

STATE OF VERMONT  
OFFICE OF SECRETARY OF STATE



*Certificate of Amendment*

*I, James F. Milne, Secretary of State of the State of Vermont, do hereby certify that the attached is a true copy of the*

*Articles of Amendment  
restated*

*for*

*Alpine Haven Property Owners Association, Inc.*

*as filed in this department effective December 16, 1996.*

*December 16, 1996*

*Given under my hand and the seal  
of the State of Vermont, at  
Montpelier, the State Capital*

*James F. Milne*

*James F. Milne  
Secretary of State*



RESTATED AND AMENDED  
ARTICLES OF ASSOCIATION OF  
ALPINE HAVEN PROPERTY OWNERS ASSOCIATION, INC.  
A NON-PROFIT CORPORATION

Pursuant to the provisions of the Vermont Non-Profit Corporation Act (11 V.S.A. Ch. 19) and the Bylaws of the corporation, ALPINE HAVEN PROPERTY OWNERS ASSOCIATION, INC., amends and restates its Articles of Association in the manner provided in 11 V.S.A. §2452(a)(1) and §2455(a)(1-3):

I. The name of the corporation shall be ALPINE HAVEN PROPERTY OWNERS ASSOCIATION, INC., and its principal office shall be in the Town of Montgomery, Franklin County, State of Vermont, and at such other place or places within or without the State of Vermont as shall be deemed by the directors to be in the best interest of the corporation. The corporation declares itself to be a mutual benefit corporation.

II. The period of duration of this nonprofit corporation shall be perpetual.

III. The purposes of this corporation are: (1) the ownership, operation, management, development and improvement of service facilities, amenities, recreational facilities, common roadways and other appurtenances and benefits related to certain developed and improved real estate located in the Towns of Montgomery and Westfield known as Alpine Haven; (2) the management, administration, development and improvement of a commonly owned water supply system serving Alpine Haven; (3) the provision of extraterritorial services and benefits to adjoining property; (4) the enforcement, implementation and exercise of all rights, powers and prerogatives relating to private land use conditions, restrictions and covenants as assignee of common grantors and developers of Alpine Haven; and (5) the imposition, assessment and collection of fees and charges to support the foregoing.

IV. (a) The number of directors constituting the Board of Directors of the corporation shall be no less than five (5) nor more than nine (9) and the names and addresses of the persons who are to serve as Directors for the terms set forth below are as follows:

	<u>Name</u>	<u>Address</u>	<u>Term Expires</u>
(1)	Geoffrey Smith	2625 Rufus Rockhead #201 Montreal Quebec H3J 2W5	July 1, 1999
(2)	James Townsend	P. O. Box 22 Montgomery Center, CT 05471	July 1, 1999
(3)	Robert Bonnell	8120 St. Laurent Boulevard #1203 Montreal Quebec J4X 2P2	July 1, 1998
(4)	Harry A. Durney	10 Alan Lane New Canaan, CT 06840	July 1, 1998

- |     |                      |  |              |
|-----|----------------------|--|--------------|
| (5) | Norman Hawkins       | 615 Rene Levesque West #120<br>Montreal Quebec H3B 1P5 | July 1, 1998 |
| (6) | Philip Bromage, M.D. | P. O. Box 1120<br>Montgomery Center, VT 05471          | July 1, 1997 |
| (7) | Lise Trenka          | 170 Stream Avenue<br>Dorval, Quebec H9S 2N8            | July 1, 1997 |

(b) Directors of the corporation shall be elected annually upon the expiration of the term of office of the incumbent Director, each for a term of three years. A Director must be a member of the corporation in order to be eligible for election. Elections shall be conducted as provided in the bylaws of the corporation.

(c) A vacancy in the office of Director shall be deemed to exist upon the death, resignation, incapacity, removal or absence of a Director, or upon a Director no longer being a member of the corporation. Such vacancy shall be filled as provided in the bylaws of the corporation.

V. The fiscal year of the corporation shall commence on May 1 of each year.

VI. The registered agent of the corporation shall be J. Paul Giuliani, 94 Main Street, P.O. Box F, Montpelier, Vermont 05601-1455.

VII. The registered office of the corporation shall be the office of its registered agent, 94 Main Street, P.O. Box F, Montpelier, Vermont 05602.

