

MOUNTAIN SHADOWS LAKE ASSOCIATION, INC.

BY-LAWS

ARTICLE I - NAME

- 1.1 The name of this organization is the Mountain Shadows Lake Association, Inc., a New Jersey not for profit Corporation, hereafter referred to as the "Association" or the "Corporation."

ARTICLE II - PURPOSE

The purpose for which the Corporation is formed are:

- 2.1 To provide for the care and maintenance of all Corporation properties, now or hereafter owned, leased, or otherwise acquired, such as roads, parks, dams, beaches, lake, water and all streams connected therewith, docks, piers, pavilions, club houses, buildings, other structures and grounds used for recreation and sport at the campground known as Mount Shadows Lake, Stillwater Township, Sussex County, New Jersey. It is specifically acknowledged that the campground known as Mountain Shadows Lake is to be utilized ONLY on a temporary basis; no lessee of a campsite shall make any permanent use of the campground site. A lessee making permanent use of the campground is defined as:
- A. one who attempts to utilize the Township's or regional schools systems; or
  - B. one who attempts to utilize any Township service (with the exception of emergency services such as police, fire ambulance);
  - C. one who utilizes his campsite for a period of more than twenty-one (21) days out of any monthly period from November 1st through March 31st.

It is also specifically acknowledged that the Township of Stillwater shall have the right to enforce the ordinances of the Township of Stillwater as they affect Mountain Shadows Lake campground.

- 2.2 To formulate rules and regulations and provide for the enforcement thereof, for the use of all Corporation properties and facilities now owned, leased or hereafter acquired;
- 2.3 To create and perpetuate a high standard within the community;
- 2.4 To provide and maintain an adequate system of administration;
- 2.5 To promote health, welfare, pleasure, recreation, entertainments, athletic contests,

sociability and good fellowship among the members of the Corporation and to furnish them with reasonable facilities for the enjoyment of all properties.

### ARTICLE III - MEMBERS

#### 3.1 MEMBERSHIP

- A. Each lessee of a campsite located within the campground known as Mountain Shadows Lake, Stillwater Township, Sussex County, New Jersey shall be a member of the Corporation.
- B. There shall be an associate membership for each family unit, who have a right to utilize the common areas of the campground in accordance with the lease provisions contained in Paragraph 9 of the Lease between Mountain Shadows Lake, Inc. and the individual lessees of campsites. Said associate members shall be non-voting members of the Corporation.
- C. Each member of the Association shall notify the Association at its mailing address of 946 Owassa Road, Newton, New Jersey 07860, of any change in address. Such notification shall be by Certified Mail, Return Receipt Requested. In the event that the Association has not received a notification of change of address, the Association shall be able to rely on the lessee's address of record on the Association's books.

#### 3.2 MEMBERS IN GOOD STANDING

Each member, as defined in 3.1 above is a "member in good standing" as of any specific date, if:

- a. The member has paid in full, the current year's maintenance fees and other assessments, dues or fines due on or before that date; and
- b. The member, on that date, owes no more than \$50.00 in service charges due to late payment of the current year's maintenance fees or other assessments; and
- c. The member has, by that date, paid any last year's service charges in full; and
- d. The member has, at that date, a copy of their recorded campsite lease and/or assignment of lease on file with the Association, and that lease or assignment contains the most current information about the lessee; and
- e. The member has not, at that date, been notified, in writing, by the Board of Trustees of a suspension of good standing due to an unresolved violation of the campground rules and regulations.

Subject to Article 3.7, a member not in good standing because of non-payment of fees and assessments, dues or fines is restored to good standing immediately upon the payment of the amounts owing.

Service charges for the current year of less than \$50.00 are billed with the next year's maintenance fee, unless voluntarily paid earlier, and do not affect the good standing status of a member.

A member whose good standing is suspended for violation of campground rules and regulations is restored to good standing upon receipt of a letter from the Board of Trustees stating that the member's actions to resolve the violation are acceptable to the Board, and that the suspension of good standing is lifted.

