

WOODLAND LAKE SHROE HOME OWNERS ASSOCIATION, INCORPORATED BY-LAWS

Incorporated under the laws of the State of Michigan, Act 137 Public Acts of 1929 and Act 133 Public Acts of 1939, as a Resort Owner's Corporation in accordance with articles of Incorporation filed on August 10, 1959.

ARTICLE I – Membership

Section 1.

All persons who are Freeholders of Real Estate described in the Articles of Incorporation shall be eligible. For the purpose of this Corporation, eligible Freeholders are owners or contract purchasers of real estate described in said Articles of Incorporation.

Section 2.

All members of Woodland Lake Shore Home Owner's Association as of August 10, 1959, shall become members of the Corporation upon presenting evidence of eligibility and signing Articles of Incorporation and Assignment of Powers to Woodland Lake Shore Home Owner's Association, Inc. as designated by Statute.

ARTICLE II – Officers

Section 1.

There shall be a Board of Trustees of said Corporation, consisting of six members, each of whom shall serve for a term of three years. Three of the members shall be year around residents, and three shall be summer residents. Two Trustees, one each year around and summer resident, shall be elected at each designated General Meeting to replace the Trustees whose terms expire on that date. When a vacancy on the Board of Trustee occurs other than by expiration of term of office, an interim member shall be appointed by the board to serve until the next regular meeting, at which time a member of the Board shall be elected by the membership to hold office during the unexpired term of the vacating Trustee.

Section 2.

In addition to the Trustees, the members shall elect at a General Meeting, a Secretary-Treasurer, whose term shall be one year. The Secretary-Treasurer shall keep a record of all meetings, keep a complete list of members together with the By-Laws and Corporation records, and maintain a record of the eligibility of the membership. The Secretary-Treasurer shall collect dues and assessments, deposit monies in designated banks, and maintain adequate record of such funds and account for same at annual meetings or when requested to do so by the Board of Trustees. The Secretary shall also receive, and present to the Board of Trustees for action, all invoices or correspondence whatsoever addressed to the Corporation. The Secretary-Treasurer shall execute and countersign checks in payment of obligations approved by the Board of Trustees. The Secretary-Treasurer shall serve as an ex-officio member of the Board of Trustees without power to vote, except in the case of a tie vote.

Section 3.

The Trustees shall elect a President and Vice-President, each of whom shall be a member of said Board of Trustees, in accordance with provision of said statutes.

Section 4.

It shall be the duty of the President to preside at all meetings, or in his absence the Vice-President shall preside. The President shall sign, with the Secretary-Treasurer, checks in payment of obligations as provided by law.

Section 5.

The Board of Trustees shall have the power to immediately suspend any officer of the Corporation for misfeasance, malfeasance, or nonfeasance in office, or any action detrimental to this Corporation, and may remove the said officer for cause, and after a hearing given to the said officer charged with said misfeasance or malfeasance or nonfeasance or other action.

Section 6.

Absent members of the Board of Trustees may vote by written proxy at any meetings of the said Board of Trustees, providing said written proxy is filed with the Secretary or acting Secretary prior to the opening of the meeting.

ARTICLE III – Meeting

Section 1.

The Board of Trustees shall call at least two General Meetings annually. The first shall be held on or about May 30th and the second on or about Labor Day. The order of business for the first meeting shall include assessment for maintenance of the roads, and the second shall include election of officers.

Section 2.

A special meeting of the Corporation may be called at the discretion of the Board of Trustees, or upon signed petition to the Board by any fifteen eligible members of the Corporation.

Section 3.

The Secretary shall mail a notice to the membership at the address shown on the Corporation records, at least ten days prior to any meeting of the Corporation.

Section 4.

Absent members may vote by written proxy, providing said proxy is filed with the Secretary prior to the opening of the meeting.

Section 5.

No meeting may be convened unless attended by a quorum. A quorum will consist of fifteen eligible members. Proposals may be made but no action can be made official without approval of fifty one percent of the total membership. If fifty one percent are not present, methods of voting by written proxy will be provided by the Secretary-Treasurer.

ARTICLE IV – Corporation Title

Section 1.

The term "Woodland Lake Shore Home Owner's Association, Incorporated" is hereby designated as the property included in the original plat of "Woodland Estates Subdivision #1 and #2, Brighton Township, Livingston County, State of Michigan, as recorded in the Register of Deeds office, at Howell, Michigan.

