

**Wildwood Shores
Property Owners' Association
By-Laws**



Adopted September 2, 1989

Wildwood Shores Property Owners Association By-Laws
Adopted June 24, 1967, Amended September 2, 1989

**ARTICLE I
NAME**

The name of this Association shall be WILDWOOD SHORES PROPERTY OWNERS' ASSOCIATION.

**ARTICLE II
OBJECT**

The Association is formed for the following purposes as set forth in its Charter:

- (A) To insure the present and future character and welfare of the development of lands , the boundaries of which are described in a Deed to Wildwood Shores, Lake Hopatcong , a corporation of the State of New Jersey , dated July 10, 1939, and o f record in Sussex County Clerk's Office, situated in Hopatcong Borough , Sussex County , and such other lands adjoining that may be acquired from time to time and added to t he development by Wildwood Shores, Lake Hopatcong, a corporation, etc .,; and
- (B) To promote the welfare, social, intellectual and recreational interest of its members;
- (C) To provide for care and maintenance of property, streets and roadways within said development, including beaches, docks, piers, buildings and other structures, grounds, parks, for recreation and sports, and all property coming to the control and management of the Association for community purposes;
- (D) To provide for utility services
- (E) To assess special fees for the use of any recreational facility, or other community-owned project where deemed necessary or proper for the purpose of amortizing the cost, upkeep and maintenance thereof;
- (F) The intention of all the above being that said Association shall not be for profit or gain.

**ARTICLE III
MEMBERSHIP**

Sec . 1 – Eligibility

- (A) Membership in this Association shall be limited to owners of lands, either improved or unimproved, situated within Wildwood Shores, as described in ARTICLE IV (A).
- (B) Registration for membership shall be in writing on a form to be prescribed by the Board of Governors.

Sec . 2 – Dues

- (A) Members shall pay annually on or before February 1st, such dues, and special assessments if any, as are determined by the membership for each improved and unimproved lot owned by them, it being understood that where a dwelling is erected on two or more contiguous lots , the property will be considered as one improved lot; and being further-understood that, in case default is made in said dues payment, or the payment of any assessment(s) , or fees, and continues past May 1 st of the applicable year , the amount(s) so due shall become a lien on the aforesaid premises.

- (B) Any change in annual membership dues schedule shall be accomplished by the same procedure provided in Art. XI for amendments to these By-Laws. Any assessment(s) shall be initiated by the Board of Governors and approved by a majority of the members present at a regular or special meeting of the Association.
- (C) If the dues and/or any assessment(s) referred to under Sec. 2 (A) have not been fully paid by May 1st of the calendar year in which they were first incurred, the delinquent member shall be required to pay interest at the rate of ten percent (10%) per annum on the unpaid portion, commencing from the May 1st after the delinquent dues and/or assessment(s) first became payable to this Association.

Sec. 3 – Rights and Privileges.

- (A) Rights and privileges to Association properties shall be extended to all members in good standing, as well as to the persons in their respective immediate families, their house guests and renters, subject, however, to such terms and conditions as the Board of Governors from time to time may prescribe.
- (B) Membership in this Association shall not be transferable.
- (C) No member shall be privileged to resign from this Association so long as that member continues to own or control property within the development.
- (D) A member shall be considered in good standing so long as that member is not delinquent in payment of annual dues , or any assessment(s), or fees, after each current May 1st.
- (E) Any member shall have the right to vote on all matters of business at any regular or special meeting of the Association.
- (F) Any member shall have the right to hold any office or assignment in the Association upon being duly elected or appointed.
- (G) The Clubhouse, docks, beaches, swimming pool and all other facilities owned by the Association, shall be reserved for the use of its members, their families , house guests and renters, who shall be required to comply with the restrictive covenants annexed or referred to in members' Deeds of Ownership of property within Wildwood Shores, recorded in Sussex County Clerk's Office , as well as the rules and regulations pertaining to all Association-owned properties established by the Board of Governors. Further, only those non-member residents of Lines Avenue who possess in their Deeds of Title the right to access to Snug (Sand) Harbor, shall be afforded on a specified basis certain Sand Harbor boat mooring locations upon payment of those required charges as established by the Association's Boat Dockage/Moorings Committee.
- (H) Whereas it may be desirable to admit to membership certain property owners who acquired title other than from Wildwood Shores, Lake Hopatcong, a corporation, etc., who own lots and/or dwellings within the boundaries of said development, membership in the discretion of the Board of Governors may be extended to them on the same terms and conditions as the regular membership, who are required to abide by the covenants, restrictions and obligations for admission to membership contained in and referred to in Deeds from Wildwood Shores, Lake Hopatcong, a corporation etc., to purchases of lots from said corporation and contained within the Deed herein-before referred to, dated July 10, 1939 , and to be bound by these By-Laws.