Membership in Good Standing applies with respect to a specific campsite lease, not a specific lessee. If a member leases more than one site, that member is in good standing with respect to each site for which all of the criteria of (a) through (e) above are met and is not in good standing with respect to any site for which any of the criteria are not met. A member leasing more than one site shall be entitled to one vote each site for which that member is in good standing, except as limited in Article 3.7 below, and shall be entitled to run for and hold office as a trustee or officer of the Association on the basis of the good standing of any one of the sites which the member leases.

### 3.3 MEETINGS

Annual meetings of the members commencing with the year 1993 shall be held on the 3rd Saturday of August at 10:00 A.M. or at such other date and time as shall be designated from time to time by the Board of Trustees and stated in the notice of meeting at which meeting they shall elect Trustees and Officers and transact such other business as may be designated.

### 3.4 NOTICE OF MEETINGS

Written notice of the time, place and purposes of the annual meeting and any special meetings shall be given by mail to each member in good standing not less than ten (10) nor more than forty (40) days prior to the date of such meeting. Such notice shall be directed to the member at his or her address as it appears on the books of the Corporation. Notices shall be posted in conspicuous places on the campground.

- A. General membership meeting dates will be posted in conspicuous places on the campground. These meetings will be held during the camping season and no mailing will be utilized. Ample meetings will be scheduled as the need dictates at the discretion of the Board of Trustees.

### 3.5 PRESIDENT AND SECRETARY

At all meetings, the President or Vice President, or in their absence, an alternate chosen by the Trustees, shall preside. The Secretary, or in his or her absence, a Secretary chosen by the Trustees, shall record the minutes of all meeting.

### 3.6 QUORUM

At a meeting of members of the Corporation, the presence in person or by proxy of ten (10%) percent of the members entitled to vote shall constitute a quorum for all purposes except as otherwise provided by law, by the Certificate of Incorporation or these Bylaws.

### 3.7 VOTING

Each member in good standing of the Corporation who shall have been a member in good standing during the entire sixty (60) day period immediately preceding the date on which a meeting of members is held, shall be entitled to cast a vote or ballot at such meeting provided, however, that no member shall be entitled to cast more than one vote; and provided further that a member holding a lease within the campground as a joint tenant, or co-tenant in common or tenant by the entirety shall share his or her vote with his or her co-tenant by the entirety and/or all of his or her joint co-tenant or co-tenants in common.

- A. Any lessee leasing more than one lot and paying full fees and assessments on each subsequent lot, shall be permitted to cast a vote on behalf of each leased lot; not to exceed five (5) votes, regardless of number of properties leased.

### 3.8 PROXIES

The Secretary shall, together with the notice of annual and special meetings given pursuant to Section 3.4, mail to each member entitled to vote at each meeting a ballot listing nominations and proposed budget made in accordance with Article VI hereof in such form as to enable the person entitled to vote to mark his choice of candidate for each office or to write in the name of any other person qualified to be elected to such office. The Secretary shall, in addition to the list of nominations described above, set forth on such ballot any propositions to be voted upon at such meeting in such a manner that the person entitled to vote thereon is able to mark his vote for or against such proposition. The ballot shall contain a statement appointing the Secretary proxy to cast the vote as directed. Any person voting via a proxy has the power to revoke it at any time before it is voted, upon written notice to the Secretary of Mountain Shadows Lake Association, Inc.

### 3.9 VOTING IN PERSON

All members entitled to vote at any meeting of members shall present themselves at such meeting and sign a register. The Secretary shall provide such a register and shall report to the meeting the names of those members who are present and qualified to vote.

### 3.10 INSPECTORS

The nominating committee shall act as voting inspectors at any meeting of members. In the absence of the nominating committee, an inspector or inspectors shall be nominated by the President of the meeting and confirmed by a vote of the meeting.

## ARTICLE IV - TRUSTEES

### 4.1 BOARD OF TRUSTEES

Except as provided otherwise herein, or by law, or by the Certificate of Incorporation, the business of the Corporation shall be carried on by a Board of Trustees, consisting of seven (7) Trustees, a Secretary, and Treasurer, elected in the manner hereinafter set forth.

