

Adopted 12/04/1977

**Amended: 6/25/1978, 11/11/1979, 12/09/1982, 05/19/1985,
04/23/1991, 04/10/1992, 4/19/1993, 12/6/2008**

(Last Reviewed: 12/6/2008)

BYLAWS of THE LAKE LENAPE ASSOCIATION

PREAMBLE

Whereas: Lake Lenape Properties, Inc. as successor to the original Lenape Corporation, has conveyed Lake Lenape and the private streets, walks, bathing beaches, docks, and other properties to the Lake Lenape Association by deed dated and recorded in the Sussex County Clerk's Office, and

Whereas: the Lake Lenape Association, as a result of said deed of conveyance, now owns all rights, title and interest in said property as contemplated by Article V Section One (1) of the original Bylaws of this association, and

Whereas: the membership, currently eligible to participate in the affairs of said Lake Lenape Association accept the title and ownership of such property on behalf of the Lake Lenape Association as anticipated in the original Bylaws, and

Whereas it now appears necessary for the successful administration of said association that the
Bylaws of Lake Lenape Association be revised

Therefore - Be it resolved

By the members of the Lake Lenape Association, at a special meeting called for such specific purpose at Andover, New Jersey on December 4, 1977 that the Bylaws of Lake Lenape Association are Amended and Changed as set forth hereinafter.

ARTICLE I: NAME

Sec. 1: The Association is a non-profit corporation of the State of New Jersey and shall be known as the:

LAKE LENAPE ASSOCIATION

ARTICLE II: PURPOSE

Sec. 1: As Lake Lenape is vital to area environmental resources as well as contributing to the community water supply, the purpose of the Association shall be to maintain, operate, preserve and improve all Association property, both real and personal, presently owned or hereafter acquired, and

Sec. 2: It shall further be the purpose of this Association to continue to protect the quality of the Lake Lenape hydrological network and the integrity of the Lake Lenape aquatic ecosystems while sponsoring and encouraging athletic, recreational, and social activities, and such purposes as are specified in the Certificate of Incorporation and these Bylaws.

ARTICLE III: MEMBERSHIP QUALIFICATIONS AND OBLIGATIONS

Sec. 1: Any person shall be eligible for membership in this Association who is the owner of residentially zoned building lot within the boundaries as set forth on a map entitled "Boundaries of Lake Lenape Association", which is included in these Bylaws as Attachment "A" and described more fully in terms of natural boundaries including roads, streams and right-of-ways in a document entitled "Description of Lake Lenape Association Boundaries" which is included in these Bylaws as Attachment "B".

Sec. 2: No person shall be eligible for Regular or Senior Membership in this Association unless he is the owner or lessee of a separate single family residential building lot within the boundaries defined in Article III, Section I and described more fully in Attachment "A" and Attachment "B" of these Bylaws except as stated below. An owner or lessee of a separate single family residential building lot otherwise meeting all qualifications for membership whose property fronts on the far side of the roads forming the boundary shall be eligible for membership as long as the building lot contains a separate single family residence facing the boundary road located not more than 100 feet from the road forming the boundary and such building lot remains within the boundaries of Andover Township. [Amended 12/06/2008]

Sec. 3: No person shall be denied membership in this Association by reason of race, color, national origin, or religious belief.

Sec. 4: All applications for membership in this Association shall be subject to the acceptance and approval by the majority of the Board of Trustees, and shall be accompanied by payment of the appropriate fees and dues.

Sec. 5: Rejection of any application for membership shall require the concurring affirmative vote of at-least eight (8) members of the Board of Trustees, not later than the second Trustee meeting following the date of application, and shall forthwith figure the return of all fees and dues with written notification of such rejection to the applicant.

Sec. 6: Any member who shall fail to pay dues or special assessment when same are due shall be in default thereof, and may be denied the use of all Association facilities upon the receipt of written notification to that effect from the Board, of such default and suspension.

Sec. 7: Any member who shall fail to pay dues or assessments for sixty (60) days after the same are due and payable, or who otherwise violates any provision of these Bylaws or Rules & Regulations of the Association may be expelled from membership herein by eight (8) votes of the Board of Trustees, and said member shall be forthwith notified in writing, and shall not be entitled to a dues or assessment refund.

