

CRYSTAL LAKE-PERCH LAKE PROPERTY OWNERS ASSOCIATION BY-LAWS

ARTICLE I

NAME, PURPOSE, FISCAL YEAR, TERMS OF EXISTENCE, and PRINCIPAL OFFICE

Section 1. NAME:

The name of the Association shall be Crystal Lake – Perch Lake Property Owners Association (CLPLPOA) and hereinafter referred to as the Association.

Section 2. Purpose and Vision of CLPLPOA

The purpose of the Association is to provide stewardship for our lake community and to execute our Association's By-laws. Envisioned is a vibrant, private community dedicated to protecting, maintaining and enhancing the environments of Crystal and Perch Lakes. This includes the preservation of our lakes, the maintenance of our roads and the enrichment of our community.

Section 3. FISCAL YEAR AND ACCOUNTING PERIOD:

The Associations' fiscal year and its annual accounting period shall coincide. Each shall be a period of twelve months commencing July 1 and ending June 30 of the following year.

Section 4. EXISTENCE:

The term of the Association's existence is perpetual, subject to all applicable state statutes and regulations.

Section 5. PRINCIPAL OFFICE:

The principal office of the Association shall be at such place within the township of Somerset, Hillsdale County, Michigan, as the Board of Trustees shall from time to time designate.

ARTICLE II

MEMBERSHIP, DUES AND FEES

Section 1A. MEMBERS:

Any person, family, or entity vested with a possessory right, either as a fee holder, life tenant, or holder for a term of years, as a vendee under an executory (land) contract, or as lessee of real property, of land located within the Supervisor's Plat of Crystal Lake (including both Crystal and Perch Lakes), Somerset Township, Hillsdale County, Michigan, shall be a member of the Association. Upon sale of real property, paid membership will be transferred to the new owner(s). Families and entities, related to multiple properties under common ownership or properties with multiple persons satisfying membership criteria shall be considered members for all purposes, except only one such person, as designated by the property titleholder(s), shall be entitled to vote at meetings or serve on the Board of Trustees at any given time.

Membership in the Association is voluntary, except where required by deed restriction. Persons having satisfied all membership and voting qualification criteria for the fiscal year immediately preceding each annual meeting shall be allowed to exercise those rights and privileges until the adjournment of said annual meeting.

Section 1B. SPECIAL MEMBERSHIP STATUS:

Special membership status shall be granted to those property owners whose real property abuts Crystal or Perch Lakes but is not located within the Supervisor's Plat of Crystal Lake (i.e., Lewis Drive properties). They shall be members of the Association and have voting rights for non-road issues, provided membership dues are paid in accordance with Article II, Section 2. Only one such member may serve on the Board of Trustees at any given time.

Section 1C. MEMBER RESPONSIBILITIES:

Members shall abide by all Association rules, as appear in Article VIII. Failure to do so may result in suspension of membership privileges and/or any action determined appropriate by the Board of Trustees.

Section 2. PROPERTY OWNER ASSOCIATION ADMINISTRATION MEMBERSHIP DUES:

Property Owner Association Administration Membership dues shall be used for purposes other than road maintenance and lake preservation, including, but not limited to, administration, insurance, rental, catering fees, postage, printing, legal and professional service, property taxes, state fees, lien fees, website, post-office box, and contingencies, and

may also include any surplus or deficit from the previous year. Administration member dues shall be determined and approved by members at each annual summer Association meeting and shall be due and payable with respect to the current fiscal year at the conclusion of the annual meeting. Only those persons or entities having paid Administration Membership dues for the immediately preceding fiscal year shall be entitled to vote on administrative or lake related items at the Association meetings.

Section 3A. ROAD MAINTENANCE and LATE FEES:

Road Maintenance Fees shall be assessed for maintaining roadways. These fees shall include but are not limited to such funds necessary for grading, repair or replacement of grader, gravel, dust control, mowing, snow and ice removal, signage, potential emergencies, safety issues and contingencies, insurance, associated collection and legal fees and professional fees, and shall also include any surplus or deficit from the previous fiscal year.