#### 4.2 ELECTION OF TRUSTEES

Trustees shall be elected at the annual meeting held in August. Two Trustees shall be elected for a term of three (3) years, the second year two (2) Trustees shall be elected for a term of three (3) years, the third year three (3) Trustees shall be elected for a term of three (3) years. No person shall serve as President or Vice President unless he/she is an elected Trustee. The incumbency of any Trustee shall terminate immediately and with no further action in the event he/she shall no longer be a member in good standing.

#### 4.3 QUALIFICATIONS

No person shall qualify as a Trustee or qualify for nomination as a Trustee unless he/she shall be a member in good standing of the Corporation for a one year period next preceding the date of his election.

#### 4.4 MEETINGS

There shall be the annual meeting in August of the Board of Trustees. In addition, there shall be such special meetings of the Board of Trustees as may be called from time to time by the President or any two (2) Trustees.

#### 4.5 NOTICE OF MEETINGS

Meetings of the Board of Trustees will be scheduled with the intent of having all Trustees and officers able to attend. With the exception of emergency and special meetings the President will make every effort to give as much advance notice as possible.

A. If the need arises the President can exercise the use of a mail notification in scheduling meetings in accordance with the following structure:

1. Regular meetings - notice shall be given not less than ten (10) days or more than thirty (30) days.
2. Special or Emergency meetings - notice shall be given not Less than three (3) days or more than thirty (30) days.

Such notice shall be directed to the member of the Board of Trustees at the address as it appears on the books of the Corporation, unless the Trustee shall have filed with the Secretary of the Corporation a written request that notices be mailed to some other address.

#### 4.6 RIGHTS AND OBLIGATIONS OF MEMBERS

Except where there is a willful, wanton or grossly negligent act of commission or omission by Mountain Shadows Lake Association, Inc., Mountain Shadows Lake Association shall not be liable in any civil action brought by or on behalf of a lessee, or by or on behalf of the spouse or immediate family of that person, or property damage, including death resulting from such injury to the lessee or spouse or immediate family of

that person, occurring on Mountain Shadows Lake Association premises.

4.7 CHAIRPERSON

At all meetings of the Board of Trustees, the President or Vice President, or in their absence a Chairman chosen by the Trustees, shall preside.

4.8 QUORUM

At any meeting of the Board of Trustees, the presence of a majority of board members shall constitute a quorum for all purposes.

4.9 VOTING

At every meeting of Trustees, the President, Vice President, the Secretary, the Treasurer, and each Trustee present shall be entitled to one vote.

4.10 REMOVAL

Any Trustee may be removed from office by the affirmative vote of two-thirds of the members entitled to vote at any regular or special meeting called for that purpose, for nonfeasance, malfeasance, or misfeasance, for conduct detrimental to the interests of the Corporation, or for refusal to render reasonable assistance in carrying out its purposes; provided, however, that no such action shall be taken unless notice thereof shall have been included in the Notice of Meeting given pursuant to Section 4.5 hereof.

4.11 ATTENDANCE

Any Trustee having been absent four (4) meetings in a twelve (12) month period without presenting written explanation to the Board of Trustees containing a reasonable and acceptable explanation and said explanation is accepted by the Board of Trustees shall be removed as a Trustee. Meetings will constitute for this purpose all meetings included in the Notice of Meeting given pursuant to Section 4.5 hereof. The record of attendance will be kept by the Secretary in the minutes of the meetings and when said Trustee has reached his/her third absence, said Trustee will be notified by the President of his/her removal upon next absence.

4.12 VACANCIES

In the event that any Trustee shall cease to serve for any reason other than election of his/her successor, the Board of Trustees may elect a Trustee to fill such vacancy, and the Trustee so elected shall finish the term of that Trustee who he/she replaced.