Sec. 8: Any member expelled or suspended for non-payment of dues or assessments shall be entitled to full restoration of all privileges and membership, without additional penalty therefore provided he shall satisfy and pay all outstanding arrears prior to March 31st of the year in which he was suspended or expelled. No arrearages shall be assessed after the date of suspension, except installments of Special Assessments which had been approved prior to said suspension.

Sec. 9: Any person rejected for membership by the Board of Trustees or any member suspended or expelled for any reason other than nonpayment of dues or assessments, upon his written request directed to the Board of Trustees, shall be entitled to a review of such rejection, expulsion or suspension by the general membership at the next regular meeting of the Association following his rejection/expulsion or suspension. A two thirds (2/3) concurring affirmative vote of the members present at such meeting shall be required to approve and sustain the decision of the Board of Trustees to reject expel or suspend such member.

Sec. 10: Membership shall not be denied to any owner of a single family residential building lot whose future rights to membership were preserved under the terms of the Settlement Agreement under which the Association acquired the rights to the Association property as interpreted in Para. 8 of a letter dated October 14, 1976 to F. Wm. LaVigne, Esq. from David B. Rand. Esq.

Sec. 11: SPONSORED MEMBERSHIP. A sponsored member is one who lives outside the boundaries of Lake Lenape and is not eligible for regular membership. They must be sponsored by a current member of the Association. A letter must be written by the sponsor family and presented to the Board of Trustees. Upon approval of the Board, the sponsored family is then sent an application for sponsored membership. Non-resident fees will be charged and determined by the Board of Trustees and voted on by the General Membership. There will be no more than fifty (50) total sponsored members or an amount voted on by the current membership. [Amended 12/06/2008]

Sec. 12: Two sponsored members may hold a seat on the Board of Trustees with full Board privileges. [Amended 04/19/1993].

ARTICLE IV: DUES AND ASSESSMENTS

Sec. 1: Sec. 1: The Annual Association membership dues, per each family membership, shall be due and payable by March 31st of each year. The membership Subscription Year shall be defined as April 1st to March 31st. [Amended 12/06/2008]

Sec. 2: All proposals for the increase of annual dues, imposition of membership application fees, or special assessments shall require the concurring affirmative vote of two thirds (2/3) of the votes cast at a regular or special meeting of the general membership, with the exception of provisions outlined in the Rules and Regulations, Section "Dues", Article 7. [Amended 12/06/2008]

Sec. 3: Any single financial expenditure amounting to more than twenty percent (20%) of the Association annual budget for that year shall be first submitted to the general membership, at any regular or special meeting, provided notification of proposed expenditure has been made pursuant to provisions of Art. VIII. Sec. 5, and said expenditure is approved by a majority of the votes cast.

Sec. 4: All monies derived from annual membership dues shall first be used exclusively for the maintenance, preservation, protection and improvement of the lake, beaches and all other Association property, both real and personal as well as the cost and expenses of the Association in its administration of said functions.

Sec. 5: In the event the annual membership dues shall produce more money than is required to perform the general operating expenses as set forth in Art IV, Sec. 4, such surplus funds may then be used for such other lawful purpose of the Association as set forth in Art. II, Sec. 2.

Sec. 6: All monies derived from Special Assessments, shall be kept separate and apart from monies derived from Annual Dues, and be specifically accounted for by the Treasurer of the Association, and shall be used exclusively for the specific purpose such funds were assessed.

Sec. 7: In the event, any Special Assessment shall produce monies in excess of that needed for the specific purpose assessed, such monies shall be transferred to the general business account upon approval of three-fourths (3/4) of the Board of Trustees, and shall thereafter be allocated and disbursed as monies derived from Annual Dues.

Sec. 8: An Association member may transfer membership when member's property is sold or leased subject to new owner's request and approval of the Board of Trustees.

ARTICLE V: BOARD OF TRUSTEES

Sec. 1: The general business of the Association shall be conducted and administered by a Board of Trustees which shall consist of eleven (11) Association members elected by a Plurality vote of the general membership, who shall hold office for a term of two(2) years, or until their successor is elected. Not more than six (6) trustee terms of office shall expire in any one year.