Road Maintenance Fees shall be determined by the Board and approved by members at each annual Association meeting for the current fiscal year. The Road Maintenance Fees shall be made payable not later than 30 days from the date of the initial invoice sent by first class mail or email (if on file with the Association). Road Fees not paid within 30 days are considered late and an additional fee of not more than 15% of the approved Road Maintenance Fees (for a lot with a dwelling unit) will be applied. A second invoice including the late fee and a Notice of Final Payment letter will be sent by Email and first-class mail to each property owner who is delinquent. Failure to pay this second and final notice within 30 days will result in a lien placed on the property.

Only those persons or entities having paid Road Maintenance Fees for the immediately preceding fiscal year shall be entitled to vote on such fees at the current annual Association meeting. In all cases where a property owner owes Road Maintenance Fees in arrears and partial payment is received, the oldest past due amounts shall be credited first and the current year's fees last.

Section 3B. ASSESSMENT OF ROAD MAINTENANCE FEES:

The Association is entitled to collect Road Maintenance Fees from all parcel (lot) owners located in the Supervisor's Plat. Road Maintenance Fees will be assessed on a per lot basis. Owners of a lot with a dwelling unit will be invoiced the full fee discussed and approved by the membership at the annual meeting. Fees for vacant lots will be invoiced at a significantly prorated amount (i.e., not more than 10% of the approved Road Maintenance Fees for each half lot and not more than 20% for each full lot). No Road Maintenance Fees will be assessed for lots whose access is from public roads, which are currently, specifically, and only referring to the following lots: 79, 80, 81, 82, 83, 199, 198, 197, 184, 177, 176, 175, 174, 173, 172, 171, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, and subsets of lots 201 and 203 accessed by Oak Drive only.

Section 3C. CLAIM OF LIEN:

Failure to pay Road Maintenance Fees, including the late fee, within thirty (30) days of the Association's second invoice will result in a lien on the property. This second invoice includes the Final Notice of Payment letter outlining the intent to lien. Said Claim of Lien shall be recorded with the Hillsdale County Register of Deeds and sent via USPS first class mail certified to the Association Member.

Section 3D. DISCHARGE OF CLAIM OF LIEN:

Once a Claim of Lien has been recorded, the Association shall provide the owner of record with a Discharge of Claim of Lien only after all outstanding Road Maintenance, late fees, and lien processing fees have been paid in full.

Section 3E. ENFORCEMENT OF CLAIM OF LIEN:

The Association shall be entitled to enforce the collection of delinquent Road Maintenance Fees by a suit at law for money judgment or by foreclosure of Lien. *(Pursuant to an order of default dated December 14, 1998 and recorded at Liber 844, pages 435-438, Hillsdale County Register of Deeds, Crystal Lake Perch Lake Property Owners Association (CLPLPOA) has the right to collect such private road maintenance dues from a property owner.)*

Section 3F. FINANCIAL HARDSHIP:

In those cases where the owner of record can demonstrate to the satisfaction of the Board of Trustees, in closed session, that extreme financial hardship prevents the timely payment of Road Maintenance Fees, the Board shall defer enforcement action until such time as the property owner becomes capable of making payment or the possessory interest in the property is transferred. A Claim of Lien, however, shall be recorded and discharged only upon payment in full as outlined in Article II, Sections 3C and 3D above.

Section 4. ROAD MAINTENANCE CONTINGENCY FUND:

A Road Maintenance Contingency Fund shall be considered as part of the above Road Maintenance Fees and equal to 20% of the current fiscal year's Road Maintenance budget and shall be provided for and replenished on an annual basis. The Road Maintenance Contingency Fund shall be utilized by the Board of Trustees to pay for unforeseen incurred expenses, including but not limited to blizzards, floods, road washouts, or any other circumstances that may affect the continued safety and use of the roads that the Association is charged with maintaining. The Board of Trustees may also utilize the Road Maintenance fund for paying for rendered professional services, including legal, survey, or engineering. Any unused Road Maintenance contingency funds will be carried over to the next fiscal year.