ARTICLE V - OFFICERS

5.1 NUMBER

The officers of the Corporation shall be the President, Vice President, Secretary,

Treasurer and such other officers with such powers and duties not inconsistent with these bylaws as may be appointed and determined by the Board of Trustees.

## 5.2 ELECTION, TERM AND QUALIFICATIONS

The Secretary, Treasurer and Trustees shall be elected at the October meeting of the members. No one shall serve as President, Vice President, Secretary, Treasurer or Trustee unless he/she shall have been a member in good standing of the Corporation for a one-year period next preceding the date of his election. No one shall serve as President of Vice President unless he/she is a duly elected and qualified Trustee. The Trustees, Secretary and Treasurer shall elect a President and Vice President. No one shall be President unless he/she was a Trustee for at least one year preceding the nomination. The term of office of all officers, except the Treasurer, shall commence in August and shall continue for a period of one year. The term of office of the Treasurer shall commence in August and shall continue for a period of three (3) years. The term of any officer shall terminate immediately and with no further action in the event he/she shall no longer be a member in good standing.

## 5.3 VACANCIES

In case any office of the Corporation becomes vacant by death, resignation, retirement, disqualification, or any other cause, the Board of Trustees may elect an officer to fill such vacancy, and the officer so elected shall hold that office and serve until the finish of the term of that officer who he/she replaced.

## 5.4 PRESIDENT

The President shall preside at all meetings. He/she shall attend all meetings of the Board of Trustees and exercise all rights and privileges as a member of the Board of Trustees. He/she shall have and exercise general charge and supervision of the affairs of the Corporation and shall do and perform such other duties as may be assigned to him/her by the Board of Trustees.

## 5.5 VICE PRESIDENT

At the request of the President, or in the event of his absence or disability, the Vice President shall perform the duties and possess and exercise the powers of the President, and to the extent authorized by law, the Vice President shall have such powers as the President or the Board of Trustees may determine and shall perform such other duties as may be assigned to him by the President or the Board of Trustees.

## 5.6 SECRETARY

The Secretary shall have charge of such books, documents, papers and correspondence as the Board of Trustees may determine and shall have the custody of the corporate seal. He/she shall attend and keep minutes of all meeting. He/she shall keep a record containing the names, alphabetically arranged, of all persons who are members and Trustees of the Corporation, showing their places of residence, and such books shall be

open for inspection as prescribed by law. He/she may sign with the President or Vice President in the name and on behalf of the Corporation, any contracts or agreements authorized by the Board of Trustees, and when so authorized or ordered by the Board of Trustees, he/she may affix the seal of the Corporation. He/she shall, in general, perform all the duties incident to the office of Secretary, subject to the control of the Board of Trustees, and shall do and perform such duties as may be assigned to him by the Board of Trustees.

#### 5.7 TREASURER

The Treasurer shall have the custody of all funds, property and securities of the Corporation, subject to such regulations as may be imposed by the Board of Trustees. He/she may be required to give bond for the faithful performance of his duties, in such sum and with such sureties as the Board of Trustees may require. When necessary or proper, he/she may endorse on behalf of the Corporation collection checks, notes and other obligations and shall deposit the same to the credit of the Corporation at such bank or banks or depository as the Board of Trustees may designate. He/she shall sign all receipts and vouchers and, together with such other officer or officers, if any, as shall be designated by the Board of Trustees, he/she shall sign all checks of the Corporation, except in cases where the signing and execution thereof shall be expressly designated by the Board of Trustees or by these bylaws to some other officer or agent of the Corporation. He/she shall make such payments on behalf of the Corporation as are duly authorized by the Trustees. He/she shall enter regularly on the books of the Corporation to be kept by him/her for that purpose full and accurate accounts of all monies and obligations received, paid or incurred by him/her for or on account of the Corporation, and shall exhibit such books at all reasonable times to any member. He/she shall deliver to the members of the Corporation, at each meeting, a financial statement as of the last calendar date of the preceding month before the meeting. He/she shall have available for inspection at the August meeting the books and records of the Corporation. He/she shall, in general, perform all the duties incident to the office of Treasurer, subject to the control of the Board of Trustees. An annual audit will be performed as designated by the Board of Trustees.