Sec. 2: The Board of Trustees shall have the duty and responsibility to govern the Association and to conduct and control all business affairs, enforce the By-Laws and Rules & Regulations, collect and expend all monies, formulate general policy, implement procedure, provide financial planning, and to administer all aspects of the Association.

Sec. 3: The Board of Trustees shall annually appoint, from among its members, a body of Executive Officers consisting of a President, Vice President, Secretary and Treasurer who shall serve for a term of one year in such capacity or until their successor is appointed and shall perform such duties as are hereinafter set forth, However, the Executive Officers, by reason of their appointment to such position, shall have no greater vote or authority in the affairs of the Association than the other duly elected Trustees.

Sec. 4: Vacancies on the Board of Trustees may be filled by a simple majority vote of the remaining Trustees for the unexpired portion of the year. Upon failure

of the Trustees to so act, then such vacancies shall be filled by the general membership at the next regular meeting of the Association, upon election by a simple majority of the votes cast.

Sec. 5: The Board of Trustees shall meet once a month at a time and place convenient to a majority of the Trustees. The President shall preside at the meeting for the purpose of presenting his report to the Trustees, and receiving the various reports of the other officers and committees.

Sec. 6: The Secretary of the Association shall notify each Trustee of the time and place of the monthly meeting five (5) days prior to said meeting. The President may cancel any Trustee meeting for good and sufficient reason, which shall be set forth in the minutes of the next meeting, provided notification of such cancellation, as provided herein, is made by the Secretary.

Sec. 7: The Board of Trustees shall conduct all business by a majority vote of all Trustees, unless otherwise required by the Bylaws or Rules & Regulations. There shall be present a quorum of six (6) Trustees in order to conduct any business, other than to take attendance, fix a date for the next meeting, and to adjourn.

Sec. 8: SPECIAL MEETINGS OF THE BOARD OF TRUSTEES may be called at any time by the President, or any three (3) Trustees, provided written notice of five (5) days is given to each Trustee as set forth in Article V, Sec. 6.

Sec. 9: The Order of Business of Regular and Special Meetings shall be:

- A. Roll call and establishment of a quorum.
- B. Secretary's report of minutes of prior meeting, and report of membership applications.
- C. Treasurer's report of financial status and expenditures.
- D. President's report.
- E. Committee reports.
- F. Unfinished business.
- G. New business.
- H. Adjournment.

Sec. 10: In the case of a tie vote resulting in the selection of more than the number of vacancies to be filled on the Board of Trustees, then all those candidates receiving the same number of votes and ties for the position of the last Trustee shall participate in run off elections.

Sec. 11: In the event a member of the Board of Trustees is absent from three (3) consecutive or a total of five (5) regular Board of Trustees' meetings in a calendar year, the Board Member's term shall be terminated at the discretion of the Board and such vacancy may be filled by a simple majority vote of the remaining Trustees for the unexpired term.

ARTICLE VI: DUTIES OF EXECUTIVE OFFICERS

Sec. 1: The President shall be the Executive Officer of the Association, and shall perform his duties under the direction, guidance and control of the Board of Trustees, and he shall conduct the general business of the Association, enforce the Bylaws and Rules & Regulations. He shall perform such other duties as shall be imposed upon him by the Board of trustees. The President shall preside at all regular or special meetings of the general membership. In the absence or inability of the President to perform his duties, the Vice President shall serve in his place.

Sec. 2: The Secretary shall, at all meetings of the general membership and all meetings of the Board of Trustees, keep the minutes and other official reports of the Association. The Secretary shall conduct the official correspondence of the Association and shall keep all records, books, documents, and papers relating to the Association at such place as shall be designated by the Board of Trustees. The Secretary shall perform such other duties and tasks as the Board of Trustees may from time to time delegate.