The Board shall endeavor to maintain the Road Maintenance Contingency Fund in the amount of \$50,000. Any surplus in the road contingency fund of \$50,000 may be allocated, at

the discretion of the Board, to issues pertaining to roads, lakes, and for the environmental preservation.

Section 5. SPECIAL ASSESSMENTS for ROAD MAINTENANCE:

Special assessments of Road Maintenance Fees may be fixed and levied, provided that existing contingency funds prove insufficient. The amount and time for the payment thereof may be determined at any duly held annual, regular, or special meeting of the members.

All rights, restrictions, and remedies contained in Sections 3B through 3F (above) also apply to special assessments.

Section 6. REPAIR OF ROAD DAMAGES:

Property owners are responsible for repairing any road damages caused by themselves, their family members, lessees, contractors, agents, or guests. Repairs must be made on a timely basis and to the satisfaction of the trustee in charge of the roads. In the case of a dispute, the Board of Trustees will make a final determination. Damages not repaired within seven (7) days of occurrence, and those damages that pose an immediate safety hazard may be remedied by the trustee in charge of roads, and all associated costs for such repair will be assessed to the property owner of record. The Association reserves the right of legal action against the property owner involved for any legal liability or injury resulting from un-repaired damages.

All rights, restrictions, and remedies contained in Sections 3B through 3F (above) also apply to repair of road damages.

Section 7. MAJOR ROAD IMPROVEMENTS:

Major road improvements will be considered as additional Road Maintenance Fees and assessed separately. Such improvements include, but are not limited to, extensive re-graveling, road widening, major ditching and drainage projects, etc., and will be assessed equally to all property owners whose land is accessed via the particular section of road being improved. All improvements will be contracted by or through the authority of the Board of Trustees. Improvements will be undertaken only with the written consent of two-thirds (2/3) of the property owners served by the section of the road being improved.

All rights, restrictions, and remedies contained in Sections 3B through 3F above apply to repair or road damages as well.

Section 8. LAKE PRESERVATION FEES:

Lake preservation fees shall be utilized for the management of the lake water quality, and include but are not limited to aquatic nuisance plant control, plant and shoreline

management, water quality assessment and maintenance, lake access by Association members and other property owners with riparian rights on Crystal and Perch Lakes.

Payment of such fees shall be a voluntary donation, except when a Special Assessment District (SAD) is in effect. The suggested donation for Lake Preservation shall be proposed by the Lakes Trustee and approved by a majority vote at the annual summer meeting of the Association. Any other necessary fees for unforeseen conditions or expenses may be determined at any duly called membership meeting.

Section 9. FINANCIAL SIGNOFF AUTHORITIES:

- Sign-off on financial authority levels as required per expenditure:
 - 0-\$2,499 – Treasurer;
 - \$2,500 - \$4,999 – Requesting Board Member, Treasurer and President;
 - \$5,000- \$39,999 – Full Board;
 - \$40,000 & Above – Membership Approval, if feasible.

ARTICLE III

MEETINGS OF THE ASSOCIATION MEMBERS

Section 1. REGULAR MEETINGS:

Meetings will be scheduled in the spring, summer, and fall. The summer meeting will be considered the annual meeting for the fiscal year and will be at 10:00am on the second Saturday of July of each year, at such place in Hillsdale County, Michigan as the Board of Trustees determines. Any changes to the planned schedule or location will be communicated to the membership at least 30 days in advance. Non-member property owners are welcome to attend and participate in meetings as guests but may not vote, except where eligible to vote for determining Road Maintenance Fees.

Section 2. SPECIAL MEETINGS:

Special meetings of the Association members may be called at any time by the President or by any three (3) members of the Board of Trustees. Special meetings of the members shall also be called by the Secretary at the written direction of five (5) or more members.

