

# LAKE WALLKILL COMMUNITY INC.

## BY-LAWS



### 2022 BY-LAWS REVISION

**Approved by Management Committee Vote September 3, 2022  
Approved by Members in Good Standing October 10, 2022**

**These By-Laws are effective October 11, 2022**

# Lake Wallkill By-Laws 2018 Revision

## TABLE OF CONTENTS

ARTICLE I ~ NAME .....	3
ARTICLE II ~ PURPOSES AND OBJECTIVES .....	3
ARTICLE III ~ MEMBERSHIP .....	3
ARTICLE IV ~ OFFICERS, TRUSTEES AND DISTRICT REPRESENTATIVES .....	5
ARTICLE V ~ DUTIES OF OFFICERS, TRUSTEES AND DISTRICT REPRESENTATIVES .....	6
ARTICLE VI ~ NOMINATIONS FOR MANAGEMENT COMMITTEE .....	7
ARTICLE VII ~ ELECTION OF OFFICERS AND TRUSTEES .....	8
ARTICLE VIII ~ ELECTION OF DISTRICT REPRESENTATIVES .....	9
ARTICLE IX ~ MEETINGS .....	11
ARTICLE X ~ COMMUNITY FUNDS.....	12
ARTICLE XI ~ COMMUNITY PROPERTY .....	13
ARTICLE XII ~ MEMBERSHIP IDENTIFICATION .....	14
ARTICLE XIII ~ AMENDMENTS TO BY-LAWS.....	14
ARTICLE XIV ~ BOATS, VEHICLES AND MECHANICAL DEVICES .....	14
ARTICLE XV ~ COMMITTEES.....	14
ARTICLE XVI ~ PROPERTY COVENANTS .....	14
ARTICLE XVII ~ RULES AND REGULATIONS.....	15
ARTICLE XVIII ~ FISCAL YEAR.....	15
ARTICLE XIX ~ INDEMNIFICATION OF TRUSTEES, OFFICERS AND DISTRICT REPRESENTATIVES .....	15
DEFINITION OF THE TEN (10) GEOGRAPHIC DISTRICTS.....	16

## ARTICLE I ~ NAME

The name of this organization is **LAKE WALLKILL COMMUNITY, INC** hereinafter sometimes referred to as the "Community".

## ARTICLE II ~ PURPOSES AND OBJECTIVES

The purposes for which it is formed are: to acquire, hold, own and provide for the care, maintenance and control of the roads, parks, dams, beaches, lakes and waters and streams connected therewith, docks, piers, pavilions, club houses, buildings and other structures, tennis courts, and other grounds used for recreation and sports, boating, swimming, fishing, and the potable water supply of the Community and of all the property used in common by the owners The Management Committee shall formulate rules and regulations for the use of properties enumerated above; to perpetuate the standard and tone of the community; to provide and maintain adequate systems of administration, fire protection, policing, garbage and sewerage disposal for the properties enumerated above and also for the properties of the Members of the Community The Management Committee shall promote sociability, good fellowship among the Members, health, welfare, morals, pleasure, recreation, indoor and outdoor sports, entertainments, athletic contests and to provide suitable trophies and prizes for contestants; to guard against discord, annoyance, disorder, interloping, disturbance and trespassing and to furnish the Members with Community and other facilities for the enjoyment of the properties enumerated above.

## ARTICLE III ~ MEMBERSHIP

- Section 1.** Every person who is a record owner or co-owner of title, and his/her immediate family, to any property in Lake Wallkill is a member of the community Membership is automatically granted and the obligation to pay dues and assessments are effective upon legal conveyance of title to a property. All such dues and assessments shall be a lien on the property until paid.
- Section 2.** Membership privileges of the Community shall be limited to individuals only, except that no more than two persons from any Corporation, Partnership, Association, Fraternal Organization, Limited Liability Company, Trust or similar body shall be entitled to Membership privileges.
- Section 3.** The relatives of the immediate family of Members residing in the same residence shall also be Members.
- Section 4.** Guest privileges may be granted by the Management Committee subject to such fees as may be fixed by them in accordance with the current Management Committee approved annual fee structure schedule.
- Section 5.** Membership in the Community is not transferable.
- Section 6.** A Member in good standing is one who:
- A.** Has completed and filed a Membership data form with the Secretary of the Community.
  - B.** Has paid to the Community, all past and present dues, assessments, transfer fee and such other fees as may be set and determined by the Management Committee, or has entered

into a signed Payment Plan with Lake Wallkill, agreed to the Payment Plan fee and consistently meets the terms of the Payment Plan.