**ARTICLE IV
GOVERNMENT**

Sec. 1 – Board of Governors.

- (A) The government of this Association shall be vested in a Board of Governors, each member of which shall be in good standing and a duly elected representative of the Association's membership. The Board of Governors shall be seven (7) or more in number. At the first election of board members following the effective date of this amended section of the by-laws, three (3) of the board members shall be elected for three (3) years, two (2) of the board members shall be elected for two (2) years and two (2) of the board members shall be elected for one a term of (1) year. Those three (3) candidates receiving the highest number of votes shall be elected to serve for the three (3) year terms. The next two (2) candidates receiving the highest number of votes will serve for the two (2) year terms. The next two (2) candidates receiving the highest number of votes will serve for the two (2) now (1) year terms. Thereafter, all board members will serve for a term of three (3) years.
- (B) In the event of a vacancy on the Board due to resignation, protracted incapacitation (more than three (3) months), or death, the Board shall appoint as a temporary substitute any Association member in good standing, for a period to terminate at the next Association Annual Meeting at which there is scheduled the election of Board members. At that time the membership shall elect a governor to fill the remainder of the unexpired term. In the event of resignations of more than a majority of the Board, a majority of the remaining members may act to fill the vacancies for the current terms as described earlier in this paragraph .
- (C) In the event that any governor is prevented from performing the regular functions of that governor's assigned duties and/or fails without excuse satisfactory to t he Board, to attend three (3) consecutive meetings of the Board, or a similar number of meetings of the members of this Association, the Board shall appoint another member as replacement governor to act until the next Annual Meeting at which there is scheduled the election of Board members.
- (D) If at the end of a 3-year term as governor, the board member has been officiating as President, this governor shall be included in the Nominating Committee's slate for re-election, provided the governor wishes the renomination. This action shall not preclude nominations of any other members to run against him.
- (E) Members of the Board of Governors shall be subject to recall by a two-thirds (2/3's) vote of the Association's membership present after due notice of the meeting at which the recall is to be considered.
- (F) Members of the Board of Governors shall be indemnified or reimbursed for reasonable expenses and legal fees actually incurred by the member in connection with any action, suit or proceeding to which the Board member is made a party by reason of his/her being an officer or member of the Board of Governors of the Association; provided however , that no such officer or member of the Board of Governors shall be so indemnified or reimbursed in relation to any action, suit or proceeding in which that individual shall finally be adjudged to have been grossly negligent or guilty of willful misconduct in the performance of his/her duties .

Sec . 2 – Officers.

- (A) The Board of Governors shall choose its officers from among its own constituents who simultaneously shall be the officers of this Association. Said officers shall be the President, a Vice-President, a Secretary Treasurer and an Assistant Secretary Treasurer. If the Board considers it advisable, it may designate a recording secretary who may be any qualified person whether or not that individual is an active member of the Association.

Sec. 3 – General Powers.