Section 3. NOTICE OF MEETINGS:

Notice of annual, regular, or special membership meetings shall be sent by the Secretary to each property owner at least thirty (30) days prior to the date fixed for the holding of such

meetings. Notices shall be sent by first-class mail, electronic mail, or other method deemed reliable and approved by the Board and the individual Association member and shall be addressed to the property owner at the address as it appears on the roll maintained by the Secretary. Notices by electronic mail (email) will be sent to the last known email address of the property owner. If a property owner's email is returned as undeliverable, the Secretary, within two (2) days of receiving the undeliverable notice, shall send a notice by first-class mail to the property owner at the address as it appears on the roll maintained by the Secretary. Before convening the meeting the Secretary will have personal knowledge of the notice being duly sent to each property owner in the manner prescribed above. Said affidavit shall be incorporated into the official records of the Association and shall be available for inspection by the members.

Notice of any membership meeting shall set forth the date, time, and place of the meeting. Notice of any annual meeting shall further state, in reasonable detail, the business to be considered and transacted at such meeting as is known to the Secretary at the time of the mailing of the notice. Notice of any special meeting shall also state in reasonable detail the specific business to be considered and transacted at such meeting. Only matters set forth in the notice of a special meeting shall be acted upon at the special meeting.

Any item of proposed business signed by five (5) or more members and presented to the Secretary at least sixty (60) days prior to the annual meeting, or accompanying a proper written request for a special meeting, shall be included in such notice and such items so presented shall be brought before the membership at said meeting.

Proposed By-law changes must be signed by five (5) or more members and presented to the Secretary at least sixty (60) days prior to the annual meeting. Such proposed By-law changes shall be included, in their entirety, in the notice of annual meeting and shall be brought before the membership at said meeting.

A form of proxy, for use in authorizing any member, including Secretary, to vote in the stead of the member executing the form of proxy, shall be included with the notice of each meeting.

In the event a meeting shall be adjourned for any reason, notice of a subsequent meeting shall be given in accordance with the procedures required above.

Section 4. QUORUM:

The number of voting members present, or represented by proxy duly authorized in writing, shall constitute a quorum for the transaction of business at any properly convened meeting of members.

Section 5. ORDER OF BUSINESS:

The order of business at the annual meeting shall be as follows:

1. Roll Call (sign-in sheet)
2. Call to Order and Pledge of Allegiance
3. Approval of Minutes of previous meeting
4. Review of Communications to the Board
5. President's Report
6. Election of Trustees (as required)
7. Treasurer's Report
 - a. Auditor's Report (as required)
8. Reports from Other Trustees
 - a. Secretary
 - b. Vice-President
 - c. Roads
 - d. Lakes
 - e. Special Projects
9. Other Reports
10. Unfinished Business
11. New Business
12. Adjournment

The order of business may be altered or suspended by a majority vote of the members present or represented by proxy.

Section 6. VOTE:

Members may vote, subject to the requirements in Article II, Sections 1A, 1B, 2, 3A and 3B, at all meetings, either in person or by proxy duly authorized in writing. All proxies shall be filed with the Secretary of the meeting before being voted. A majority of the votes cast at any meeting shall be sufficient for the adoption or rejection for any question or matter of business properly presented except that the By-laws of the Association may be altered, amended, or repealed, in whole or in part, only by a two-thirds majority of the votes cast.

Section 7. RULES FOR PROCEDURE AT MEETINGS:

When requested by the President or by a majority of members present, proceedings at any duly called meeting shall be governed by the most recent edition of Robert's Rules of Order. A Parliamentarian may be appointed by the President to assist when meetings are conducted under Robert's Rules of Order. At no time may any meeting be conducted in a manner that conflicts with existing Association By-laws.