#### 5.8 REMOVAL

Any officer may be removed from office by the affirmative vote of two-thirds of the members entitled to vote at any regular or special meeting called for that purpose, for nonfeasance, malfeasance or misfeasance, for conduct detrimental to the interests of the corporation, or for refusal to render reasonable assistance in carrying out its purposes; provided, however, that no such action shall be taken unless notice thereof shall have been included in the Notice of Meeting given pursuant to Section 4.5 hereof.

#### 5.9 ATTENDANCE

Any officer having been absent four (4) meetings in a twelve (12) month period without presenting written explanation to the Board of Trustees containing a reasonable and acceptable explanation and said explanation is accepted by the Trustees shall be removed from office. Meetings will constitute for this purpose all meetings included in the Notice



of Meeting given pursuant to Section 4.5 hereof. The record of attendance will be kept by the Secretary in the minutes of the meetings and when said officer has reached his/her third absence, said officer will be notified by the President of his/her removal upon next absence.

#### 5.10 VACANCIES

In the event that any officer shall cease to serve for any reason other than the election of his/her successor, the Board of Trustees may elect an officer to fill such vacancy, and the officer so elected shall finish the term of that Trustee who he/she replaced.

### ARTICLE VI - NOMINATIONS

#### 6.1 NOMINATING COMMITTEE

At the May meeting of the Board of Trustees, the Board of Trustees shall appoint a nominating committee consisting of not more than three (3) members in good standing. On or before the 30th day of June in each year, the nominating committee shall deliver to the Secretary a report listing at least one qualified nominee for each office to be voted on at the next August meeting of members.

#### 6.2 NOMINATION BY PETITION

Any member in good standing may be nominated for any office for which he/she is qualified to be voted on at the next August meeting of members by written petition signed by twenty-five (25) members in good standing, delivered to the Secretary of the Corporation on or before the 30th day of June in the year preceding such August meeting.

#### 6.3 BALLOTS

The Secretary shall, together with the notice of annual meeting given pursuant to Section 3.4 hereof, mail to each member entitled to vote at such annual meeting a proxy and ballot listing the nominations made by the nominating committee and by petition.

#### 6.4 POSTING OF OPEN OFFICES

It shall be the duty of the Secretary to post in conspicuous places on the campground all offices open for election. Any member in good standing may sign his/her name and site number in space provided to be eligible to run for selected office. The member's name will be checked to verify he/she is a member in good standing before being placed on the ballot.

#### 6.5 FLOOR NOMINATIONS

Nothing herein contained shall preclude nominations made at the annual meeting by members entitled to vote thereat. All floor nominations must be seconded.

## 6.6 QUALIFICATIONS

All nominees proposed under Paragraphs 1, 2, 3, 4 and 5 of this Article shall be members in good standing and possess all other qualifications for the office of which they are being nominated.

## ARTICLE VII - MEMBERSHIP PRIVILEGES: DUES, ASSESSMENTS, CAPITAL EXPENDITURES

### 7.1 PRIVILEGES

Members in good standing shall have the privileges of the use of the property and facilities of the Corporation subject to Rules and Regulations promulgated by the Board of Trustees.

### 7.2 DUES AND FEES

- A. The Board of Trustees shall set and determine dues, fees and assessments as shall be reasonably required to continue the existence and promote the purposes of the Corporation.
- B. Said dues, fees and assessments shall be established in two categories; one for regular voting members of the Corporation and one for associate non-voting members of the Corporation. The non-voting members of the Corporation shall be charged dues, fees and assessments which may only include their pro rata share of the charges for maintenance, utilities and taxes which are applicable to the common areas utilized by the associate members in accordance with the lease provisions. Any disputes which may arise as to the reasonableness of the allocation of those dues, fees and assessments shall be determined in accordance with the rules of the American Arbitration Association.
- C. Any resolution adopted by the Board of Trustees increasing or decreasing dues, or imposing or increasing any fees or assessments, shall not be effective until voted upon at the next general meeting of the members of the Corporation. Such resolution shall be set forth in the notice for and shall be read at such meeting. When the Board of Trustees have determined an emergency exists, the following will prevail in reference to resolutions, fees, assessments, etc.:
  - 1. The Board of Trustees will call for a special meeting pursuant to Section 3.4 - Notice of Meetings.
  - 2. Included in this notice will be the specific purpose of the existing emergency conditions.
  - 3. Sufficient time will be allotted, when possible, in an effort to have as many members as possible in attendance.
- D. All dues, fees and assessments shall be due and payable as of January 1st next