**C.** Complies with the By-Laws and the Rules and Regulations adopted by the Community.

Members in good standing shall be afforded all the privileges of Membership Members who are not in good standing shall not be afforded any of the privileges of Members who are in good standing.

**D.** For the purpose of voting in elections, by-law amendments or nominating or running for any position on the Management Committee only, any member who is current with their dues, assessments, late payment charges, legal fees and any other charges including being current with an approved payment plan, or has a pending unresolved dispute concerning charges assessed, which dispute has been initiated through a valid alternative to litigation policy of Lake Wallkill or court action, shall be entitled to vote.

Members who own unimproved property are subject to unimproved property dues, assessments, and transfer fee. Members who own unimproved property are only entitled to full membership privileges if they pay improved property dues.

**Section 7.** Membership privileges will be suspended on resale of property until all Community dues, assessments and transfer fee in arrears are paid in full including late payment(s) charges and Attorney's fees in accordance with Article III, Section 6B.

**Section 8.** Membership shall be granted automatically to a new owner upon proof of conveyance of title to property in Lake Wallkill satisfactory to the Management committee The effective date of the Membership of such new owner shall coincide with the effective date of the acquisition of title, and Membership shall continue for the entire duration of ownership A new Member shall complete a Membership data form and file it with the Secretary at the time proof of conveyance of title is presented Any failure or delay in presenting proof of conveyance of title or in the filing of the membership data form shall not be deemed to relieve such new owner from the obligation of paying dues, assessments and transfer fee from the time the same shall have become due.

**Section 9.** Every person who is entitled to possession and occupancy of property at Lake Wallkill as a tenant or lessee of a member in good standing shall be subject to the applicable terms of the By-Laws and Rules and Regulations of the Community The tenant or lessee shall not be entitled to vote with respect to Community matters nor shall the tenant or lessee be entitled to access to the books and records of the Community. The tenant or lessee shall not be entitled to serve as a district representative or on the Management Committee. The tenant or lessee shall be entitled to all other privileges of membership so long as (1) the owner of the property remains a member in good standing, and (2) the tenant or lessee is not in violation of the applicable By-Laws and/or Rules and Regulations.

## **ARTICLE IV ~ OFFICERS, TRUSTEES AND DISTRICT REPRESENTATIVES**

**Section 1.** The Officers of the Community shall be a President, six Vice-Presidents, a Secretary and a Treasurer.

**Section 2.** The Board of Trustees shall consist of five Members.

**Section 3.** There shall be ten District Representatives, one from each of the ten geographical districts in Lake Wallkill.

**Section 4.** The Management Committee shall consist of nine Officers, five Trustees and ten District Representatives.

**Section 5.** Should a member of the Management Committee resign, or, fail to maintain reasonable qualifications or otherwise be unable to serve, the Management Committee shall vote for a replacement based on the nominations received by the Election Committee to fill the position on the Management Committee, however, the President shall have the authority to assign specific duties as provided for in Article V, Section 6.

In this event, the Election Committee shall call for nominations by posting a notice on the Community Website and bulletin boards and provide not less than 30 days to receive nominations for vacant positions. Nominations that meet the requirements of Article VI shall be presented to the Management Committee for a vote at a duly convened meeting of the Management Committee.