Article IV

BOARD OF TRUSTEES

Section 1. NUMBER:

The affairs of the Association shall be governed by seven (7) Trustees, who are designated as the Board of Trustees.

The Trustee roles include: President, Vice President, Treasurer, Secretary, Roads, Lakes and Special Projects. Additionally, for purposes of succession planning and continuity, the Board may add non-voting Ad Hoc positions at their discretion. Members will vote during the annual meeting for Ad Hoc Trustees who may serve a future three year term of service.

Section 2. QUALIFICATIONS:

Any Trustee ceasing to be a member of the Association, or in arrears with his/her CLPLOA Administration Membership or Road Maintenance Dues shall immediately cease to be a Trustee.

Section 3. ELECTIONS:

At the annual summer meeting of members at which these By-laws are adopted, and at every such annual meeting thereafter, elections shall be held to replace Trustees whose terms of office are expiring. A new Trustee shall be elected for a term of three (3) years, and take office upon election and acceptance of office. Existing Trustees may extend their service on a year-by-year basis, unless the Trustee ceases to qualify as provided in Article IV, Section 2.

Section 4. VACANCIES:

Any vacancy on the Board of Trustees shall be filled by the remaining Trustees. They shall also fill a vacancy occurring in any other office and may fill a vacancy occurring on any committee. The Board shall also have power, by a two-thirds (2/3) vote of its members, to remove or suspend any officer or member of a committee. Action by the Board of Trustees while a vacancy exists shall not be invalid by reason of such vacancy.

Section 5. POWERS, DUTIES AND LIMITATIONS:

Board members perform functions as shall promote the common interest, protect our property values, and further the goals of the Association Master Plan. The Board of Trustees shall have the following powers and duties and be subject to the following limitations:

- A. To maintain, manage, acquire, mortgage, or otherwise encumber, and to dispose of Association property.
- B. To maintain roadways under Association control as the Board of Trustees may deem advisable.
- C. To organize and sponsor activities for the social and recreational benefit of all members.
- D. To promulgate such advisory rules for the conduct of members upon and relative to the use of the waters of Crystal and Perch Lakes, and for the use of real property abutting said lakes, all as the Board of Trustees may determine to be to the mutual benefit of all persons and entities to membership in the Association. All such rules shall be subject to membership approval at the next annual meeting.
- E. To make such rules governing Association affairs not in conflict with the By-laws or Articles of Incorporation as it may, from time to time, deem reasonable and necessary.
- F. To establish such committees and appoint members thereto, as the Board shall deem appropriate and to fix the rules, regulations, terms and conditions for the operation of the committees so established.
- G. To perform all other reasonable acts necessary to the proper execution of the duties and powers herein set forth, including implementation of member mandates duly adopted, provided the Board of Trustees shall not encourage, promote, participate in, authorize, expend, or commit the expenditure of Association funds for, or otherwise undertake any action affecting the riparian rights of persons owning real property located within the Supervisor's Plat of Crystal Lake or real property abutting Crystal or Perch Lakes, or otherwise take any action or authorize any action that diminishes the property value of any member, or of any other person owning real property located within the Supervisor's Plat of Crystal Lake, or real property abutting Crystal or Perch Lakes, or that inhibits or restricts the use or enjoyment by them of the waters on either of said lakes (including fishing, swimming or boating there in or thereon) without first obtaining the approval of the members at a duly convened annual or special meeting.

Section 6. MEETINGS OF THE BOARD OF TRUSTEES:

The Board of Trustees shall hold an annual organizational meeting within thirty (30) days following each annual meeting of members, and shall hold other meetings whenever it may be summoned by the President or by the Secretary under the written direction of not less than three (3) Trustees. Any and all business may be transacted at meetings of the Board of Trustees and a majority of the members shall constitute a quorum, but a lesser number may convene and adjourn. All questions coming before any meeting of the Board of Trustees shall be decided by a majority vote of the Trustees present at such meeting, unless otherwise provided by these By-laws or by law.

