absence of the president.
- (c.) Secretary-Treasurer. The secretary-treasurer shall keep the minutes of all meetings and shall carry on correspondence and other duties usually associated with this office. The secretary-treasurer shall have custody of all funds of the Association; shall collect and keep a full and accurate account of all monies; shall pay out funds only as authorized by the Board of Directors and shall present a financial report at each meeting of the Association.

ARTICLE VII: TRUSTEES

Section 1. Appointment. Trustees shall be appointed as provided in Article V, Section 2, paragraph (d.). Their term shall expire by resignation, removal by the Board or failure to qualify as a member in good standing.

Section 2. Duties. It is the duty of the Trustees to hold title to the real properties of the Association, as fiduciary for the benefit of the members.

ARTICLE VIII: NOMINATING COMMITTEE

Section 1. The nominating committee shall be appointed as provided in Article V, Section 2, Paragraph (g.). The purpose of this committee is to present a slate of nominees for election to the Board of Directors at the annual meeting. The report of this committee should be included in the annual meeting notice.

ARTICLE IX: BUILDING STANDARDS COMMITTEE

Section 1. This committee shall be appointed as provided in Article V, Section 2, Paragraph (h.). It is the purpose of this committee to determine that all structures erected in East Shore Estates conform to all deed restrictions applicable to the property, and generally enhances the desirability of East Shore Estates as a residential and recreational community.

ARTICLE X: CARE AND UPKEEP

Section 1. All property owners are to keep their lots in a generally neat condition. It is specifically provided that lots be mowed at least twice annually. Upon notice by the Association that said lot(s) need mowing, the lot owner will have mowing done within three weeks or the Association may have said lots mowed and charge the reasonable costs thereof to the lot owner. Said charge shall constitute a lien upon the lot until paid.

ARTICLE XI: FISCAL YEAR

Section 1. The fiscal year of the association shall begin April 16th of each year and end on the following April 15th. Annual assessments shall be due on April 16, and shall be paid prior to the annual meeting in May.

ARTICLE XII: PARLIMENTARY AUTHORITY

Roberts's Rules of Order, Revised, shall govern this Association in all cases in which they are applicable and in which they are not in conflict with these By-Laws.

ARTICLE XIII: AMENDMENTS

Section 1. These By-Laws may be altered, amended or repealed at any regular meeting of the members or at any special meeting of the members if notice of such proposed action be contained in the notice of such special meeting.