**Section 6.** It is the duty of the Officers, Trustees and District Representatives to attend all duly convened meetings. An Officer, Trustee or District Representative who absents himself or herself from attendance at three consecutive duly convened meetings within the fiscal year without just cause, shall be subject to removal from office; and the Management Committee shall notify the Officer, Trustee or District Representative in writing that a removal hearing will be conducted pursuant to this section because of such Officer's, Trustee's or District Representative's absenteeism. If upon inquiry and hearing, the Management Committee is convinced that no just cause existed for the absenteeism, the Officer, Trustee or District Representative may be removed from office by a two-thirds vote of the Management Committee. Such Management Committee member so removed shall be replaced in accordance with the provisions of Article IV Section 5.

## ARTICLE V ~ DUTIES OF OFFICERS, TRUSTEES AND DISTRICT REPRESENTATIVES

- Section 1.** The Management Committee is the legislative and policy making body of the Community. The President, or in his/her absence such other properly designated Officer, shall convene and preside over all official meetings of the Management Committee and meetings of the membership.
- Section 2.** The President shall be responsible for the administration and direction of all Community affairs, subject at all times, however, to the By-Laws and to such policies as may be adopted by the Management Committee.
- Section 3.** The President and the Secretary shall sign all written contracts and written obligations and documents of the Community which have been authorized by proper vote of the Management Committee.
- Section 4.** The President shall appoint all committee chairs, except for the chair of the Election Committee, as shall be deemed necessary and shall act as ex-officio member of every such committee appointed by them. Committee chairs appointed by the President shall be approved by the Management Committee.
- Section 5.** The designated Officer, in the absence of the President, shall take his/her place and perform duties ascribed to the President.
- Section 6.** The Officers shall perform such administrative duties as may be delegated by the President. The President shall maintain a file of job descriptions relative to each position on the Management Committee.
- Section 7.** The Secretary shall be custodian of all records, the corporate seal of the Community, and shall be responsible for the issuance of the minutes of all official meetings.
- Section 8.** The Treasurer shall be responsible for all of the financial records of the Community; shall issue all checks to cover disbursements of the Community in accordance with these By-Laws; shall make all payments, as may be required by law, to Federal and State governments covering the employment of Community personnel; shall prepare and deliver financial reports, including trial balances, at each official meeting of the Management Committee as well as at the General Membership Meeting; shall provide a proposed budget for approval by the Management Committee; shall present the Community books for accounting review in the second quarter; and shall perform such other duties involving the disposition of Community Funds as directed by the President and as authorized by the Management Committee.
- Section 9.** The District Representatives shall be responsible to represent the Members in their respective districts. Inquiries, suggestions and complaints from Members in their districts should be communicated by the District Representative to the Management Committee. The District Representative shall also be responsible for continually ascertaining the needs and priorities of his/her geographic district.

**Section 10.** The Board of Trustees shall elect a Chair and Vice Chair It will be their responsibility to provide the guidance relating to reasons for past policy, and assist in formulating future policy for ultimate vote by the Management Committee.

The Trustees shall conduct work sessions of its Members as necessary at the request of the Chair or of a majority of Trustees or at the request of the President concerning a specific matter.

The Trustees shall hold a minimum of two work sessions a year with the President of the Management Committee.

**Section 11.** The Chair of the Board of Trustees shall appoint an Officer or Trustee as the Chair of the Election Committee. The Chair of the Election Committee shall carry out the duties of the Election Process, (Articles VI, VII, VIII)

## **ARTICLE VI ~ NOMINATIONS FOR MANAGEMENT COMMITTEE**

The Chair of the Election Committee shall appoint a minimum of five (5) Members in Good Standing to serve as inspectors for elections held at an Annual meeting or a vote by mail for District Representative, President, Trustee and Officer Elections. and carry out the Elections process including nominations, voting, tabulating, and communicating election results.

Inspectors that serve on the Election Committee shall sign an oath or promise to faithfully execute the duties of the position and act with strict impartiality and in accordance with that person's best ability.

An inspector shall not participate in nominations or elections when he/she or an immediate family member is a candidate.