following the General Meeting at which the said dues, fees and assessments were approved. Members shall have a 60 day grace period following January 1st to pay the said dues, fees and assessments without service charges. Payments made after March 1st shall be assessed service charges at the rate of one and one-half (1-1/2%) percent per month on the member's unpaid balance including previous service charges or at such other rate as the Board of Trustees may authorize.

### 7.3 CAPITAL EXPENDITURES AND ASSESSMENTS

The Corporation shall make no capital expenditures in excess of Ten Thousand (\$10,000.00) Dollars, or enter into commitments for capital expenditures in excess of Ten Thousand (\$10,000.00) Dollars, unless the Board of Trustees adopts a resolution authorizing such expenditure; provided, however, that no resolution of the Board of Trustees to make a capital expenditure in excess of Ten Thousand (\$10,000.00) Dollars, or to enter into a commitment for a capital expenditure in excess of Ten Thousand (\$10,000.00) Dollars shall be effective until said resolution is adopted and confirmed by a two-thirds majority of members present in person or by proxy at a regular or special meeting of members. Any resolution adopted pursuant to this section shall set forth the manner in which the commitment referred to therein shall be paid and source of the funds which shall be used to satisfy said commitment. No assessment as against members, for capital expenditures or otherwise, shall be effective unless subject of a resolution adopted or confirmed by a two-thirds majority of members present in person or by proxy at a regular or special meeting of members.

## ARTICLE VIII - AGENT & REPRESENTATIVES

- 8.1 The Board of Trustees may appoint such agents and representatives of the Corporation with such powers and to perform such acts or duties on behalf of the Corporation as the Board of Trustees may see fit, so far as may be consistent with these Bylaws, and to the extent authorized or permitted by law.

## ARTICLE IX - CONTRACTS

- 9.1 The Board of Trustees, except as in these Bylaws otherwise provided, may authorize any officer or agent to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to a specific instance; and unless so authorized by the Board of Trustees, no officer, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement, or to pledge its credit, or to render it liable pecuniarily for any purpose to any amount.

## ARTICLE X - FISCAL YEAR


- 10.1 The fiscal year of the Corporation shall be January 1st to December 31st. The budget for the Corporation shall be prepared by the Trustees and shall be voted upon by the members of the Corporation at the August meeting of the membership.

## ARTICLE XI - AMENDMENT OF BYLAWS

- 11.1 The within bylaws may be amended by resolution of the Board of Trustees or by resolution duly adopted by the members at a regular or special meeting of members provided that notice of such meeting shall set forth a resolution setting forth the proposed amendment; provided, however, that any resolution adopted by the Board of Trustees amending the bylaws shall not be effective until said resolution is adopted or confirmed by a two-thirds majority of member present in person or by proxy at a regular or special meeting of members.

## ARTICLE XII - LEASE TERMINATION

### 12.1 FAILURE TO PAY FEES, ASSESSMENTS OR FINES

 Any Lessee failing to pay any assessed maintenance fees, assessments or fines imposed by the Corporation shall forfeit the use of the leased lot and common grounds of the Corporation. Said Lessee shall be in violation of the lease agreement and bylaws of the Corporation and subject to penalties which may include lease termination.