Sec. 3: The Treasurer/Bookkeeper shall be responsible for the collection of all dues and monies of the Association and shall deposit same in such accounts and depositories in the name of the Association as shall be designated by the Board of Trustees. He shall not pay or disburse any monies of the Association, except in such manner and for such purposes as are provided by these Bylaws, or as shall

be authorized by the Board of Trustees. He shall render an accounting at each regular meeting of the Association and at any other time upon the request of the Board of Trustees. He shall be bonded, at the expense of the Association, to save the Association harmless for his default, in an amount equal to the full amount of Association funds in his keeping.

ARTICLE VII: REGULAR AND SPECIAL MEETINGS

Sec. 1: There shall be two (2) Regular meetings each year of the general membership of this Association. One (1) designated the REGULAR ANNUAL MEETING, and the second designated the REGULAR BUSINESS MEETING.

Sec. 2: The REGULAR ANNUAL MEETING shall be held in the fall of the year and shall be the general administration of the Association and the Election of Trustees for the coming year, whose terms shall begin on January 1st, following their election.

Sec. 3: The REGULAR BUSINESS MEETING shall be held in the Spring of the year, or as otherwise determined by the Board of Trustees, and shall be for the purpose of planning business and activities of the Association for the coming year.

Sec. 4: The Board of Trustees shall preside at the general meetings of the Association and the business of the meeting shall be conducted by the President of the Association. All proceedings shall be pursuant to these Bylaws, the Rules & Regulations, and Roberts Rules of Order.

Sec. 5: The Secretary shall notify each member in writing at his address contained in the records of the Association, at least two (2) weeks prior to said meeting, of the date and place of each meeting, and shall further provide with such notice, a proposed agenda of the business to be conducted at each meeting.

Sec. 6: There shall be required a QUORUM of ten percent (10%) of the membership present at each regular or special meeting of the Association in order to conduct any business or to take any official action. In the event that the President shall determine that a QUORUM is not present, he shall suspend all further proceedings, which fact shall be duly noted and reported by the Secretary.

Sec. 7: SPECIAL MEETINGS of the Association may be called at any time by the President or a combination of any three (3) other officers or Trustees of this Association provided that written notice of such Special Meeting be given to each member pursuant to the provisions of Article VII, Sec. 5 of these Bylaws.

Sec. 8: The Order of Business of the Regular Meetings shall be:

- A. Roll call and the establishment of a QUORUM.
- B. Secretary's Report and reading of minutes of prior meeting, and report of membership applications.
- C. Treasurer's Report, financial status and yearly expenditures.
- D. President's Reports.
- E. Committee Reports.
- F. Unfinished Business.
- G. New Business.
- H. Election of Officers and Trustees.
- I. Adjournment

ARTICLE VIII: VOTING

Sec. 1: Each member entitled to a vote at any Regular or Special General Membership Meeting may cast such vote as he is entitled to by these Bylaws either in person or by "ABSENTEE LETTER BALLOT" which shall be received and accepted by the Secretary of the Association at any time prior to the close of voting.

Sec. 2: There shall be one (1) vote per membership in the affairs of the Association except in the Election of Trustees where each membership shall be entitled to as many votes as there are Trustee vacancies to be filled.

Sec. 3: "ABSENTEE LETTERS BALLOTS" shall be provided by the Association and delivered to each member, upon request.

Sec. 4: All "ABSENTEE LETTER BALLOTS" received by the Secretary for any election shall remain sealed until the close of voting, and then shall be opened at the meeting, in the presence of the general membership, and the name of the person voting and his vote shall be announced and recorded by the Secretary and the eligibility of the member so voting shall be confirmed by the Treasurer before such vote shall be accepted and counted.

ARTICLE IX: GENERAL CLAUSES

Sec. 1: No property of this Association, either real or personal, shall be sold, mortgaged, or encumbered except by the affirmative concurring vote of two thirds (2/3) of the total membership.

Sec. 1a: No property shall be removed, replaced or in any manner diminished or reduced except by the affirmative concurring vote of two thirds (2/3) of the votes cast at a regular or special meeting of the general membership, after thirty (30) days written notice.

Sec. 2: These Bylaws as contained herein shall be the sole and exclusive Bylaws of this Association, and all former Bylaws are hereby repealed and suspended and of no further force or effect.

Sec. 3: All Rules & Regulations now in effect shall continue in full force and effect, and shall supplement these Bylaws for the general good and welfare of this Association, its members, and property.