Any Member in Good Standing can nominate themselves, or, any other Member in Good Standing as a candidate for any position on the Management Committee. Nominations shall be received for the positions of Trustee, President, Officer, or District Representative. All nominations for Management Committee must meet the following criteria/qualifications:

- Nominees for the position of Officer or Trustee shall have been members in good standing for each of the three (3) years, in whole or part, immediately preceding their nomination.
- Nominations shall be delivered to the Office, by hand delivery, US Mail, or any other commercial delivery service, not later than 30 days prior to the scheduled date of an Election.
- All Nominations shall use the Management Committee Nomination Form and the Nomination Form must include all required information to be considered a valid nomination.

- Any Member in Good Standing shall be eligible for nomination to one position on the Management Committee in any election. Should a Member in Good Standing be nominated for more than one position, they shall indicate the preferred position they would like to stand for election. The Election Committee shall mail a call for nominations to all Members in Good Standing not later than June 1<sup>st</sup> of any Election year. The call for nominations must include a reminder to all members that they can nominate themselves or any other Member in Good Standing.

The Election Committee shall be responsible to review all nominations delivered to the Office by the deadline. The Election Committee shall ensure all required information is contained on the Management Committee Nomination form. Any incomplete nomination forms shall be communicated to the nominee and they shall have seven (7) days to provide any updates required to bring their nomination form into compliance. The Election Committee shall confirm each nominee is in Good Standing. The Election Committee shall confirm in writing with each nominee, that has been nominated by another member, that they agree to stand for election and assume their position should they win the election. Should a nominee decline to run for office, their nomination shall be excluded from the ballot.

## **ARTICLE VII ~ ELECTION OF OFFICERS AND TRUSTEES**

- Section 1.** Elections shall be conducted under the direction of the Chair of the Election Committee. Elections may be conducted via mail or at the Annual Meeting of the Membership at the sole discretion of the Management Committee. If elections are to be held at an Annual Meeting, the Election Committee shall provide absentee ballots to all Members in Good Standing in a similar manner as they do ballots for an election conducted by mail.
- Section 2.** Trustees, President, and Officers shall be elected by a majority vote of all Members In Good Standing. Each property entitles the owner(s) to a single vote. If the owner(s) is/are a member in good standing, the owner(s), is/are entitled to exercise the one vote.
- Section 3.** Not more than one owner/member from any single property address may serve on the Management Committee simultaneously, except that, Owner/members, that own multiple properties, shall not, as members of the same household/family, be excluded from nomination, election and serving on the Management Committee simultaneously for the duration of their multiple property ownership.
- Section 4.** The Election Committee shall prepare ballots from all valid nominations for the positions of Trustee, President, and Officer. The ballots shall include a page of biographical information, not to exceed two-hundred (200) words, for each candidate provided on their nomination form. If no biographical information was provided, the Candidates name shall appear and the statement “No biographical information provided by the candidate”.



A Notice of Election and Ballots shall be mailed to all Members in Good Standing not later than 14 days prior to an Annual Meeting in any Election Year using a date of record to establish Members in Good Standing as of April 1st . Ballots shall be due for return the day prior to the Annual Meeting of any Election Year and must be delivered to the Lake Office via mail, hand delivery or other commercial delivery service by 4 PM on the due date to be a valid ballot. Only for an election at an Annual Meeting, Members that mail in an Absentee Ballot may withdraw the mailed Absentee Ballot and cast a new Ballot at the Annual Meeting at their discretion.

The Election Committee shall be responsible for counting all ballots and confirming that the ballots are authentic and valid. Invalid ballots shall be excluded from the vote count and tabulation. The Inspectors shall count and tabulate the votes for each candidate and record the tabulated results for communication to the Membership. In the event of a tie between two or more candidates for office, the Election Committee shall first conduct a recount of the ballots. If the results of the recount remain tied, the Election Committee shall conduct a runoff election for only those candidates involved in the tie result. The runoff election shall be conducted as soon as practical and by the same procedures as a regular election beginning with the mailing of Ballots. Election results shall be reported by posting on the Community Website and bulletin boards at the Office and Mailboxes on or about August 15<sup>th</sup> of any Election year. Candidates Elect shall assume office at the Labor Day Meeting of any Election year.

**Section 5.**

Term of Office:

Trustees, the President and Officers shall have terms of three (3) years. There shall be no limit on consecutive or non-consecutive terms for any Management Committee position.

