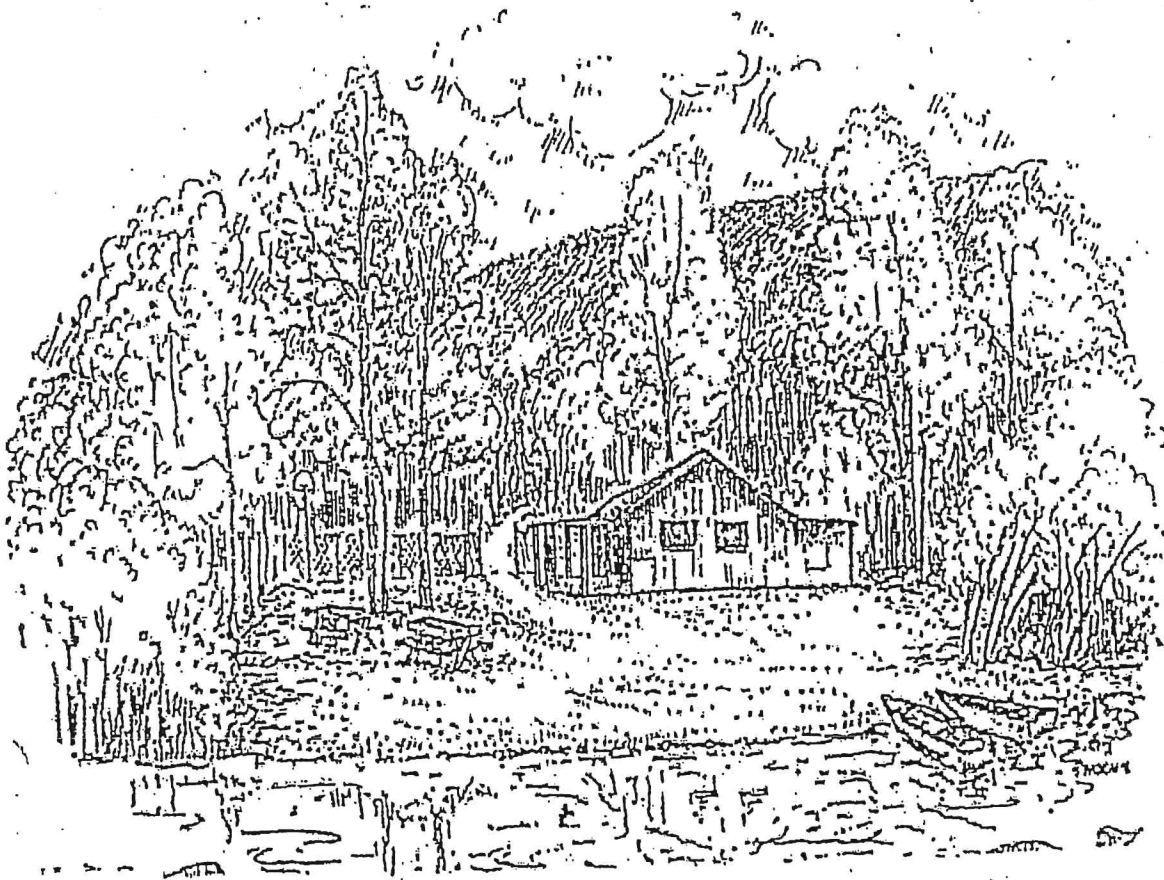


LAKE PLYMOUTH COMMUNITY ASSOCIATION



Lake Plymouth Community Association, Inc Bylaws

october 6 , 2013

This set of Bylaws was prepared from the original " constitution" and the original Bylaws previously adopted by the Association (9 /10/ 200**6**)

This version of the bylaws is the result of merging changes agreed to in a Community Association meetings June 2013 and October 6 2013 with those sections of the previous bylaws which were unchanged.

Preface to the Bylaws

The CERTIFICATE OF INCORPORATION OF LAKE PLYMOUTH COMMUNITY ASSOCIATION, INC. was dated July 31, 1957 and was received in the Clerk's Office of the County of Sussex, N.J. on the 12th of August, 1957 and recorded by the Clerk in book H of Incorporations on page 211 and following.

Some years earlier, Brunswick Homes, Inc. gave a map to the Township of Stillwater outlining an area they were seeking permission to develop, the Lake Plymouth Community. They received Township permission.

The map delineated a new lake which Brunswick called "Upper Lake Plymouth" and an older pre-existent lake called "Mud Pond". It was later called "Plymouth Pond".