Sec. 4: The Rules & Regulations of this Association may be changed or modified by a majority of the votes cast at any Regular or Special meeting of the general membership, provided notice of the proposed change or modification of said Rules & Regulations at said meeting was given to all members as provided in Article VII, Sec. 5.

Sec. 5: Any dispute or controversy concerning the interpretation of these Bylaws, or conflict between the Certificate of Incorporation, The Bylaws, or Rules & Regulations shall be resolved in favor of a more restrictive provision or interpretation.

Sec. 6: These Bylaws may be amended at any regular or special meeting of the Association, where notice of the proposed changes and the substance of such changes have been given, in writing, to all members of the Association by mailing the same to each member at his or her last known post office address no less than two (2) weeks before such meeting, and then by approval by a two third (2/3) vote of the votes cast at a regular or special meeting of the general membership.

ARTICLE X: RENTERS AND LESSEE

Sec. 1: Renters and lessee, as set forth In Article III, Section 2, shall be eligible for membership in this Association, with full rights to use and enjoy facilities of this Association to the same extent as members who are property owners, and shall be liable for the full amount of dues and special assessments as are members who are property owners.

Sec. 2: Seasonal renters shall be entitled to use and enjoy the facilities of the Association upon the purchase of guest badges for each member of said renter's immediate family providing the owner of the house is a current member of the Lake Association.

ARTICLE XI: DEFINITION OF MEMBERSHIP

Sec. 1: Membership in this Association shall entitle all persons of the member's immediate family residing with said member, including wives, husbands, children, parents of member or spouse, respective husbands and wives of member's children, and grand children to the use and enjoyment of the Association property and facilities to the same extent as members.

DOCUMENT CLAUSE

The Lake Lenape Board or it's representatives have the right to alter any and all Lake Lenape Documentation with regard to **punctuation** and **spelling** changes **only**, without the explicit approval of the membership, provided that such changes in no way alters the intention of the document. [Amended 12/06/2008]

ATTACHMENT "B"

Description of Lake Lenape Association Boundaries

Lake Lenape Boundaries

1. The boundary begins where one input stream goes under Valleyfield Road at the northern tip of the lake and proceeds southerly down Hemlock Ave to Rutherford Ave.
2. The boundary proceeds west on Rutherford Ave and turns southerly again on Wharton Road until Wharton Road meets Old Creamery Road.
3. The boundary proceeds south easterly on Old Creamery Road until Old Creamery Road meets Lenape Ave. and continues south on Old Creamery Road.
4. The boundary proceeds south on Old Creamery Road proceeding into Andover Boro until Old Creamery Road meets Andover- Sparta Road (County Route 517).
5. The boundary turns sharply north and proceeds up Andover-Sparta Road (County Route 517) to Ayers Circle.
6. The boundary turns East on Ayers Circle and follows that road until it returns to its starting point on the Andover-Sparta Road (County Route 517).
7. The boundary proceeds north on Andover- Sparta Road (County Route 517) until it meets Cedar Drive.
8. The boundary follows Cedar Drive northeasterly until it meets Prospect Place and continues north easterly on Prospect Place until it meets Ridge Road.

9. The boundary proceeds sharply south on Ridge Road until it ends and then turns back on itself northerly on Ridge Road and proceeds north following Ridge Road as it turns sharply east.
10. The boundary follows Ridge Road east until it ends and follows the undeveloped portion of Ridge Road extension until it meets the input stream (Khymer Brook).
11. The boundary proceeds north up the center of the stream bearing left when the stream forks. The boundary continues north along the branch of the input stream closest to Andover–Sparta Road until the stream crosses the New Jersey Power and Light right of way where it intersects Kilroy Road.
12. The boundary turns west and follows the New Jersey Power and Light right-of-way until it crosses the other input stream.
13. The boundary turns south and follows the input stream until it meets Vallefield Road where the boundary definition began.

Note: Any description of the association boundaries that exceed the boundaries of Andover Township shall only be for the purpose of geographic continuity. Regular and Senior memberships within the association boundaries are reserved for Andover Township residents only. [Amended 12/06/2008].