A Management Committee member may serve beyond their three-year term limit until such time as a replacement has been elected in accordance with Article VII of these By-Laws.

**Section 6.**

Timing of Elections:

Elections for the Trustees, President and Officers shall be held every three (3) years.

**ARTICLE VIII ~ ELECTION OF DISTRICT REPRESENTATIVES**

**Section 1.**

Elections shall be conducted under the direction of the Chair of the Election Committee. Elections may be conducted via mail or at the Annual Meeting of the Membership at the sole discretion of the Management Committee. If elections are to be held at an annual meeting, the Election Committee shall provide absentee ballots to all Members in Good Standing in a similar manner as they do ballots for an election conducted by mail.

**Section 2.** Each property, within a defined District (Districts defined in these By-Laws), entitles the owner(s) to a single vote. If the owner(s) is/are a Member in Good Standing, the owner(s), is/are entitled to exercise the one vote.

**Section 3.** District Representatives shall be elected from the district where they live, by receiving the most votes cast by the Members in Good Standing within their districts. Not more than one owner/member from any single property address may serve on the Management Committee simultaneously, except that, Owner/members, that own multiple properties, shall not, as members of the same household/family, be excluded from nomination, election and serving on the Management Committee simultaneously for the duration of their multiple property ownership. The term of office for a District Representative shall be two (2) years. A District Representative may serve beyond their two-year term until a replacement has been elected in accordance with Article VIII of these By-Laws.

The election for odd-numbered districts shall take place in odd-numbered years, while elections for even-numbered districts shall take place in even-numbered years.

**Section 4.** Candidates for District Representative may be nominated by a member in good standing from their district or they may nominate themselves in accordance with the nomination process (Article VI)

**Section 5.** The Election Committee shall prepare ballots from all valid nominations for the positions of District Representative. The ballots shall include a page of biographical information, not to exceed two-hundred (200) words, for each candidate provided on their nomination form. If no biographical information was provided, the Candidates name shall appear and the statement “No biographical information provided by the candidate”.

A Notice of Election and Ballots shall be mailed to all Members in Good Standing not later than 14 days prior to an Annual Meeting in any Election Year using a date of record to establish Members in Good Standing as of April 1st . Ballots shall be due for return the day prior to the Annual Meeting of any Election Year and must be delivered to the Lake Office via mail, hand delivery or other commercial delivery service by 4 PM on the due date to be a valid ballot. Only for an election at an Annual Meeting, Members that mail in an Absentee Ballot may withdraw the mailed Absentee Ballot and cast a new Ballot at the Annual Meeting at their discretion.

The Election Committee shall be responsible for counting all ballots and confirming that the ballots are authentic and valid. Invalid ballots shall be excluded from the vote count and tabulation. The Inspectors shall count and tabulate the votes for each candidate and record the tabulated results for communication to the Membership. In the event of a tie between two or more candidates for office, the Election Committee shall first conduct a recount of the ballots. If the results of the recount remain tied, the Election Committee shall conduct a runoff election for only those candidates involved in the tie result. The runoff election shall be conducted as soon as

practical and by the same procedures as a regular election beginning with the mailing of Ballots. Election results shall be reported by posting on the Community Website and bulletin boards at the Office and Mailboxes on or about August 15<sup>th</sup> of any Election year. Candidates Elect shall assume office at the Labor Day Meeting of any Election year.

## **ARTICLE IX ~ MEETINGS**

- Section 1.** There shall be one Annual Membership meetings per year. Written notice of this meeting will be provided to each member of record in the President's letter in January. Said letter shall be posted on the Community website and bulletin board.
- Section 2.** A record date of April 1<sup>st</sup> will be set to determine which members are eligible to vote, on specific issues reserved for membership vote in the By-Laws or enjoy any of the other rights or benefits of membership. A list of eligible members will be made available during the meeting for member inspection based on the record date.
- Section 3.** A quorum for the Annual Membership Meeting shall consist of ten percent (10%) of Membership households in good standing. If no quorum shall be present at the meeting, the meeting shall be adjourned to a time and place convenient to a majority of those present until a quorum can be present.
- Section 4.** There will be five (5) Management Committee meetings per year Written notice of these meetings will be provided to each member of record in the President's letter in January and will be posted on the Community website and bulletin board.
- Section 5.** Management Committee meetings shall be announced by the President fourteen (14) days prior to such meeting Notices shall include any pertinent information (i.e. agenda) Communication of meeting dates will be made in the President's letter and posted on the Community bulletin board Notice to Management Committee members may be accomplished via mail and/or email for those members who agree to receive electronic communication