The Secretary, President, or any Trustee desiring to convene a meeting of the Board of Trustees shall notify each Trustee of the date, time and place of the proposed meeting at least seven (7) days prior to the date of such proposed meeting by mailing notice thereof by first-class mail, by electronic mail (email), or other approved means, to each Trustee at the address on the roster of property owners maintained by the Secretary. Notwithstanding the provisions of the immediately preceding sentence, meetings of the Board of Trustees may be held and business may be transacted thereat if a majority of members of the Board of Trustees are in attendance throughout such meetings. In the event extraordinary circumstances required Board action before the above prescribed notice requirements may be accomplished, three (3) or more Board members may convene and take only such action as said extraordinary circumstances may require, providing a good faith effort is made to perfect actual notice to all Trustees.

Section 7. INSURANCE AND BONDING, BOARD OF TRUSTEES

The Board shall maintain the proper insurance for the Association that includes general liability coverage for the Association, Trustees and Officers. The policy shall include coverage for POA owned equipment (i.e., grader, weed harvesting boat, etc.) and commercial property coverage for the lots owned by the Association and roads.

ARTICLE V

OFFICES AND AUDITORS

Section 1. TITLES:

The Board of Trustees shall, at its annual organizational meeting, held as provided in Article IV, Section 6 hereof, elect from its own body a President and Vice-President. The Board shall also select a Secretary and a Treasurer, who may or may not be Trustees, and the same person may be elected to the offices of both Secretary and Treasurer. The length of the term of the President, Vice-President, Secretary, and Treasurer will be left to the discretion of the Board.

Section 2. PRESIDENT:

The President shall be Chief Executive Officer of the Association and shall have general supervision of its affairs. The President shall call and preside at meetings of members of the Association and of the Board of Trustees, shall serve as an advisory member on any committee established by the Board, and shall discharge such other duties as may be prescribed by these By-laws and the Board of Trustees from time to time.

Section 3. VICE-PRESIDENT:

In the absence or disability of the President, or if the office of the President shall be vacant, the Vice-President shall perform all the duties pertaining to the office of President during the continuance of such absence, disability, or vacancy. The Vice-President shall perform such other duties as may be assigned by the Board of Trustees. The Vice-President will also act as the legal liaison and will coordinate all legal issues involving the Association, unless otherwise assigned by the President. The Vice-President will work with an attorney approved by the Board, as required. Any Association business requiring retention of an attorney or payment of legal fees shall not take place without the knowledge and approval of the Trustees. The Vice-President will work with the Treasurer and will file any Liens for unpaid road dues per Article II, Section 3C., 3D., and 3E.

Section 4. SECRETARY:

The Secretary shall have custody of the records and files of the Association, shall maintain a roll of the property owners and Trustees and of their respective mailing addresses, and shall prepare, and timely file, all reports required by law. The Secretary shall have custody of all securities and other instruments in writing owned by the Association, shall keep a record of proceedings of the Association and Board of Trustees, notify members of meetings thereof and of their election and appointment, and shall conduct the correspondence of the Association.

Section 5. TREASURER:

The Treasurer shall collect all fees, dues and assessments, and shall have custody of the Association's funds. The Treasurer shall manage the collection of accounts and dues for the Association and the payment of its accounts. The Treasurer shall maintain a current and accurate record of receipts and disbursements and shall keep the Board advised relative to same and the financial condition of the Association. The Treasurer shall have authority to give receipts for monies paid to the Association; to determine the membership and voting eligibility of each property owner; to issue evidence of membership upon request; and to sign and endorse checks, drafts, and other negotiable instruments in the name and on behalf of the Association. The Treasurer shall deposit all funds as directed by the Board of Trustees, and shall perform such other duties as may be assigned by the Board of Trustees. The Treasurer shall submit bills associated with Lake Preservation to the Township for payment with funds collected through the Special Assessment District (SAD) when in effect. After the close of the fiscal year, the Treasurer shall present to such auditors as shall be appointed by the Board of Trustees, complete financial records relating to the immediately preceding fiscal year. Those records shall be examined by the auditors, who shall report the results of their examination to the members at the immediately succeeding fall meeting.