### 12.2 NOTIFICATION OF DELINQUENCY

Not later than the 15th of April each year, the Treasurer shall send statements to each Lessee who has failed to pay current or past maintenance fees, fines, or assessments. These statements shall detail all ~~amounts~~ which the Lessee owes to the Association, and shall assess service charges on those amounts. Statements shall be sent to the Lessee's address of record on the Association's books. The Treasurer shall continue to send statements to members in arrears at intervals not longer than bimonthly. During the month of August each year, the Treasurer shall notify the Association's attorney of any members whose accounts are delinquent by any amount other than Fifty (\$50.00) Dollars of the current year's service charges and shall direct the attorney to demand payment. Failing payment in a reasonable and legal period of time, the attorney shall bring a summary dispossession action against the Lessee in the court having appropriate jurisdiction. Judgment against the Lessee will terminate the lease. Until the date of termination of the lease, the Treasurer shall continue to assess service charges and any additional Association fees against the Lessee and provide regular statements to the Lessee as to the current amount owing. Any property of the Lessee not removed by the Lessee upon termination of the lease shall be considered abandoned and the Association shall have the right to sell or otherwise dispose of the property in a commercially reasonable manner and apply the proceeds thereof to the amount owed by the Lessee to the Association. The amount owed by the ~~Lessee to the~~ Association shall include attorney's fees and court costs.

## ARTICLE XIII - REGULATIONS

- 13.1 In the event that there is a violation of these Bylaws and existing Rules and Regulations or provisions of the lease between the Corporation and the individual Lessees (members of the Corporation), the Corporation shall have the right to impose penalties for such violation(s) as its Board of Trustees deems appropriate. Said penalty may include a monetary fine or the removal of the members recreational vehicle from the campground

for a specific period of time. In the event of flagrant or continuous violations, the Board of Trustees of the Corporation may proceed with termination of lease of the individual concerned.

- 13.2 These Bylaws, Regulations and Lease Provisions shall be in conjunction with existing laws and ordinances of the State of New Jersey and the Township of Stillwater.

#### ARTICLE XIV - CONSTRUCTION

14(a) Permission to Build

No structure shall be erected on any site owner's property without a building permit issued by the Mountain Shadows Lake Association. For certain structures, the site owner may additionally require a permit issued by the Township of Stillwater, New Jersey. The owner shall apply to MSLA for a building permit on a standard form supplied upon request at the maintenance office. The Building Permit form shall be filled out in its entirety and returned with adequate drawings of the proposed construction project. If the construction project is a deck or shed requiring a building permit from the Township of Stillwater, the MSLA permit shall not be valid until a valid permit is obtained by the site owner from the Township of Stillwater. The MSLA permit shall be issued without charge.

The MSLA permit shall be displayed at the building site during construction. At the completion of construction, the owner shall report completion to the Maintenance Office and the Trustee responsible for Maintenance or the Maintenance Supervisor shall inspect the construction and shall determine that the construction complies with all requirements of the Lease, the Bylaws and the Rules and Regulations. If the Inspection shows that the structure is conforming, the inspector shall sign the campground copy of the building permit and make it part of the permanent files of the Association. If the structure does not conform to the Lease, Bylaws, and Rules and Regulations, the inspector shall refuse to sign and shall report the nonconforming structure to the Board for their action.

14(b) General Considerations - Appearance

Appearance of structures is important. The Association will not tolerate a shoddy or incompetently erected structure. All structures shall be constructed with new materials or used materials of such condition and quality as to be substantially equivalent to new materials in appearance and strength. Construction materials shall be used for the purpose for which they were intended, structures composed of or incorporating packing crates, cable reels, etc., are prohibited. Vertical surfaces shall be plumb, horizontal surfaces shall be level, corners shall be square. Screens shall be taut and screen edges shall be finished.

14(c) Maintenance

Site owners shall maintain their installed structures in good condition. If the Board determines that any structure detracts from the campground by virtue of a poor appearance, or presents a safety hazard, the Board shall notify the owner of the nature of

the required maintenance and fix a time by which acceptable repairs must be completed. Failure of the owner to render the property safe and of acceptable appearance by the designated time will subject the owner to sanctions as provided by Section 13.1 of the Bylaws of the Association. If deterioration of the structure causes a violation of the Building Code of the Township of Stillwater, the township building inspector may condemn the structure and enforce the condemnation with fine or other penalty.