All meetings of the Management Committee, except conference or working sessions at which no binding votes are taken, shall be open to attendance by all members in good standing. Attendance may be restricted at those meetings, or portions of meetings, dealing with (1) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; (2) any pending or anticipated litigation or contract negotiations; (3) any matters falling within the attorney-client privilege to the extent confidentiality is required in order for the attorney to exercise his/her ethical duties as a lawyer; and (4) any matter involving the employment, promotion, discipline or dismissal of a specific officer or employee. All open meetings shall have a public comment section at the discretion of the Management Committee. Minutes shall be taken and made available to all members following review and approval of meeting minutes by the Management Committee.

- Section 6.** A quorum at a Management Committee meeting shall consist of 50 % +1 of Management Committee members that are duly elected and serving in their capacity on the Management Committee. If no quorum shall be present at the meeting, the meeting shall be adjourned to a time and place convenient to a majority of those present, until a quorum can be present.
- Section 7.** At all meetings, the Order of Business shall be in accordance with the agenda provided by the President.
- Section 8.** All meetings of the Community shall be conducted in accordance with Robert's Rules of Order. In the event of any conflict between Robert's Rules of Order and these By-Laws, the By-Laws shall take precedence.

## **ARTICLE X ~ COMMUNITY FUNDS**

- Section 1.** In order that the objectives of this Community may be fulfilled and that the expense for maintaining the Community shall be equitably distributed, all property owners having residences at Lake Walkill shall be assessed equally for capital improvement charges with normal dues, appropriate fees and all assessments, on an annual basis, for each property, and all property owners owning unimproved lots shall be assessed equally, for capital improvement charges associated with normal dues, appropriate fees, bills and all assessments on an annual basis, for each lot Any change to this procedure requires that two-thirds (2/3) of the votes cast by Members approve such change.
- The Management Committee shall have the authority to provide for reasonable regulations for the enforcement and collection of dues, fees, and assessments, including the assessment of all collection costs on the delinquent account. The Management Committee is authorized to take enforcement actions to compel payment of persistent Delinquent Accounts, those accounts that have been delinquent for greater than five (5) years; such actions may include: obtaining judgments through civil action, wage garnishment, bank levy, car levy and/or foreclosure action.
- It is understood that all funds for special committees, like the Ladies of the Lake, Swim Team, Team Canteen or any other committee as shall be formed from time to time, should be handled exactly the same as Community funds All proceeds should be deposited with the appropriate party at the office, deposited in the manner described in Section 4 below All payments for expenses incurred should be processed through our bookkeeper and Treasurer with the appropriate checks being issued Monthly, each committee shall be provided with the balance each committee has on their respective accounts.
- Section 2.** Community funds shall be used only for the objectives and purposes of the Community and only in such manner as shall be approved by the Management Committee.
- Section 3.** The President, Treasurer, Secretary and any others handling Community funds shall be bonded.

- Section 4.** All Community funds shall first be deposited in one or more checking accounts with banks insured by the Federal Deposit Insurance Corporation Available Community funds may be transferred from the checking accounts by the Treasurer and invested in federally insured Savings Accounts or Certificates of Deposit or in US Treasury Bonds, Notes and Bills.
- Section 5.** No Trustee, Officer or District Representative shall be paid a salary, compensation or benefit for his/her services.
- Section 6.** Employees necessary for the operation of the Community shall be paid on a salary or hourly basis as provided for in the yearly budget approved by the Management Committee.

