

Lake Chaffee
Improvement Association,
Incorporated

BY- LAWS

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.
BY-LAWS

ARTICLE I

Electors

Sec. 1. The recorded owners of property located within the limits of the Association as defined by Article 3 of the Charter (Articles of the Association) of the age of twenty-one years or over, shall be electors of the Association and shall be entitled to vote at all annual or special meetings of the Association, provided they have previously paid their annual dues.

Sec. 2. Where property is recorded in the names of more than one person, the vote of each of such persons shall be a fractional part of a single vote.

Sec. 3. Any elector of the Association is qualified to hold office and shall not be disqualified because ownership of property located within the limits of the Association as defined by Sec. 2 of the Charter is a fractional interest.

ARTICLE II

Annual Meeting

Sec. 1. The three regular meetings of the Association shall be held on the 4th Sunday of June, and the 3rd Sundays of July and August at 2:00 p.m.

Sec. 2. Written notice of such meeting shall be given to all members of the Association signed by the Secretary and shall state the business to be transacted at said meeting. Said notices shall be by personal service upon each member of the Association or by mail to the legal residence of such member not less than 10 days before the time of such meeting. Notice by personal service shall be presumed by leaving at the residence of such members as reside within the limits of the Association such notice at least 10 days before said meeting; and notice by mail shall be presumed by depositing such notice in the post office, postage prepaid, directed to the legal residence of such member at least 10 days before such meeting. Notice of meeting shall be accompanied by a Proxy, postage prepaid permitting a "Yes" or "No" vote by mail in the event member is unable to attend.

Sec. 3. - Omitted refer to Note B under contents

Sec. 4. At any regular or special meeting of the Association, action may be taken upon any matter concerning the business of the Association as permitted under the Charter and By-Laws, provided notice of the matter to be acted upon is contained in the call of the meeting.

Sec. 5. Twenty electors of the Association must be present and shall constitute a quorum for the transaction of business at any regular or special meeting.

ARTICLE III

Special Meeting

Sec. 1. A special meeting of the Association may be called at any time by a majority of the Executive Board. Notice of such Special Meeting shall be signed by the President and Vice-President and two members of the Executive Board, and shall be given in the same manner as notices of Regular

Meetings. Such notice of any Special Meeting shall contain therein the subject matter to be acted upon at said meeting.

Sec. 2. A Special Meeting shall be called by the Executive Board upon the receipt of any petition signed by not less than 25 electors of the Association requesting the call of a special meeting. Such petition to contain the purposes for which such meeting is called, such petition shall be served upon the President or Secretary of the Association. Upon receipt of such petition, the Executive Board shall within five days issue a call for a Special Meeting to take action upon the subject matter contained in the petition.

ARTICLE IV

Officers

Sec. 1. The officers of the Association shall consist of an Executive Board of six directors and the President, Vice-President, Secretary and Treasurer, each of whom shall be a qualified elector of the Association. Two of the Directors of said Board shall be elected at the 2nd regular meeting each year and shall hold office until their successor shall be elected. Seven shall constitute a quorum of the Executive Board.

Sec. 2. The electors of the Association shall elect by check list and ballot a President, a Vice-President, Treasurer and Secretary (1 year term) and two Executive Board Directors (3year term) who shall hold office from the day of their election until their successors shall have been elected and shall have qualified. The President shall be automatically Chairman of the Executive Board. Such elections shall be held at the 2nd regular meeting each year.

Sec. 3. It shall be the duty of the President to preside at all regular and special meetings of the Association and to preside at all meetings of the Executive Board. He shall, ex-officio, be a member of all sub-committees appointed by said Board, and with the advice, consent and direction of said Board shall perform any and all duties delegated to him not inconsistent with the Charter and By-Laws.

Sec. 4. The Vice-President upon the death, resignation or inability of the President to act, shall perform the duties of the President.

Sec. 5. The Treasurer of the Association shall take, receive and collect all money due to the Association and keep a record of the same in such manner as directed by the Executive Board. He shall also keep a record of all lot owners, and shall issue a membership card upon receiving the annual dues. He shall make reports at such times as directed by the Executive Board or President. He shall pay out by check all bills of the Association in such manner and form as prescribed by the Executive Board. Such Treasurer to be bonded by the Association for \$5000.00. The Treasurer of the Association shall keep a list open to inspection by all electors of those who have paid their dues.

Sec. 6. The Secretary of the Association shall keep a record of all meetings and post notices of all meetings and conduct all correspondence, except that delegated to the Treasurer.

Sec. 7. Said officers of the Association and the Executive Board shall serve without compensation except that they shall be paid their actual expenses in the performance of their duties.

ARTICLE V

Executive Board

Sec. 1. The Executive Board shall consist of ten members and the six directors shall be elected by plurality vote of the electors at the 2nd regular meeting, in groups or classes of two members annually. The Executive Board shall have the power and authority as set forth under their Charter.

Sec. 2. The Executive Board annually shall appoint the following sub-committees of not more than three members each: Road Committee; Lake and Beach Committee; Police Committee; Building and Zoning Committee; Health Committee and Fire Prevention Committee. Each of these Committees shall consist of three electors who shall hold office for a term of one year from the date of their appointment. They shall act without pay except for expenses necessary as voted by the Executive Board, and paid by the Treasurer.

Sec. 3. The Roads Committee shall report regularly to the Executive Board on the conditions of all roads in the Association, shall recommend to said Board any road improvement, repairs and alterations; shall be the negotiating committee on all contracts concerning road construction and repair, and shall annually submit to the Executive Board a budget proposal of costs of road maintenance or repairs.

The Lake and Beach Committee shall report regularly to the Executive Board on the conditions of the Lake; shall recommend to the Board any improvements or repairs to the Lake or its appurtenances; and shall annually submit a budget proposal of costs of such improvements or repairs.

The Police Committee shall have the power to recommend to the Executive Board persons for appointment as special police officers of the Association; shall recommend and report to the Board on all matters pertaining to safety and welfare within the limits of the Association and shall annually submit a budget proposal of maintaining necessary police protection.

The Building and Zoning Committee (omitted)

The Health Committee (omitted)

The above two Committees are no longer required and therefore omitted. Their functions are performed by Ashford's Building Inspector, the Zoning Enforcement Officer and the Health Officer.

The Fire Prevention Committee shall make inspection of the property around the lake and report to the Executive Board those lot owners who have a dangerous accumulation of brush and other inflammable material on their property, and shall recommend to the Executive Board the adoption of such ordinances as shall be beneficial for the protection of property within the Association from fire, and shall annually submit a budget proposal of expenses for each ensuing year.

ARTICLE VI

By-Laws

Sec. 1. The By-Laws of the Association may be amended by a majority vote of the members of the Association present at any regular or special meeting provided the same have been approved by the Executive Board at

any regular or special meeting of that Board, and after same have been posted on the signpost of the Association three days before such annual or special meeting of the Association and written notice has been sent all property owners in accordance with Article II, Section 2, and Article III, Section 1. The vote to be cast by check list and proxies of qualified electors must be voted when presented.

Sec. 2. No By-Laws or amendment thereto shall become effective until fifteen days after adoption of the same as provided in Sec. 1, hereof, and notice of their adoption shall have been posted on the signpost of the Association within three days after such annual or special meeting.