At the present time most people call the newer lake "Lake Plymouth" and this is the name given to it in Google Maps. The name given to the community in the incorporation papers is Lake Plymouth Community.

Name of Corporation and Location

A. The Name of this Corporation is "LAKE PLYMOUTH COMMUNITY ASSOCIATION, INC." hereafter referred to in these bylaws as "the Corporation" or "the Association".

B. This Corporation is located and its principal business and activities are conducted in the Township of Stillwater, in the County of Sussex and the State of New Jersey. The principle place of business and administrative office is the Association Clubhouse, 943 Plymouth Lake Drive, Stillwater New Jersey. The mailing address is P. O. Box 186, Middleville, New Jersey 07855.

C. This Corporation owns the private roads of the Lake Plymouth Community, namely, Plymouth Lake Drive, Plymouth Lake Drive East, and Upper Drive. The Corporation has entrusted Lake Plymouth Road Maintenance Association, Inc. with the maintenance of these roads. The Road Maintenance Association's principle place of business and administrative office is the Association Clubhouse, 943 Plymouth Lake Drive, Stillwater New Jersey. The mailing address of the Road Maintenance Association is P. O. Box 140, Middleville, New Jersey 07855.

Membership and Notification of General Membership Meetings

The Lots included in the Lake Plymouth Community follow the map which Stillwater Township used to grant Brunswick Homes development rights. All property owners of these Lots are Members of the Lake Plymouth Community (referred to below as "Members") and eligible to become Members in Good Standing in the Lake Plymouth Community Association, Inc. (referred to below as "Members In Good Standing").

The geographical limits of Lake Plymouth Community are described as follows.

A. Exiting Plymouth Lake Drive onto Owassa Road and turning left (East) the lots on Owassa Road included in the community are:

on the South side of the road Block 1501 Lot 1 (Green Acres) and Block 1301 Lot 17 through Block 901 Lot 1;
and on the North side of the road Block 1102 Lot 1 through Block 903 Lot 47.

B. Exiting Owassa Road onto Possum Hill road, the lots on Possum Hill Road included in the community are:

on the right (West) side of the road Block 1501 Lot 24 through 31-32.

C. All Blocks and Lots which border Plymouth Lake Drive are included in the Community.

D. All Blocks and Lots which border Plymouth Lake Drive East are included in the Community.

E. All Blocks and Lots which border Upper Drive are included in the Community.

All persons owning lots within these limits are Members of the Lake Plymouth Community and eligible to become Members in Good Standing of the Community Association. They have the right to be notified of scheduled meetings of the Association; to attend meetings; and to participate in discussions.

There were other roads outlined on the Brunswick Homes map, but there are no deeds to these roads and they are not owned by the Corporation.

To make sure Members know in advance when General Membership Meetings of the Association will be held, a notification of the dates of scheduled General Membership Meetings will be mailed to all Members with an annual bill for dues. In the same communication they will be informed that additional meeting dates and/or changes to dates will be listed on a Poster Board attached to the Lake Plymouth sign on Owassa Road opposite Plymouth Lake Drive, at least two weeks before each General Membership Meeting. In addition, there may be postcards mailed to the addresses, and flyers left at the mail boxes.

Members in Good Standing of the Community Association are those who pay all dues and assessments and are in compliance with the By-Laws. Members in Good Standing shall be afforded all the rights and privileges of membership in the Community Association. Members who are not in Good Standing shall not be afforded any of the rights and privileges of Members who are in Good Standing. Only Members In Good Standing may propose resolutions at meetings, be nominated for Trustee or other Office, and vote.

If it is proposed to amend the Bylaws, the notice of General Membership Meeting will state that the meeting will concern Bylaw Changes.

The quorum for a General Membership meeting will consist of not less than four Members in Good Standing (excluding officers). At least one officer must be present.

Purposes of the Corporation

The Corporation is sometimes referred to as "The Association". The purposes of the Corporation are:

- A. to administer, conserve, and maintain properties owned by the Corporation including Lake Plymouth ("the Lake"); the dam which forms the southern border of the lake, the Association Clubhouse, the beach adjacent to the Clubhouse, and the private roads. The use of these properties is to be regulated through rules imposed by the Association, the Township, and the State of New Jersey;
- B. to provide mutual protection and enforcement of property rights of Members in Good Standing of the Association;
- C. to promote, sponsor, and encourage congenial fellowship among Community Members;
- D. and to provide supervision, maintenance, and construction of recreation facilities voted upon by the Association.