At each annual meeting, regular or special meeting of members, the Treasurer shall furnish an up-to-date list of all eligible voting members of the Association to be used by the Secretary at said meeting for Roll Call (sign in) and any Roll Call vote that may be taken.

Subject to the advice and approval of the Board of Trustees, the Treasurer shall prepare and submit to the membership at the annual summer meeting, separate and detailed budgets for the Association Membership dues and Road Maintenance Fees, covering all foreseeable planned expenditures, as enumerated in Article II, Section 2 and 3A respectively.

Section 6. Lakes Trustee

The Lakes Trustee is responsible for Lake Preservation. Specifically, the Lakes Trustee monitors indicators of aquatic plants, water quality, and fish health. The Lakes Trustee is responsible for overseeing the contracted vendor (e.g., PLM) and reviewing in detail and approving their recommended lake treatments. The Lakes Trustee will communicate with Members ensuring the understanding, timing, and restrictions (e.g., swimming, irrigation) related to chemical treatments. The Lakes Trustee approves vendor-related invoices and coordinates payment with the Treasurer. In addition, the Lakes Trustee ensures that Association owned equipment used on the lakes is cared for, repaired and used properly. The Lakes Trustee is also a standing member of the Fish Stocking Committee, and other appropriate ad hoc committees that affect the lake; coordinates Lake Preservation activities with the Lake Preservation Foundation, and assists with education about Crystal and Perch Lake.

Section 7. Roads Trustee

The Roads Trustee is responsible for the quality of the private roads, and associated areas (i.e., entry aprons to our roadways, roadsides, and signage, etc.), within the Lake community. Specifically, the Roads Trustee will supervise the individuals or vendors who maintain or repair the roads and the equipment used for these efforts. Road services includes grading, applying gravel, dust control, mowing, snow plow services; and maintaining compost and pole barn storage area. The Roads Trustee will develop and submit the annual budget request for roads for consideration and approval by the membership. The Roads Trustee will submit the invoices for cost associated with road activities.

Section 8. Special Projects Trustee

The Special Projects Trustee is responsible for organizing and sponsoring activities not delineated as duties by other Trustees and may include those for the social and recreational benefit of all members of the Association. The Trustee may coordinate with special committees including fund raising or collaborative activities. The Special Projects Trustee will submit any invoices for costs associated with Special Projects to the Treasurer.

Section 9. AUDITORS:

After the close of the fiscal year, the Board of Trustees shall appoint two or more members who shall be designated auditors. The auditors shall examine the financial records of the Association relating to the fiscal year and shall report the results of such examination to the members at the fall meeting. The term of appointment of the auditors shall terminate at the conclusion of the fall meeting.

ARTICLE VI

Section 1. DISSOLUTION:

The Association may be dissolved and liquidated at any duly convened annual or special meeting of the members only with the assent, in writing, signed by two-thirds (2/3) of the members of the Association. Written notice of a proposal to dissolve, setting forth the reason therefore, and the proposed disposition to be made of the assets held by the Association, shall be mailed to every member in the same manner prescribed under Article III, Section 3 of the By-laws. However, the notice of the proposal to dissolve under this provision shall be provided at least ninety (90) days prior to the date of the holding of the meeting at which said dissolution and liquidation shall be considered.

ARTICLE VII

Section 1. AMENDMENT:

These By-laws may be altered, amended, or repealed, in whole or in part, at any duly held annual meeting of the members of the Association per Article III, Section 3, paragraph 4, and Article III, Section 6.