- (A) The Board of Governors shall have all the power and authority granted by law to a non-profit corporation, except such as may be specifically excluded by the Association's By- Laws. The Board shall have the following duties and responsibilities expressly declared:
- (a) To take such steps as may be advisable for the collection of dues, fees , and assessment(s) if any, and if delinquency is established and persists, to suspend said member(s) from use and enjoyment of Association rights, privileges and facilities for duration of the delinquency.
 - (b) To keep minutes of all its meetings and to include all Committee reports to the Board of Governors in these minutes .
 - (c) To require all committees to hold their expenditures within the limits of their approved budgets, and to report all expenditures in excess of \$1000.00 on any one project to the membership at the next meeting.
 - (d) To borrow money on behalf of the Association; however, any amount(s) borrowed in excess of \$2,000.00 in any fiscal year, must have the approval or ratification of the members; to acquire property by purchase, gift or lease; and to mortgage or sell the same for the benefit of the Association; to create, make and issue notes , bonds, deeds of trust, trust agreements and negotiable or transferable instruments and securities, secured by mortgage or otherwise. The Association shall be empowered to acquire property by purchase or lease, accept gifts or otherwise, and title shall thereafter be held in the name of this Association. Such property may be sold and conveyed in the name of this Association by the Board of Governors. Report of all sales and conveyances shall be made to the members at the next succeeding meeting.
 - (e) To be responsible for the making of the Association's annual audit.
 - (f) To prohibit donations or contributions from the Association's treasury or any adjunct thereof, to any political , religious or fraternal organization. A financial donation to any civic or charitable group, if considered deserving by the majority of the Board, shall be permitted without prior approval of the members, in an amount not exceeding \$25.00; total annual aggregate donations shall not exceed \$100.00.
 - (g) To establish all fees other than annual membership dues as provided for in Art . III, Sec. 2 of these By-Laws; and any special assessment(s) which shall be by majority vote of the Association's membership.

Sec . 4 – Compensation.

- (A) No person on the Board of Governors , except the Secretary-Treasurer and a recording secretary if appointed, shall be paid salary or remuneration for performance of his/her assigned duties, all of which will be on a voluntary basis, except for professional services rendered approved by the Board. Out-of-pocket expenses of Board members resulting from purchases made or payments for services rendered on behalf of Association business within the purview of the Board's approved annual budget, shall be reimbursed them upon Finance Committee's acceptance of bills rendered .

**ARTICLE V
DUTIES OF OFFICERS**

Sec. 1 – President.

- (A) It shall be the duty of the President to preside at all meetings of the Board a f Governors and of the Association’s membership, to assure that the Bylaws and the directions of the Board are observed and carried out by the appropriate officers, committees or members.
- (B) The President at the Annual Meeting of the Association and at such other times as the President may deem necessary, shall present a. full report of the condition of the Association, financial or otherwise.
- (C) The President, with concurrence of the Board , shall appoint such Standing Committees as required by these By-Laws and such special committees as may be necessary from time to time , to conduct and expedite properly the business of the Association. The President also shall have the power to disband such special committees and to add or remove members of all committees with concurrence of the chairman.
- (D) The President shall be a member ex-officio of all committees.
- (E) The President shall have the right to vote in the event of a tie at Board meetings, and shall decide on questions of order, which decision shall be final unless an appeal therefrom is made to the Board by not less than two (2) Board members and duly sustained.
- (F) The President shall be responsible for directing committee chairmen to submit budgets to the Finance Committee.

Sec . 2 – Vice-President.

- (A) In the event that the President is absent, the Vice-President shall preside at all meetings of the Board of Governors and of the Association’s members; and in the event of the President’s absence, resignation, disability or death, the Vice- President shall perform all of the duties and assume all of the responsibilities of the President until the latter’s return or until the Board elects a new President.
- (B) The Vice-President shall also act as Assistant Secretary-Treasurer.

Sec. 3 – Secretary-Treasurer.