MEETINGS AND VOTING

A. A minimum of two General Membership Meetings shall be held each year, one in June (or as close to June as possible) and one in September (or as close to September as possible). Additional meetings may be held as determined by the Trustees.

B. All meetings will be open to all Members for listening purposes. However only Trustees may vote at Trustee's Meetings and only Association Members In Good Standing may vote at a General Membership Meeting.

Trustees may choose to limit attendance at their meetings to Trustees, if they will be discussing confidential matters. The reason for the closed meeting is to be explained in their minutes.

C. A notice of Trustee's Meeting will be posted at least one week in advance on the bulletin board on the front of the Clubhouse. It will show date, time, and location.

D. Robert's Rules of Order shall govern all General Membership and all Trustees meetings. The order of business of each meeting will be as follows:

- Meeting called to order;
- Roll call of Officers and Board of Trustees;
- Minutes of the previous meeting of this type (General Membership or Trustees) to be read and amended if necessary;
- Treasurer's Report;
- Communications and bills;
- Reports of Officers, Board of Trustees, and Committee Chairs;
- Old Business;
- New Business;
- Elections of Trustees and/or Officers (if needed, and if it is a General Membership Meeting);
- Adjournment.

E. A Member In Good Standing may fill out a proxy statement, authorizing another person to vote in her/his place at a General Membership Meeting. The Proxy must specify the date of the meeting and be signed by the Member In Good Standing.

E. For the purpose of voting, a family or other group of people living in the same residence will be considered one Association Member. If more than one member of a family or other group of people living in the same residence is voted Trustee, they will be considered a "team" having one Trustee vote.

F. A new slate of officers will be elected at each September meeting, or if not done, at the meeting which follows. An Officer who has been replaced in the election may continue to serve out her/his term as a Trustee. A Trustee or Officer may be removed by majority vote at a General Membership Meeting for more than four absences from Trustees' and General Membership Meetings, within the span of one year.

Trustees

Trustees are elected at each General Membership Meeting if needed to fill the roster of Trustees. The Board of Trustees shall consist of nine Members in Good Standing including the Officers. Trustees are elected each year for overlapping three year terms. If a Trustee is elected as a replacement for one who has not completed the term of service, this Trustee will serve only for the remainder of that term.

The Board of Trustees shall be responsible for the operation and fiscal management of the Association; however, the authorization for expenditures is to be done by majority vote at a General Membership Meeting.

In certain emergencies, the Board of Trustees may spend a sum up to \$500, if voted by a Trustee majority with all Trustees of the Board present. This sum is to be used on one complete project. No more than three such expenditures may take place in one interval between General Membership meetings. These expenditures must be reviewed and voted on at the next General Membership Meeting.

The Board of Trustees shall hold meetings every other month (except for December, January, and February) in such place as the Association President may designate. The Secretary shall post notice of meetings on the Clubhouse Bulletin Board, one week in advance.

Officers

The officers shall consist of President, Vice President, Treasurer, and Secretary to be elected each year.

The President shall preside at all meetings of the Association and the Board of Trustees. She/he shall enforce all rules of the Association.

The Vice President will assume all duties of the President in her/his absence.

The Treasurer shall keep accounts of all money received and deposit same in a bank account in the name of the Association. Disbursements will be made only if authorized and in accordance with the rules of these bylaws. She/he shall render an account of all not previously reported receipts and expenditures at each meeting of the Trustees or General Membership. A report of finances shall be made at every meeting which includes the current balance of the account and the projected expenditures. If there are separate accounts for special purposes they shall have their own accounts and reports.

The Secretary shall keep the minutes and other reports concerning the Association; also all past records. The records shall be kept in a place designated by the Board of Trustees.

Committees

The President shall appoint chairmen of the following standing committees:

Membership and Welcoming --- to welcome new Members of the Community and to promote their becoming Members in Good Standing of the Association;

Beach and Recreation --- to manage upkeep of the beach and lake, foster and organize athletic and recreation activities, and with appropriate approval, purchase athletic and recreational equipment;

Entertainment and Social --- to organize and publicize events for Members and their guests;

Dam Management --- to make period inspections of the dam and spillway and make recommendations for expenditures on preventative maintenance or repair;

Fishing Management --- to manage the stocking of the lake, to promote fishing activities, and to foster a healthy environment for the fish;

Rules and Bylaws --- to annually make recommendations for changes to the Rules and Bylaws;

Auditing --- to annually audit the accounts kept by the Treasurer and report to the Board of Trustees and Membership;

Road Association --- to report on the activities and proposed activities of the Lake Plymouth Road Maintenance Association, Inc.