VIII. The corporation shall have members. All natural persons, corporations and fiduciaries owning fee simple interest in any part of Alpine Haven in the Towns of Westfield and Montgomery, upon payment of periodic assessments levied by the corporation, shall be members of the corporation and entitled to all the rights, privileges and benefits thereof. For purposes of this Article, Alpine Haven shall be deemed to be those lands and premises depicted on the following plans:

1. "Plan Prepared for Leisure Properties, Inc., Montgomery Ctr., Vt", dated February 17, 1989, Scale 1" = 200', Map No. M8906, Job No. J8857.
2. "Plot Plan of Property Belonging to Walter Steel", Palmer Company, Ltd., South Burlington, Vermont, June 19, 1980.
3. "Compiled Plan for Alpine Haven Inc., Route 242, Westfield, Vermont", dated August 7, 1996, Vermont Land Surveyors, South Burlington, Vt., Job No. 9627.

IX. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall

be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. No Director of the corporation nor any member serving as a member of a committee shall receive or be entitled to any compensation except reimbursement for necessarily incurred expenses.

X. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation in the manner provided by law applicable to non-profit corporations.

XI. To carry out and fulfill the purposes enumerated above, the corporation shall have all the powers enumerated in the Vermont Nonprofit Corporation Act, as amended, specifically by Section 1 of No. 179 of the Acts of 1996, upon the effective date thereof, including the power to purchase, take, receive, lease, take by gift, devise or bequest or otherwise acquire, and to own, hold, use and otherwise deal in and with any real or personal property, or any interest therein, situated in this state; and to sell, convey, mortgage, pledge, lease, and otherwise dispose of all or any part of its property and assets; and in furtherance of the above power, the corporation shall have power to construct, improve, purchase and otherwise deal in real and personal property appurtenant to or benefitting developed and improved real estate known as Alpine Haven, and adjacent property in the Towns of Westfield and Montgomery; to borrow money for the purposes of the corporation; to issue evidences of indebtedness in relation to any mortgage, pledge or other hypothecation; to operate and manage utilities and facilities commonly owned by the corporation's members or by the corporation; to exercise all powers expressly conferred or reasonably inferable under the terms of the aforesaid Act or under any laws amendatory thereto; to succeed to and enforce all rights, powers, franchises, restrictions and covenants presently owned, held or exercised by any natural person or other entity as the same relate to, benefit or affect Alpine Haven, the members of the corporation or any other person; to establish and collect fees, charges, rates and assessments upon any person or property furnished services by the corporation or benefitting thereby; and to exercise and enforce any power, right, franchise, prerogative or authority to the fullest extent permitted and in the manner provided by law.

The foregoing Restated and Consolidated Articles of Association were unanimously approved and adopted by its Board of Directors on October 19, 1996, and by two-thirds affirmative vote of its members present in person or by proxy at a special meeting thereof duly noticed, called and held on October 19, 1996.

The undersigned officers hereby certify that the Restated and Consolidated Articles of Association set forth herein are the correct and complete Articles of Association of the corporation as heretofore and herein amended, that they have been duly adopted in accordance with the laws of the State of Vermont and the corporation's bylaws, and that they supersede the original Articles of Association of the corporation and all amendments thereto.

Done at Montgomery, Vermont this 7 day of November, 1996.

ALPINE HAVEN PROPERTY OWNERS  
ASSOCIATION, INC.

By: Norman Hawkins  
Its President NORMAN HAWKINS.

And By: Harry A. Durney  
Its Secretary Pro Tem  
HARRY A. DURNY

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At the Town of Montgomery, this 4<sup>th</sup> day of November, 1996, personally appeared before me Norman Hawkins and Harry A. Durney, who, being by me first duly sworn, declared that they are respectively the President and Secretary Pro Tem of Alpine Haven Property Owners Association, Inc., that they have signed the foregoing instrument as officers aforesaid of the corporation, and that the statements therein contained are true.

Before me, Maurice E. Lumbra  
Notary Public

Commission Expires: 2/10/99

JPG:bw  
[8876-1]

BYLAWS  
OF  
ALPINE HAVEN ASSOCIATION, INC.

A NONPROFIT CORPORATION

ARTICLE I

The name of the corporation shall be Alpine Haven Association, Inc.