## **ARTICLE XI ~ COMMUNITY PROPERTY**

- Section 1.** No Community real estate shall be purchased, sold, mortgaged, exchanged or otherwise disposed of, nor shall any buildings, or additions thereto, be constructed or demolished unless the Management Committee shall adopt a resolution authorizing the Officers to effect such purchase, sale, mortgage, exchange, disposal, construction or demolition and such resolution is approved by the affirmative vote of not less than two-thirds (2/3) of the votes cast by Membership households in good standing providing the Deed(s) does not have any provisions restricting such activities All proceeds from a sale shall be deposited in the Capital Improvement Fund for use as deemed necessary. Property acquired through foreclosure or other actions related to Collections shall not be considered Community Property for the purpose of sale/disposition. The Management Committee shall make all efforts to sell properties acquired through foreclosure to minimize the cost of ownership and maintenance. The Management Committee shall propose a resolution and hold a Management Committee Vote to approve the sale of properties acquired through foreclosure or other Collections Actions as timely as practical; sale of property pursuant to this provision shall not require membership approval. Proceeds that result from a sale of property foreclosed for non-payment shall be deposited in the general fund.
- Section 2.** Capital Improvements shall be at the discretion of the Management Committee for all expenditures required by statute or administrative agency, as well as expenditures required for general maintenance or any other expense for the advancement of the purposes of the community, as enumerated in Article II.

Any other Capital Improvement, which exceeds five percent (5%) of the annual budget and is deemed a discretionary expense by the Management Committee, shall be submitted first to the Management Committee and if approved by a majority vote of the Management Committee, shall be submitted to Membership households in good standing The expense will be approved by the affirmative vote of not less than two-thirds of the votes cast by Membership households in good standing.

## **ARTICLE XII ~ MEMBERSHIP IDENTIFICATION**

Upon payment of dues, assessments and appropriate fees, Members in good standing will be issued a quantity of Club Badges or other form of identification (number to be specified by the Management Committee) Extra badges or other forms of identification will be issued at a nominal charge Badges or other forms of identification must be carried on the person in accordance with the Rules and Regulations.

## **ARTICLE XIII ~ AMENDMENTS TO BY-LAWS**

The By-Laws of the Community may be amended, supplemented or repealed by approval of two-thirds (2/3) of the votes cast by Members in good standing, provided that such proposed amendment, supplement or repeal shall have been first submitted to the Management Committee and approved by a majority vote of the Management Committee, and provided also that a copy of such amendment, supplement or repeal, and a ballot shall have been mailed to each owner as described in Article VIII, Section 2 for consideration at least fourteen days prior to the return date requested.

## **ARTICLE XIV ~ BOATS, VEHICLES AND MECHANICAL DEVICES**

Boats, vehicles and mechanical devices powered by combustion engines of any type are not permitted on Lake Walkkill unless needed for rescue, safety, maintenance or as authorized by the Management Committee.

## **ARTICLE XV ~ COMMITTEES**

- Section 1.** The Community shall maintain such standing committees as shall be determined by the President These committee chairs shall be appointed as per the provisions of Article V, Section 4.
- Section 2.** The Community shall maintain an Alternative Dispute Resolution (ADR) Policy as a first option for resolving disputes in the community in lieu of litigation.

## **ARTICLE XVI ~ PROPERTY COVENANTS**

- Section 1.** No trade or business of any kind or description shall be conducted, on the Members' premises or any part thereof, by the Member or by any person or persons by his/her or their procurement, authority or consent, which would require outside traffic to a Member's residence or have a sign on the property identifying such business.
- Section 2.** The Member will not engage in any business enterprise, directly or indirectly, including the keeping of a hotel, boarding house or restaurant, or in the hire, sale or exchange or keeping for such purpose of any goods, wares or merchandise whatsoever upon said property, or will not keep and maintain boats and canoes for hire.