Community Rules

- A. Members in Good Standing will be responsible to the Association for the acts and conduct of their guests when they are using facilities owned by the Association (including the Lake). Members of the Community may not use the facilities owned by the Association (including the Lake) as guests of Members in Good Standing.
- B. All private docks are not to extend further than 12 feet into the lake.
- C. There will be no discharge of pollutants or discard of trash into the lake.
- D. There will be no use of gasoline-driven recreation vehicles on the lake except during a winter carnival. Electric-driven boats will be permitted.
- E. Hours of operation for the beach area are 9 A.M. to dusk. Any changes to these standard hours shall be posted on the Clubhouse bulletin board.

- F. A "No lifeguard" sign shall be posted at the beach.
- G. A speed limit of 15 miles per hour shall be in effect for all roads owned by the Community.
- H. No vehicles are permitted on the road if unregistered, unlicensed, or driven by unlicensed drivers.
- I. No trash or abandoned cars are to be left on Association roads.
- J. There shall be no vehicles parked on Association roads or other Association property at night, commencing one hour after sunset. No parking is permitted winter months when roads are snow-covered; or if parking would create a hazardous condition.
- K. The Lake Plymouth Road Maintenance Association, Inc. must be informed of driveway repairs or property adjustments adjacent to the roads.
- L. There shall be no discharge of dischargeable objects which might cause bodily harm, air guns, air rifles, or firearms, adjacent to or on Association property except at a safe distance from such property.

All regulations set by the Sussex County Health Department or by the NJ Department of Health shall take precedence over any of these rules. Any requirement that these regulations be posted will be complied with.

Fees

Fee amounts such as annual dues, (initiation fee for new Members in Good Standing, fees for use of the Association Club House, etc.,) will not be stated in the Bylaws. These fees will be set through proposals from the Board of Trustees and approved by majority vote by Association Members In Good Standing at a General Membership Meeting.

A copy of the current fee schedule will be kept by each Officer and each Member of the Board of Trustees and will be shown to any Member upon request.

Payment of Special Assessments required by Federal, State, County, or Township rules regarding the proper maintenance or modification of the Lake or Dam are mandatory for all Members of the Lake Plymouth Community.

Payment of the Annual Dues is a responsibility of all Members of the Community.

With respect to those properties which have deeds stating that the Property Owner must be a Member In Good Standing, the Dues are Mandatory. All houses which are the result of new construction in the Community must have this restriction in their deeds.

The Association has the right to sue Members for payment of mandatory dues, fees, or Special Assessments and to convert judgments in its favor into liens against the properties. Accounts in arrears are responsible for interest, court costs, and for attorney fees. Foreclosure proceedings against these properties do not affect the underlying debt. Any party who takes title subsequent to a foreclosure takes possession with notice of the obligation to pay debt in arrears.

Any Member may be declared to be Not In Good Standing because of violation of the Association rules or non-payment of debt. This suspension may be appealed for reconsideration at the next General Membership Meeting.

Indemnification of Board of Trustees and Officers.

The Association shall purchase a Directors and Officers Liability Policy to protect Officers and Trustees acting in good faith and with the authority of the Corporation.

Alternate Dispute Resolution

It is the policy of the Association that a fair and efficient procedure will be available as an alternate to litigation for the resolution of disputes between Members of the Community and the Association, or between Members (if the Association is involved in the dispute).

Amendments and Changes to Bylaws

Amendments and/or changes to the Bylaws may be approved at any General Membership Meeting by a majority of Members in Good Standing present at the meeting, provided the notice of the meeting stated that the meeting would deal with changes to the Bylaws.

Postscript to the Bylaws concerning our Common Interest in the Lake Plymouth Community

Our common interest may be described as follows.

The Lakes are an important factor in determining the height of the water table. If the Lakes were drained, the level of the water table would fall and many wells in the Community could run dry.

If the Lakes were drained, there would be a substantial loss in property values for all members of the Community.

Because the region is heavily wooded, fire is an important danger. All local Fire Departments regularly refill their tankers from Lake Plymouth using the stand-pipe installed on the causeway.

Fire insurance cost is or may be reduced for all Members because of their proximity to the Lakes.