ARTICLE II

The principal office of the corporation shall be in the Town of Montgomery, Vermont, and its mailing address shall be P. O. Box 108, Montgomery Center, Vermont 05471 or such other address within the State of Vermont as may be designated hereafter by the Board of Directors of the corporation.

ARTICLE III

The affairs of the corporation shall be governed by and conducted under the direction of a Board of Directors consisting of not less than five (5) nor more than nine (9) Directors, the manner of their selection, qualification, eligibility and terms of office shall be as provided in the Restated and Amended Articles of Association of the corporation and in these Bylaws, which supersede and replace in their entirety the existing Bylaws of the corporation.

The Directors named in the corporation's Restated and Amended Articles of Association shall serve in office for the respective terms stated in said Articles and thereafter their successors shall be elected in accordance with Article IV(b) of the corporation's Restated and Amended Articles of Association and these Bylaws.

Any five (5) members of the corporation may propose a member for election as a Director of the corporation, or such person may be nominated from the floor and endorsed by five (5) members at a meeting of the members. Election of Directors shall be conducted by paper ballot.

The Board of Directors shall meet at least twice in each calendar year, provided, however, that the first regular Directors' meeting in each calendar year shall be held to coincide with the annual meeting of the corporation. Notice of the time and place of each meeting and an agenda of the subjects to be acted upon shall be given by mail or personal delivery not less than seven (7) calendar days prior to the designated meeting time. All business shall be transacted by majority vote of the Directors in attendance at any meeting. A majority of the Board of Directors shall constitute a quorum. Any action taken in the absence of a quorum shall become effective upon written assent thereto by a majority of the entire Board of Directors, delivered to the Secretary of the corporation. To the fullest extent permitted by law, any action properly before the Board of Directors may be considered and taken by telephonic means,

provided that a majority of the Board of Directors so participates and that a record thereof is prepared and approved by all Directors so participating.

Between regularly scheduled meetings of the Board, a mail or telephone ballot on any pending matter may be called for by the President of the corporation, and any proposed action shall become effective upon written assent thereto by a majority of the entire Board of Directors, delivered to the Secretary of the corporation. Special meetings of the Board of Directors shall be called and held upon request of two (2) Directors.

Conduct of meeting of the Board of Directors shall be in accordance with Robert's Rules of Order (current edition).

A vacancy in the Board of Directors shall be deemed to exist upon the death, resignation, incapacity or absence of a Director from three consecutive meetings of the Board. A Director may be removed without cause upon a three-fourths vote of the Board or a majority vote of the members present in person or by proxy. Vacancies in the Board of Directors shall be filled for the unexpired term of the Director being replaced by majority vote of the remaining Board of Directors; provided, however, that two or more vacancies occurring in any fiscal year shall be filled by vote of the members at a special meeting thereof or at the annual meeting of the members if such vacancy occurs within ninety (90) days of the date of such annual meeting.

#### ARTICLE IV

The Board at its initial meeting in each year shall elect one of the Directors to serve as President for a term of two (2) years and until his/her successor shall be elected and qualified. The Board at its initial meeting in each year shall elect a member, who may or may not be a Director, to serve as Treasurer of the corporation for a term of two (2) years and until his/her successor shall be elected and qualified. In the absence or incapacity of the President, one of the Directors shall be elected President pro tem. The Board shall create and fill such other offices as they deem beneficial.

#### ARTICLE V

The President shall preside at all meetings of the Board and members and shall implement such policies, directives and procedures approved by the Board of Directors, consistent with the corporation's Articles of Association and the within Bylaws.

#### ARTICLE VI

The Secretary of the corporation shall be elected by the Board of Directors for a term of two (2) years and until his/her successor shall be elected and qualified, and shall be required to record the minutes of all meetings of the Board of Directors, to keep such other records as are reasonably needed to properly record the activities of the corporation, and perform such other duties and functions as may from time to time be assigned by the Board of Directors. (S)he shall keep his/her possession the Articles of Association, the Bylaws, the minutes of meetings of the Board, and all other permanent records of the corporation, with the exception

of those that are hereinafter specifically entrusted to the Treasurer or the President of the corporation, and shall perform such other functions as may be assigned by the Board of Directors. The Secretary shall prepare and maintain a list of all members and their respective addresses, together with a list of members designated to vote in cases of multiple ownership, which lists shall be deemed conclusive as to the matters set forth therein. The office of Secretary and Treasurer may be held by the same person. The Secretary shall give notice of meetings in accordance with these Bylaws and the laws of the State of Vermont.

