

RESOLUTION
of the
MANAGEMENT COMMITTEE
of
LAKE WALLKILL COMMUNITY, INC.

WHEREAS, Article V, Section 1 of the by-laws adopted May 1st, 2018, provides that the Management Committee is the legislative and policy making body of Lake Wallkill; and

WHEREAS, the Management Committee has determined that as a result of real estate market changes there has been a trend of rental properties contrary to the Lake Wallkill Rules and Regulations Section V.4.a, limiting rentals to a maximum of 12 weeks in a three year period; and

WHEREAS, The Management Committee has enforced the Rules and Regulations pertaining to Renters and suspended membership privileges for properties not in compliance and that the majority of those non-compliant properties have ceased payment of dues, creates a financial hardship for the Lake Wallkill community and denies the opportunity for Renters to become active members of the Lake Wallkill Community; and

WHEREAS, The Management Committee has developed, implemented and successfully executed a 2 year pilot program to evaluate new Renter Rules, has concluded that the pilot program was a success and new rules for Renters can be established and included in a new revision of Lake Wallkill's Rules & Regulations; and

WHEREAS, the Management Committee has an interest in preserving the character of the community and wishes to limit the total number of rentals permitted within Lake Wallkill; and

WHEREAS, the Management Committee, upon advice of counsel, has determined that it is in the best interests of Lake Wallkill and the entire Lake Wallkill Community that this resolution be made to the Rules & Regulations of Lake Wallkill in accordance with the provisions included in this Resolution, and accrue economic benefits to the community in the form of dues payments and fees for rental properties and create an inclusive community environment for renters; and

NOW, THEREFORE, BE IT RESOLVED by the Management Committee that proposed new Rental Rules be and hereby is established as follows:

(The following content would replace Section V of the existing Rules & Regulations.)

V. Renters/ Rules for Renting Member Properties

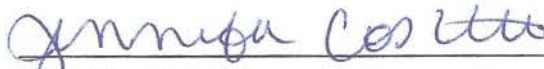
1. Other than the specific authorized Member list provided in Section II, a person who occupies a cabin/home at Lake Wallkill at any time, whether or not such is a paying or non-paying guest, shall be considered a renter if:
 - a. Occupancy covers a period of four or more consecutive week days or a Saturday and Sunday in the absence of the owner or a registered member of the owners family. A guest subject to the above conditions shall be charged for a full week of renter's fees.
2. All members of such "renter's" family, or group, and any other persons who may visit him during his occupancy of a Lake Wallkill cabin/home, shall be considered as "renters" and shall be required to obtain and wear badges in accordance with provisions outlined below.
3. All members of the renter's party must obtain and wear a badge. The cost of each badge is in accordance with the current year's schedule of fees.
4. Any rental to a relative of a member of Lake Wallkill Community, Inc. shall have renter fees waived, however, the time of rental by such persons shall be charged against the owner's Seasonal or Extended Seasonal time limits (Seasonal – 12 Weeks in any 3 year period, Extended Seasonal – 36 Weeks in any three year period).
5. All renter's fees must be paid in advance for the full period of the expected stay for a renter to be eligible for temporary membership privileges. However, if the stay is extended beyond the period originally paid for, the renter is required to report to the Office of the Lake Wallkill Community and pay the required fees in advance for the extended period.
6. A renter's fees shall be considered overdue when not paid in advance for any period of occupancy. If renter's fees become overdue, temporary membership privileges shall be withdrawn from the renter and all members of his family or group and surrender of badges shall be demanded by a representative of the Community, who may be an Officer or the Manager.
7. Members shall have three (3) options for renting their properties in Lake Wallkill:

- a. Seasonal - A Member may rent their property for twelve (12) weeks in any three (3) year period. There is no limitation to the number of members that can rent their properties under this option.
 - b. Extended Seasonal Rental – A Member may rent their property for thirty-six (36) weeks in any three (3) year period. A maximum of two and a half percent (2.5%) of the improved properties in Lake Wallkill (Total Quantity 8) may be registered for the Extended Seasonal Rental option.
 - c. Long Term Rental – A Member may rent their property year round. A maximum of five percent (5%) of the improved properties in Lake Wallkill (Total Quantity 16) may be registered for the Long Term Rental option.
8. Members interested in renting their property must meet the following requirements:
- a) Member completes the Rental Registration process including application and required documentation;
 - i) Member applying must be in good standing;
 - ii) Member must complete Rental Application
 - iii) For Long Term Rentals, Member must provide a copy of the lease/rental. Lease/Rental agreement should include language that provides for the Member to terminate the lease/rental if the renter is not complying with the By-Laws and Rules and Regulations of Lake Wallkill.
 - b) The rental fee is paid in full together with the registration;
 - c) All Dues Fees or Assessments, Current and Arrears, are fully paid or a signed payment plan is executed (Members will be responsible for renter's fees, if not paid by the renter);
 - d) Owner/member and renters abide by the Lake Wallkill By-Laws and the Rules & Regulations;
 - e) An owner, renting their property, transfers all Member Privileges to the tenant except that the owner may exercise voting rights for the rental property.
 - f) Owners are required to post a copy of the "Rules and Regulations" of Lake Wallkill Community, Inc. in a conspicuous place in their cabins/home while occupied by a renter. Copies of the Rules and Regulations are available on our Website or in the office.
9. The Management Committee reserves the right to terminate the Rental Privilege if the Owner & Renter do not maintain Member in Good Standing status and

continuously meet the requirements of Section 2 (above) for the entire duration of the property rental.