- (A) The Secretary-Treasurer shall attend and be responsible for the minutes of all meetings of the Board of Governors and of the Association’s members as far as feasible.
- (B) The Secretary-Treasurer shall collect all moneys due the Association.
- (C) The Secretary-Treasurer shall keep the customary Association books and records, and shall also with the President, or in the latter’s absence, the Vice-President, sign all contracts, deeds and other instruments of the Association. The Secretary-Treasurer shall perform such other duties as from time to time may be fixed and requested by t he Board.
- (D) The Secretary-Treasurer shall have custody of all the funds and securities of the Association which may come into his/her hands; when necessary or proper, the Secretary-Treasurer shall endorse on behalf of the Association for collection checks, notes and other obligations, and shall deposit the same to the credit of the Association in such bank or depository as the Board of Governors may designate; the Secretary-Treasurer shall sign all receipts and vouchers for payments made to the Association. Jointly with the President, or in the President’s absence the Vice-President, the Secretary-Treasurer shall sign

all Association checks and shall pay and dispose of the same under the direction of the Board of Governors. With the President, or in the President's absence the Vice President, the Secretary-Treasurer shall sign all bills of exchange and promissory notes of the Association. Whenever required by the Board, the Secretary-Treasurer shall render a statement of cash accounts; the Secretary-Treasurer shall enter regularly in the Association's books and records to be kept by him/her for that purpose, full and accurate accounts of all moneys received and paid by him/her in behalf of the Association, and the Secretary-Treasurer shall perform all acts incident to the position of Secretary-Treasurer subject to the control of the Board of Governors. The Secretary Treasurer's books shall be open to inspection by any three members in good standing, upon reasonable notice.

- (E) The Secretary-Treasurer shall give a fidelity bond with corporate surety in the amount of at least \$10,000, in such form and other amounts as the Board of Governors may require for the faithful performance of such duties, and the cost thereof shall be paid by the Association.

ARTICLE VI MEETINGS

Sec. 1 – Board of Governors.

- (A) A quorum at a meeting of the Board of Governors shall be not less than a majority of the Board membership.
- (B) The Board of Governors shall hold periodic meetings in such places, on such days and hours fixed by the Board, which shall take into consideration the availability of the majority of the officers and the Board's constituents. Special meetings of the Board may be called at any time by the President, or shall be called by the President upon any written request from at least three (3) Board members, on five (5) business days written notice to each governors stating the place, time and object of the meeting .
- (C) The order of business of the Board of Governors at its regular meetings shall be substantially as follows:
 - (a) Call to order.
 - (b) Minutes of preceding regular meeting.
 - (c) Minutes of any intervening special meeting.
 - (d) Report of Secretary-Treasurer.
 - (e) Report of Standing Committee chairmen.
 - (f) Report of Special Committee chairmen
 - (g) Correspondence.
 - (h) Unfinished business.
 - (i) New Business.
 - (j) Adjournment

Sec. 2 – Association's Membership.

- (A) A quorum at a meeting of the Association's membership shall be not less than twenty-five (25) members; joint ownership by husband and wife, or any two or more people, shall constitute "one member". Unless such quorum is present, action on any and all motions and major transactions shall be without effect.

(B) The Board of Governors shall call two (2) regular meetings per year to which the entire membership shall be invited. Other meetings may be called whenever the Board may decide that the agenda so warrants; or shall be called if at any time with two (2) weeks' advance notice, a minimum of ten (10) members in good standing petition the Board in writing for a special meeting, setting forth the object thereof; the members shall be notified in any such instance via first-class mail to their respective addresses appearing on the books of the Secretary-Treasurer, the date, hour and place, as well as nature of the agenda. The Board always shall take into consideration the availability of the majority of the members. Association meetings shall be held in the Clubhouse, weather permitting.

(a) Spring Meeting.

One of the regular meetings shall be termed "Spring Meeting" and shall be called not later than the last Saturday in June, to inform the membership on all important happenings since the preceding Association meeting, as well as the status of the treasury, and to transact such business as the Board may deem necessary.