ARTICLE V – By-Laws

Section 1. Powers to enact

The membership of the corporation shall have powers to enact by majority vote, by-laws at any general or special meeting, calculated and designed to carry into effect jurisdiction over the Corporation and its members to promote the welfare and well-being of the membership.

Section 2. Same; Effective date, posting etc.

All by-laws so established by the Corporation, shall take effect ten days after passage and each of said by-laws shall be posted conspicuously in public places within the jurisdictional area of said Corporation. Complete and accurate copies of all by-laws shall be kept, at the office of the Corporation for public inspection.

Section 3. Same; Violation: Penalty

Any person who shall violate any such by-law shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not exceeding twenty five dollars or imprisonment in the county jail not to exceed thirty days or by both such fine and imprisonment in the discretion of the court, such fine shall be distributed to the same fund as other misdemeanor fines in the township where such lands may be located.

Section 4. Marshall: Powers, Compensation, Removal

The Board of Trustees shall appoint a marshal, whose duties shall be to enforce the laws of said Corporation. Said marshal shall have the authority of a deputy sheriff in maintaining peace and order and the enforcement of law in the lands under the jurisdiction of the Corporation, and in addition thereto shall be vested with authority to make arrests, in accordance with the law, for the violation of the by-laws of said Corporation. He may be removed at any time by a majority vote of the Trustees, with or without cause; in the discharge of his duties in respect to any matter that is an offense against the general laws of the state, his fees and charges shall be regulated and paid in the same manner as other officers.

Section 5. Same; Authority over person arrested

The marshal shall have authority to take any person arrested before a justice of the peace or police magistrate of the township in which the lands of the Corporation are situated, to be there dealt with according to the law.

Section 6. Dues and assessments

The corporation may assess annual dues and special assessments against its member by a vote of a majority thereof, for the purpose of carrying into effect any of the powers herein contained and may prescribe the time and manner of payment and manner of collection, and in case of delinquencies, may

provide that such dues and assessments shall become a lien on the land of the delinquent member may provide the manner and method of enforcing such lien.

ARTICLE VI – Order of business for meetings

Section 1.

The following order of business shall prevail at all meetings:

Calling of meeting to order

Reading of minutes of last meeting

Communications and bills

Reports of Committees

Unfinished business

New business

ARTICLE VIII – Maintenance of Roads

Section 1.

At the first Annual General Meeting of the membership, the Board of Trustees shall submit to the membership proposals and at least three quotations covering repairs and maintenance of the roads within the Corporation limits. Approval of said proposals and quotations shall be made by fifty one percent of the membership, either by show of hands at the meeting, or by written proxy as outlined in Article III, Section 4. Total costs of maintenance shall be pro-rated equally among owners of hmesites and method of collection shall be in accordance with Article V, Section 6. A homesite shall be described as a residential entity, consisting of one or more lots adjoining, and on which not more than one residence is established.

ARTICLE VII – Speed limits of vehicles on roadways

Section 1.

A limit of not more than twenty (20) miles per hour is hereby established for all roads within the jurisdictional areas of the Woodland Lake Shore Home Owner's Association, Incorporated.

Amendment to Article III, Section 5 of the By-Laws of the Woodland Lake Shore Home Owners Association.

No meeting may be convened unless attended by a Quorum. A Quorum will consist of fifteen (15) eligible members. Proposals can be made and action can be made officially with approval of the Majority of the eligible members present at a general meeting.

Amendment to Article V. Section 1 Powers to Enact of the By-Laws of Woodland Lake Shore Home Owners Association:

Charges to Woodland Lake Shore Home Owners Association (WLSHA) By-Laws proposed by the WLSHA Board of Trustees will be mailed to all members of the WLSHA with a stamped self-addressed envelope. The proposed changes to a WLSHA By-Law will be approved if at least fifty one percent (51%) of the members of WLSHA who returned a ballot within thirty (30) days after the date of mailing approve the proposal change

Approved: January 2009

WLSHA By-Law Addendum effective January 1, 2016:

Article VIII – Section 1:

The Association Board of Trustees shall determine the rubbish collection contractor to be utilized for all homes in the Association. Alternative rubbish collection contractors are prohibited. The Board of Trustees will obtain competitive bids to obtain a reasonable cost benefit service to the owners. Owners or residents who obtain alternative rubbish collection service shall be in violation of this by-law and will be subject to a twenty-five (\$25.00) fine for each occurrence. Owners are responsible for the compliance of the by-laws by their tenants. Owners or residents who transport their own trash in their own vehicles shall not be in violation of this by-law.