10. Any Member that fails to register a rental of their property shall be subject to an Unregistered Rental Fee. The fee, once applied, may be waived if the owner brings the property rental into compliance and meets all the requirements in Section 2 (above).
11. The Management Committee shall set appropriate fees for Seasonal, Extended Seasonal, Long Term and Unregistered rentals and include such fees on the annual Schedule of Fees for Lake Wallkill.
12. The Management Committee shall enforce the Rules and Regulations and conduct periodic assessments of all properties in Lake Wallkill to ascertain their status as it relates to possible rentals and insure that all rental properties meet the requirements of the Rules & Regulations and/or are assessed the appropriate fees.
13. Lake Wallkill reserves all rights to suspend membership privileges for rental properties that don't continuously meet the requirements detailed in Section 2 (above) inclusive of all requirements of the Lake Wallkill By-Laws and Rules & Regulations.

ADOPTED this 30th Day of March, 2019 by the Management Committee of Lake Wallkill Community, Inc., in the presence of a quorum.



Jennifer Costello
Secretary

Sample

LAKE WALLKILL COMMUNITY, INC.
5 Lakeside Drive, Sussex NJ 07461
Phone: 973-875-5620 FAX 973-823-6425
info@lakewallkill.com

Renter Application

This application must be completed for any Rental in Lake Wallkill:

- This application is for a Seasonal Rental
- This application is for an Extended Seasonal Rental
- This application is for a Long Term rental

Lake Property address: _____

Primary Renter: _____

Other Renter: _____

Phone: _____

Cell Phone 1: _____

Cell Phone 2: _____

Email 1: _____

Email 2: _____

All renters should read and understand the following documents. These are available in the office or accessible on-line at lakewallkill.com :

Lake Wallkill By-Laws

Lake Wallkill Rules & Regulations

Owner Member Requirements:

Seasonal Rental:

_____ I certify that I meet the time limits for a Seasonal Rental (12 weeks in any 3 year period), I am a member in good standing and my rental fee is attached/enclosed with this application.

This rental covers the period _____ through _____. _____ Weeks

Extended Seasonal Rental:

_____ I certify that I meet the time limits for Extended Seasonal Rentals (36 weeks in any 3 year period), I am a member in good standing and my rental fee is attached/enclosed with this application.

This rental covers the period _____ through _____. _____ Weeks

Long Term Rental:

_____ I am a member in good standing, my rental fee is attached/enclosed with this application.

_____ A copy of my lease/rental agreement is enclosed with this application.

Owner/Member:

_____ Date: _____

Signature

Badge/Identification information for Seasonal & Extended Seasonal Rentals:

Renter Badges List Names		Car Identification List Vehicle License Plate
\$5 Deposit	_____	_____
Per Badge	_____	_____
Deposit Returned	_____	\$5 Deposit per car identification
When Badges	_____	Deposit refunded when Car
Returned	_____	Identification returned.

Rental Badges (\$5 Deposit per) How Many? _____ @ \$5 ea. \$ _____
 Car Identification (\$5 Deposit per) How Many? _____ @ \$5 ea. \$ _____
 Seasonal Rental Fee @ \$25/week How Many? _____ @ \$25 ea. \$ _____

<p>Total Attached to application for all charges and fees:</p> <p>\$ _____</p>

Badge/Identification information for Long Term Rentals:

Family Badges (B) or Wristbands (WB) List Names		Circle	Car Stickers List Vehicle License Plate
Free	_____	B or WB	Free _____
Free	_____	B or WB	(\$2 ea.) _____
(\$1 ea up to 5)	_____	B or WB	_____
	_____	B or WB	_____
	_____	B or WB	
	_____	B or WB	
	_____	B or WB	

Family Badges/Wristbands How Many? _____ @ \$1 ea. \$ _____
 Car Stickers How Many? _____ @ \$2 ea. \$ _____
 Guest Badges (up to 10) How Many? _____ @ \$1 ea. \$ _____
 Long Term Rental Fee @ \$300 Annually \$ _____

<p>Total Attached to application for all charges and fees:</p> <p>\$ _____</p>

I agree to comply with the Rules & Regulations of Lake Wallkill Community INC and understand that the granting of Membership Privileges is dependent on my continuous compliance.

Renter: _____ Renter: _____