#### ARTICLE VII

The Treasurer of the corporation shall supervise and be responsible for all corporation funds and shall arrange for the custody of all securities transferred to and belonging to the corporation as may be determined by the Board of Directors. (S)he shall buy or sell or transfer or otherwise dispose of the corporation's securities and shall maintain bank accounts, in accordance with such directions as shall be given to him/her by the Board of Directors or by any committee duly appointed by the Board of Directors to supervise the corporation's investment policies, and shall perform such other functions as may be assigned by the Board of Directors.

The Treasurer and such other officers and employees as may be designated by the Board of Directors may be bonded in such amount and by such surety as may be designated by the Board of Directors from time to time. Such bond shall be retained by the President. Any premium payable on such bond shall be paid for by the corporation.

All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issues in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Directors.

All funds of the corporation not otherwise employed shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Directors may select.

#### ARTICLE VIII

The Board of Directors shall be authorized by majority vote to select such other officers and appoint such committees as are deemed necessary to supervise and carry out the corporation's activities. A vacancy in any office shall be filled by action of the Board of Directors.

The Board of Directors may engage the services of a manager, who need not be a member of the corporation, and to fix his/her terms of employment or engagement, duties and compensation. All matters relating to the employment of persons by the corporation shall be determined by the Board of Directors. Neither the manager nor any employee of the corporation shall serve at the same time as he or she shall be a member of the Board of Directors. No person, while serving as a member of the Board of Directors shall enter into a contract to furnish goods or services to the corporation except upon unanimous consent of all Directors.



## ARTICLE IX

The Board of Directors shall be entrusted with the corporation's operations, and it shall:

(a) Create such committees of Directors and members as are deemed necessary to implement the purposes and powers of the corporation.

(b) Hire such personnel as is reasonably required to:

(1) Administer its purposes and policies; and

(2) Administer its financial record keeping and reporting activities.

(c) Authorize the disbursement of such corporation funds as are reasonably necessary to defray the expense of the foregoing activities as set forth in subparagraph (b) hereof.

(d) Direct the corporation's other activities, in accordance with the power given to the corporation under its Articles of Association.

(e) Establish and enforce such rules, regulations and procedures not inconsistent with the Articles of Association and the within Bylaws necessary to carry out the purposes of the corporation.

(f) Establish an accounting system suitable to the needs of the corporation and to examine the same periodically; engage an independent audit of the financial affairs of the corporation at the end of each fiscal year; furnish the members of the corporation at least annually with an audit report of the books, records and affairs of the corporation; and provide the members of the corporation budget comparisons of current and previous fiscal years.

(g) Maintain, administer and operate a water supply system for the benefit of the members, and to be solely responsible for establishing equitable rates, fees and charges among water system users sufficient to pay operational and maintenance expenses thereof, pay debt service on any obligations incurred with respect to such system, and fund a capital replacement and reserve account. All sums of money attributable to such water system shall be maintained and expended in a separate account and shall not be commingled for any purpose with any other account or fund of the corporation. Such rates, fees and charges shall be collected from users thereof and others benefitting thereby through any remedy allowed by law and in accordance with rules, regulations and policies adopted by the Board of Directors. In addition, the Board of Directors shall make, promulgate and enforce such rules, regulations and orders as the Board shall deem necessary to preserve and protect the integrity, purity, quality and quantity of such water system, including all sources, transmission and distribution lines, and storage and treatment facilities. The Board shall not operate such water supply system as a public utility, but at all times shall be mindful that such system is owned in common by the members of the corporation as real property interests appurtenant to their respective ownership of real estate within Alpine Haven.

(h) Establish procedures that all expenditures and appropriations are made in accordance with approved budgets; provided, however, that appropriations, expenditures from contingency funds or from the proceeds of loans may be made in the event of emergencies following telephone approval by a majority of the Board or an Executive Committee thereof. For the purposes hereof, an emergency shall be deemed to exist in the event of a casualty or situation posing an imminent threat to health, safety, welfare, including peril to roads and other property.

