

**BY-LAWS OF THE LAKEVILLE LAKE PROPERTY OWNERS ASSOCIATION**  
**AS AMENDED August 22, 2017**

**ARTICLE 1: MEMBERSHIPS**

**Section 1.** Membership of the Association shall be limited to property owners on Lakeville Lake. This shall include, as specifically defined:

- a. Those property owners originally designated as owning property adjacent to Lakeville Lake, whose properties were assessed to provide the necessary funds to establish and construct the facilities to maintain the established water level of Lakeville Lake\*, or
- b. Those property owners owning property adjacent to Lakeville Lake, whose properties are currently assessed as designated by the Lakeville Lake Improvement Board through Oakland County.
- c. Those property owners listed on the latest Addison Township property tax roles, reasonably available to the Association, shall be considered as the only valid property owner(s).  
Property owners may also demonstrate their membership through the presentment of a properly recorded deed reflecting a present legal ownership interest in their name.
- d. Property owners may assign their membership rights to vote at Association meetings via a signed approved written proxy provided to the Association Secretary in advance of any meeting.

**Section 2.** Membership dues shall be assessed annually for the period July 1 to June 30 or for any portion of the period. Dues shall be paid to the Treasurer by July 1: provided that membership dues shall be suspended for any such period so long as monies are available to the Association for its operating expenses from a special assessment by the Lakeville Lake Improvement Board through Oakland County, Michigan.

**Section 3.** Membership dues shall be assessed annually per household as determined by the membership of its January meeting. Property owners who have been members for consecutive years since prior to 1965 shall be exempt from dues as a one-time special honor.

**Section 4.** Any owners of property purchased in any subdivision not actually abutting Lakeville Lake, possessing ingress and egress over any parcel of land described in Section 1, may select one property owner from that subdivision to represent all other owners of property in the subdivision and shall be entitled to one vote for the group represented. The group must notify the Association of the name of the voting representative when the dues are paid.

**Section 5.** In the event any parcel of land is owned jointly by two or more parties, including a husband and wife relationship, only one vote shall be allowed for that property. Ownership of more than one property shall not entitle a member to more than one vote.

**ARTICLE 2: MEETINGS**

**Section 1.** The membership shall meet semi-annually, in the months of January and June, at a time and place designated by the Board of Directors. The meeting in June shall be designated as the Annual Meeting for the purpose of electing the Board of Directors.

\*As defined in the Oakland County's Board of Supervisors miscellaneous resolution no. 3182 and dated June 26, 1961, and also petition granted by the Honorable Wm. John Beer, Circuit court Judge on October 9, 1961, No. L52991.

**Section 2.** A special meeting may be called by the Board of Directors or by a majority vote of the membership.

**Section 3.** The call for the meetings of the membership shall be in writing and mailed to each member or distributed via electronic notification at the address provided.

**Section 4.** The Board of Directors shall meet regularly during the year. Meeting dates will be announced in advance.

### **ARTICLE 3: BOARD OF DIRECTORS**

**Section 1.** The control and management of the Association shall be in the Board of Directors ("Board"). The Board shall consist of a President, Vice President, Secretary, Treasurer and five other directors.

**Section 2.** Members of the Board shall serve for two-year terms.

**Section 3.** Board members shall be elected at the Annual Meeting. Only property owner(s) validated via section 1c shall be eligible to be elected to the Board. The property owners or their assignees will nominate and vote for the Board members but shall not designate the offices of the elected Board members.

**Section 4.** The elected Board will determine at the first meeting following the Annual Meeting the offices to be held by a vote of the Board only.

Any officer may be removed from his/her office at any time, with or without cause by the affirmative vote of a majority of the whole Board of Directors.

Any Board member may be removed from his/her office at any time, with or without cause by the affirmative vote of a majority of the property owners or their assignees in attendance of an Association meeting subject to the same 10 day notification requirement as defined in Article 4 Section 1. Each Board member is expected to conduct themselves with the utmost professionalism and civility. This exception is not limited to wanton Misconduct, Defamation, slander or Liable.

**Section 5.** The duties of the President shall be to preside at all meetings of the Board and at all meetings of the Association, and to sign formally executed documents of the Association upon authorization of the Board of Directors.

**Section 6.** The duties of the Vice President shall be to act in place and instead of the President whenever the President is unavailable.

**Section 7.** The duties of the Treasurer shall be to collect dues and such other income as the Treasurer shall be informed that the Association shall be entitled to, to deposit the funds so collected to the credit of the Association in a depository chosen by the Board, and pay all obligations of the Association from such funds, upon authorization of the Board of Directors. The Treasurer, the Vice President and the President shall be signers of the depository accounts of the Association.

**Section 8.** The duties of the Secretary shall be to keep the minutes of all meetings of the Board and of the Association in a book provided for that purpose, to give and receive all notices of the Association, and to keep all books, records and papers of the Association.

**Section 9.** A membership chairman shall be designated amongst the nine directors to develop and maintain a current membership list. Under no condition shall any member, either directly or indirectly, use the membership list for any purpose other than a function solely for the use and benefit of the Association.

**Section 10.** A majority of the Board of Directors shall constitute a quorum at any meeting, and acts of the majority of the Board present shall be the acts of the Board.

**Section 11.** The amount of monies expended in any calendar year by the Board of Directors shall at no time exceed the amount of the membership dues or other income collected during the year or available as surplus funds from prior years. No more than Two Thousand Dollars Five Hundred (\$2,500.00) shall be spent on a single project without the consent of the Association membership.

**Section 12.** The President shall be responsible for the appointment of a replacement for a vacancy on the Board of Directors. Such appointment shall remain in place for the term remaining from the vacancy.

**Section 13.** The Association considers its officers, directors and others, acting through its officers and directors, as "volunteers." The Association will assume liability for all acts and omissions of its volunteer officers, volunteer directors and other authorized volunteers which were carried out in the normal course of the Association's business so long as:

1. The volunteer officer, volunteer director or other volunteer was acting in good faith and within the scope of his or her authority;
2. The conduct did not amount to gross negligence or willful and wanton misconduct; and,
3. The conduct is neither an intentional tort, nor a tort involving a motor vehicle for which liability could be imposed under the no-fault provision of the Insurance Code of the State of Michigan.

#### **ARTICLE 4: CHANGES IN BY-LAWS**

**Section 1.** Amendments, modifications, or general revisions of the By-Laws may be made at any regular or special meeting of the Association, by a majority vote of the members present, provided, however, that a copy of such proposed amendments or revisions shall be mailed to the members of the Association or distributed via electronic notification at the address provided at least ten (10) days prior to the meeting at which said matters shall be voted on.

**Section 2.** In the event of a proposed discontinuation or termination of the Association, under its present statute under the laws of the State of Michigan, such a proposal shall be in the hands or possession of the Board of Directors in writing at least six (6) weeks prior to the annual or any special meeting called for that purpose. All members in good standing, as well as members not more than two (2) years in default with their payment of dues, must be notified of such proposed action at ten (10) days in advance of such meeting.