ARTICLE VIII

Section 1. ASSOCIATION RULES:

1. The use of any internal combustion engine on Crystal Lake or Perch Lake is prohibited, regardless of season. Electric motors may be used on vessels, but only at a slow-no wake speed, pursuant to Somerset Township Ordinance (90.02). Exceptions to be approved by the Board of Trustees.
2. Residents are required to place three-inch lot numbers on their watercraft (e.g., pontoons) for identification purposes. These will be available to POA members each spring.
3. The use of mini-bikes, trail bikes, three wheelers, snowmobiles and other similar vehicles on Association roads is the exclusive right of property owners and shall be done with discretion, care and consideration of private property.
4. Hunting on Association property is prohibited.
5. As a safety precaution, slow (15 MPH) and careful driving over lake roads is urged at all times.
6. Ice fishing shanties must bear on all sides the owner's name and address in waterproof letters not less than two inches high. Shanties shall be removed before the ice becomes unsafe.
7. All watercraft and equipment operated/used on Crystal and Perch Lakes must be the personal property of a Member of the CLPLPOA. Guest's watercraft and equipment are not permitted.
 - a. Watercraft and equipment are defined as: pontoon boats, row boats, kayaks, canoes, paddle boats, sail boats, ice sail boats, or other personal watercraft, swim rafts, ice shanties, and homemade watercraft.
 - b. All floating rafts shall be a reasonable distance from the shore.
 - c. All docks must be located on member property so that any watercraft/equipment tied to the dock will not encroach on their neighbor's property.
 - d. The CLPLPOA is not liable for the theft of, or damage to property of, any watercraft/equipment.
 - e. Deposit of trash, debris, unapproved chemical, human waste, and garbage in the water and on the property of Crystal and Perch Lakes is forbidden. Littering from watercraft equipment is prohibited.
8. Crystal and Perch Lake's rules are consistent with the State of Michigan Watercraft Laws. All CLPLPOA Members and Guests must abide by these laws.
 - a. The laws are available on the CLPLPOA Website: www.crystalperchlakes.com.

9. Crystal and Perch Lakes' rules are consistent with the State of Michigan Fishing Laws. All CLPLPOA Members and Guests must abide by these laws.
 - a. Only CLPLPOA Members and their guests are permitted to fish Crystal or Perch Lakes. Guests must have written permission of a Member, in their possession, to fish the lakes.
 - b. Fishing is permitted throughout the year; however, a valid fishing license is required.
 - c. Placing or transferring fish in/between Crystal or Perch Lake's is prohibited without the consent of the CLPLPOA Board of Trustees.
10. The CLPLPOA Board of Trustees manage the land deeded as "lake bottom". Whether wet or dry, at the time of decisions, the Board will not relinquish any property right titled to the CLPLPOA.
11. Owners must comply with all posted instructions when utilizing the compost area on Crystal Lake Drive E.
12. Owners should maintain property, ensuring safe surrounds for neighbors, POA members and invited guests to CLPL.
13. All real property within the CLPLPOA is zoned for residential use only, and no short-term rentals (e.g. AirBNB, VRBO) are permitted.

The Trustees have the authority to legally enforce these rules, except to the extent that they conflict with any Township ordinances or statutes and other administrative rules/regulations promulgated by the State of Michigan.

ARTICLE IX

EXHIBITS TO ASSOCIATION BY-LAWS

(All exhibits are on file with CLPLPOA Secretary.)

Exhibit 1:

Somerset Township Resolution Naming of Crystal-Perch Lake Roads (8-15-85).

Exhibit 2:

Fire Lane numbers assigned by Somerset Township.

Exhibit 3:

Herbert G. Krueger and Joyce M. Krueger vs. Crystal Lake-Perch Lake Property Owners Association, Order granting defendants and counter-plaintiffs' Motion for Summary Disposition, 5-26-98.

Exhibit 4:

Crystal Lake-Perch Lake Property Owners Association vs. Fay Bascue, et al, Order of Default Judgment, 12-14-98.

Exhibit 5:

Crystal Lake-Perch Lake Property Owners Association vs. Frank DiSanto, Stipulation and Order, 1-20-99.