#### ARTICLE X

(a) The corporation shall have members. Membership in the corporation shall be limited to natural persons, corporations or fiduciaries owning fee simple title to real property located within that part of the towns of Montgomery and Westfield known as Alpine Haven, and their successors and assigns. To the fullest extent permitted by law, membership in the corporation shall be deemed a real property interest appurtenant to such fee simple ownership.

(b) Each member, regardless of the number or nature of persons owning a fee simple interest in such real property, shall have one vote. Members present in person or by proxy constituting twenty percent (20%) of the membership shall be a quorum. Action by a majority of members present in person or by proxy shall be required to take any action, except for the election of directors where a plurality shall be required. Voting shall not be cumulated or weighted by virtue of multiple ownership, value improvements or any other factor. Proxy voting and mailed ballots shall be permitted.

(c) The annual meeting of the members shall be held on the last Saturday in the month of June each year, commencing June 28, 1997, or such later date as the Board of Directors shall determine, provided that such date is no later than sixty (60) days from the last Saturday in June. Written notice thereof shall be given by mail or by personal delivery. Notice of the annual meeting shall be deposited in the U.S. mails at least fifteen (15) days in advance of the meeting date. Special meetings of the members may be called upon fifteen (15) days notice at the direction of the Board of Directors or upon request of twenty percent (20%) of the members delivered to any Director.

(d) Membership in the corporation shall not be transferred or alienated except as an appurtenance to real property located within Alpine Haven. Each member shall notify the Secretary in the event of the sale, transfer or subdivision of the member's real property located with Alpine Haven. In the case of multiple owners of real property, it shall be the responsibility of such owners to notify the Secretary of the name of the owner to receive notice of annual and special meetings of the member and to vote on behalf of all such owners.

(e) At each annual meeting of the corporation, or at a special meeting called and held for that purpose, the members shall:

- i. Receive and act upon reports of the Board of Directors;
- ii. Receive the budget for the forthcoming fiscal year, consisting of operating revenues and expenses and a capital plan and budget, each of which shall

be deemed accepted as presented by the Board of Directors unless disapproved by vote of the members;

- iii. Elect one or more of their number as a Director; and
- iv. Act upon any other matter of business lawfully before the meeting and for which notice has been given.

(f) No person, otherwise eligible for membership in the corporation, shall be entitled to vote upon any matter if such person shall be delinquent in the payment of any fee, charge or assessment levied by the corporation.

(g) By action of the Board of Directors, a class of non-voting members of the corporation may be created for the purpose of affording adjoining property owners the benefit of the corporation, upon such terms and conditions as the Board shall impose.

(h) No person otherwise eligible to be a member of the corporation shall be deemed to have terminated his or her membership until such time as a written renunciation of membership is delivered to the Secretary. Notwithstanding such renunciation, such person shall remain liable for the pro rata cost of all benefits and services furnished by the corporation to property of such person.

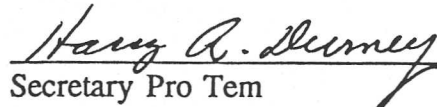
#### ARTICLE XI

To the fullest extent permitted by law, the corporation shall indemnify its officers, director, members serving on committees, employees and agents against loss, damage, claim and expense arising out of their service on behalf of the corporation. To the extent commercially available, the corporation shall procure and maintain casualty, commercial general liability, and officers and directors liability insurance with respect to its property, activities, officers, directors, employees and agents.

#### ARTICLE XII

The within Bylaws may be amended by a majority vote of the Board of Directors at any duly noticed meeting of the Board, provided that written notice of any proposed change in the Bylaws and the text thereof shall be given to all members of the Board by U.S. mail not less than ten (10) days following the date such notice is deposited in the U.S. mails, and thereafter approved by affirmative vote of two-thirds of the members of the corporation present in person or by proxy at the annual or a special meeting thereof.

ADOPTED AND APPROVED AT A MEETING OF ALPINE HAVEN ASSOCIATION, INC. HELD ON THE 19th DAY OF OCTOBER, 1996.