#### 14(d) Screen Rooms ,

In accordance with Section 17 of the Lease, a site owner may place on his site a "self-standing screened-in enclosure" (hereafter designated a screen room). This provision of the Lease shall be interpreted to include an enclosure placed on a site owner's deck with the following restrictions:

- (i) Any structure erected as a screen room at the Mountain Shadows Lake campground shall not be so elaborate or substantial as to be usable as a room requiring a building permit within the meaning of the Building code of the Township of Stillwater, New Jersey.
- (ii) The structure must be safely supportable by the deck on which it is to be placed.
- (iii) Screen rooms must have a removable roof of canvas or like material.
- (iv) For any structure to qualify as a screen room, at least 60% of the outside vertical surfaces of the structure must be covered by screen except as provided in Par. 14 (e) below.
- (v) Prohibited Amenities - Neither air conditioning nor electrical heating in any form may be employed in any screen room. Portable electric fans are acceptable. Permanent wiring or plumbing or lighting may not be installed in a screen room.

#### 14(e) Commercially Manufactured Screen Rooms

Commercially manufactured screen rooms produced by a company engaged in the manufacture of camping or recreational equipment and designed and sold to the public as attachments to a recreational vehicle are permitted with the following restrictions:

- (i) Such structures may not be insulated for heating or cooling.
- (ii) If such structures are supplied by the manufacturer with windows to replace or cover the screens during inclement weather, the windows may be installed when desired, but windows shall not be used to render the enclosed area suitable for heating or cooling.
- (iii) Privacy panels may be used, if supplied by the manufacturer of the screen room, which shall not be higher than three feet above the floor of the deck, but such panels shall be used for privacy only and shall not be insulated to prevent heat loss or gain.

- (iv) Commercially manufactured screen rooms shall be installed as directed by the manufacturer. Modifications by the owner during or subsequent to installation to provide amenities not provided by the manufacturer are not permitted. Site owners shall provide complete specifications and accurate pictures or drawings of any proposed commercially manufactured screen room when applying for the MSLA building permit.

#### 14(f) Hand-built Screen Rooms

Screen rooms built by a site owner or his agent, with dimension lumber and standard hardware cloth and other readily available hardware, may be mounted on a deck, but must be built in accordance with the following restrictions:

- (i) Spacing of studs shall not be closer than 24 inches on centers.
- (ii) The vertical area of the screen room from the roof downward shall be covered with screen, or the space between the studs shall be fitted with panels of screen in frames, to the extent that at least 60% of the outside vertical area of the screen room is covered with screen.
- (iii) Privacy panels no higher than three feet above the deck floor may be incorporated into the structure except that privacy panels shall not reduce the area devoted to screening to less than 60% of the total outside vertical area.
- (iv) Light removable plexiglass panels may be incorporated to cover the screen for protection from inclement weather, but windows per se are not permitted. Covering or replacing the screen with glass in any form is not permitted in a hand-built screen room.
- (v) At least 60% of the area of each door to the screen room shall be covered by screen.

### ARTICLE XV - MISCELLANEOUS

- 15 (a) Electric, sewer, water or any service supplied to the campsite by the Corporation shall not be altered in any shape or fashion.
- 15 (b) A movable deck is permitted on the campsite if a building permit has been filed with the Township of Stillwater and is no longer than the length of the approved recreational vehicle or park unit and no more than two hundred and eight (280) square feet.
- 15 (c) A metal storage shed is permitted if a building permit has been filed with the Township of Stillwater and is no larger than ten feet by ten feet (10' x 10').
- 15 (d) Portable manufactured (manufactured in a factory) screened enclosures are permitted, but its roof must be canvas or a like material and removable in nature.

15 (e) Permits and site plans are required to be submitted for Board and Township approval before installation can begin.