- Section 3.** The Member's premises shall be occupied and used by the Member for private residential purposes only and not otherwise and there shall be erected thereon only a private residence for the use of one family.
- Section 4.** No dwelling or other building may be erected or maintained on a Member's property unless it conforms to the Vernon Township Land Development Rules and Codes.
- Section 5.** No dwelling shall be erected on any plot having less than the size stated in the Vernon Township Land Development Sub-code.
- Section 6.** All residential properties must be equipped with septic tanks or cesspools, which must be approved in all regards, by the Board of Health All toilets must be within the dwelling.
- Section 7.** No boat houses, docks or sea walls shall be erected, except with the approval of the Management Committee.
- Section 8.** No excavation shall be made on any premises, except for the purpose of building thereon. These excavations may only be done after proper town permits are obtained, in accord with the ordinances and laws in effect at the time No earth or sand may be removed from the property except as part of the excavation.
- Section 9.** The Member will not use said premises for camping or will not permit any person or persons to maintain a tent camp upon said lands at any time.
- Section 10.** No stable for livestock shall be erected or maintained on the Member's premises by the Member, and no livestock or fowl shall be kept on any part of the property.
- Section 11.** The Member's premises shall be kept free from any nuisance, and from any object or condition otherwise offensive to the neighborhood, or dangerous to the health of the community.
- Section 12.** Notwithstanding anything stated above, all construction work or use shall be in conformance with all municipal, county, and State laws, ordinances and rules.
- Section 13.** The provisions of these By-Laws pertain to all properties within the filed maps of Lake Wallkill.

**ARTICLE XVII ~ RULES AND REGULATIONS**

- Section 1.** The Rules and Regulations must not conflict or take precedence over these By-Laws.
- Section 2.** Rules and Regulations may be adopted, modified, amended, or changed by a two-third vote of the Management Committee.

**ARTICLE XVIII ~ FISCAL YEAR**

The fiscal year of the Community shall commence on the first day of January of each year.

**ARTICLE XIX ~ INDEMNIFICATION OF TRUSTEES, OFFICERS AND DISTRICT REPRESENTATIVES**

Lake Wallkill Community, Inc, shall indemnify its Trustees, Officers, Employees or Agents in accordance with and pursuant to the provisions of NJSA 15A:3-4 et seq.

**APPENDIX ~** Resolutions or Policies enacted by the Management Committee may be found on the Community website: [www.lakewallkill.com](http://www.lakewallkill.com)

**Definition of the Ten (10) Geographic Districts  
By Lot and Block Numbers as Shown on the  
Township of Vernon Tax Maps for Lake Wallkill Properties**

**DISTRICT I**

<b>Block</b>	<b>Lots</b>
234	6,7,8
234	13-23
234	26-37
234	42-44
234	50-52
234	54-56

**DISTRICT II**

<b>Block</b>	<b>Lots</b>
234	25,41
234	45-49
234	57-72
234	74
234	83-95

**DISTRICT III**

<b>Block</b>	<b>Lots</b>
234	67-69
234	75,76
234	78-82
234	140-142
234	145-164
234	166-169

**DISTRICT IV**

<b>Block</b>	<b>Lots</b>
234	96-115
234	117-136

**DISTRICT V**

<b>Block</b>	<b>Lots</b>
266	2-11
266	13-15
266	17
266	36-44
266	46
266	48-52
266	54-57

**DISTRICT VI**

<b>Block</b>	<b>Lots</b>
266	18-25
266	27-35
267	1-5
267	7-11
267	18-25
267	27-35

**DISTRICT VII**

<b>Block</b>	<b>Lots</b>
267	61,62
267	64-75
267	77-91

**DISTRICT VIII**

<b>Block</b>	<b>Lots</b>
267	47-51
267	72
267	74-78
267	98-102
267	105-112

**DISTRICT IX**

<b>Block</b>	<b>Lots</b>
267	39-42
267	44-45
267	52-59
267	63-71
267	79
267	81-88
267	90-93
267	95-97

**DISTRICT X**

<b>Block</b>	<b>Lots</b>
267	13-30
267	33,34,36,38
267	113-119

Note: From time-to-time Lot & Block Numbers may be updated by Vernon Township for Tax Assessment purposes. This reference in the By-Laws will only be updated in conjunction with other By-Law's Amendments.