  
Secretary Pro Tem

**In accordance with Article XII of the Corporation's By-Laws, the following By-Law (Article XIII) is submitted for approval at the Annual Meeting of the members of the Alpine Haven Property Owners Association.**

- Article XIII is hereby submitted to be included in the By-Laws of the Corporation and reads as follows:

**Financial obligations of members:** At each annual meeting of the Corporation, or at a special meeting called for that purpose, members, among other things, will receive and act upon a Budget including any assessments for the forthcoming fiscal year. The Budget will consist of operating revenues and expenses and a capital plan and Budget, each of which will be deemed accepted as presented unless disapproved by vote of the members. Similarly, the members will receive and act upon a Provisional Fee Schedule for the following fiscal year. The Board of Directors, based on approved Budgets, will establish equitable Service Fees among the members sufficient to pay operational and maintenance expenses, pay debt service and fund capital and reserve accounts. Such Service Fees shall be collected from Association members.

**Financial obligations of non members:** Non members shall remain liable for the cost of all benefits and services furnished by the Corporation to the property of such person including a pro rata share of the cost of roadway improvements and including any assessments.

**Deeded Services:** Deeded Services as defined for purposes of this by-law Article XIII include (1) year round maintenance, in a good and reasonable state of repair, of the right-of-way from the main highway to premises within Alpine Haven, (2) collection of household trash and garbage from said premises and (3) maintenance of street lighting in the area of said premises as is currently in existence.

**Non Deeded Services.** For the purposes of this By-Law Article XIII, Non Deeded Services are defined as (1) driveway snow plowing and (2) access to recreational facilities; i.e., the tennis court and the swimming pool.

**Benefits - members:** Members of the Corporation receive Deeded and Non Deeded Services.

**Benefits - Non members:** Non members receive only Deeded Services. Non members are not eligible to receive non Deeded Services, therefore they do not participate in the recreational facilities and must make their own arrangements for driveway snow plowing.

**Town land records:** In the case of non members, notice of the fact of non membership in the Association will be filed in the appropriate town land records.

**Billing procedures - members:** One month before the close of the fiscal year, invoices will be promptly prepared and mailed to members based on the Provisional Service Fees approved by the membership at the prior annual meeting. Service Fees will bear a Due Date which is at least thirty (30) calendar days from the date of mailing. Following the annual meeting invoices for Service Fees will be mailed to members reflecting any changes from the Provisional Service Fees. This Service Fee adjustment will bear a due date of at least 30 days from the date of mailing.

**Billing procedures - non members:** Fees for Deeded Services, hereinafter called "Maintenance Fees" are determined under the legal system of the State of Vermont. Similarly to Service Fees, Maintenance Fees will bear a Due Date which is at least thirty (30) calendar days from the date of mailing. Payment of invoices for Maintenance Fees are due in full and shall be postmarked on or before the due date.

**Members Payment options:** Payment of invoices for Service Fees are due in full and shall be postmarked on or before the Due Date. Payment may be made in two equal installments for a one time charge which may be set by the Board of Directors from time to time. The first payment shall be due and shall be postmarked on or before the Due Date and the second installment shall be due and shall be postmarked on or before the third month following the Due Date. Payment may also be made on a monthly basis. If payment is made on a monthly basis, interest at the rate of (1) percent per month will be charged on the outstanding balances. The interest rate is subject to change from time to time as determined by the Board of Directors. The first payment shall be due and postmarked on or before the Due Date. Monthly payments following that shall be due and postmarked on or before the same day of each month as the Due Date. Post dated checks will be accepted.

**Delinquent Accounts:** An account that remains unpaid for thirty (30) days from the Due Date of any payment or installment is termed "Delinquent" and a Notice of Delinquency ("Notice") shall be sent to the property owner advising the owner that if payment of all past due amounts is not received within fifteen (15) days from the date of the Notice that the matter may be turned over to our attorney for collection and a lien may be filed on the property at the option of the Board of Directors. For those members and non members whose accounts are delinquent, the Deeded Services will be continued. However, as long as members are delinquent, the Non Deeded Services, i.e. the rights to use the tennis court(s) and swimming pool and driveway snowplowing will be suspended.

This By-Law Article XIII was enacted by the board of Directors on the 24th day of June, 2001 and is hereby submitted for approval.

---

Richard Skurdall, Secretary