(b) Annual Meeting.

The "Annual Meeting" shall be held not later than Labor Day weekend at which new governors will be nominated and elected for ensuing terms as provided under Art. IV of these By-Laws, and for the transaction of such other business as may be necessary.

(c) Special Meetings.

At any special meeting which may be called by the Board of Governors, only such business as specified in the notice thereof shall be transacted.

(C) Order of Business.

The order of business at all meetings of the membership shall be substantially as follows :

- (a) Call to order
- (b) Roll call of Governors and officers.
- (c) Minutes of preceding regular meeting.
- (d) Minutes of any intervening special meeting.
- (e) Report of President (includes announcing members sick or deceased)
- (f) Report of Secretary-Treasurer.
- (g) Report of Standing Committee chairmen.
- (h) Report of Special Committee chairmen
- (i) Unfinished business.
- (j) New Business.
- (k) Election of Governors (Annual Meeting)
- (l) Adjournment

**ARTICLE VII
ELECTIONS AND VOTING**

Sec. 1 – Governors.

- (A) Election of members to the Board of Governors shall be held only at the Association's Annual Meeting; in the interim, vacancies shall be filled by appointment as herein-before provided.
- (a) A Nominating Committee composed of three (3) Association members in good standing shall be appointed by the President at least six (6) weeks in advance of the Annual Meeting, which committee shall submit its slate not less than thirty (30) days prior to the Annual Meeting. Notice of the Annual Meeting shall embrace a list of the nominees selected by the Nominating Committee.
- (b) Additional nomination(s) may be made by either of two methods, vis., (First) - A member in good standing may submit name(s) in writing over the former's signature to the Secretary-Treasurer a minimum of ten (10) days prior to the Annual Meeting. It shall be required also that the nominee(s)' signatures be affixed to denote their acceptance; and each such nomination also shall be seconded by a different member in good standing over the latter's signature. (Second) - Whereas the preceding method is considered preferable, the chair will accept nomination(s) from the floor provided nominee(s), nominator(s) and seconder(s) are members in good standing.
- (c) All Association members shall be sent notices of any additional nomination(s) by the Secretary-Treasurer, where received in valid form, pursuant to the provisions of preceding Sec. 1 (A) (b) (First).
- (d) Association members only shall be privileged to make nominations or second them.
- (e) The President shall appoint two members, not candidates for governor, to act as Tellers if required, in conjunction with the Secretary Treasurer, which three individuals shall be responsible for the security and location of the ballot box until completion of the voting and final tally.

Sec. 2 – Voting.

- (A) Voting in this Association shall be on the basis of lot ownership for which annual membership dues are repaid. If a member does not attend a meeting, he/she may grant a proxy to any adult in his/her family and household, or to any other Association member in good standing, to vote in the member's place.
- (a) Cumulative voting shall be disallowed.
- (b) Voting for election of governors or for any other purpose shall be by voice vote unless a motion is made by a member, seconded by another, and passed, calling for secret ballot. The candidates who receive the largest number of votes shall be declared elected. The adoption or rejection of any motion for any purpose, except By-Law amendments which shall be handled as described under Art. XI, shall be by majority vote.

- (c) Where written ballots are used, the Secretary-Treasurer shall issue them to all members present on the basis of voting eligibility. Any potentially void ballot not deposited may be exchanged by the voter for a second ballot, prior to ballot box being closed, by applying to the Secretary-Treasurer.

**ARTICLE VIII
RENTERS**

Sec. 1 – Restrictions.

(A) One (1) renting of any dwelling or other property in Wildwood Shores by any member, regardless of duration, during any one (1) calendar year, shall be countenanced by the Board of Governors as outside the scope of a “business” disallowed by Par. 15 of the Deed covenants of this Association. Multiple rentings of the premises in any one season or year shall be construed as “engaging in or operating a business” and, therefore, a violation of Par. 15. An exception will be permitted by the Board provided the member produces evidence in writing satisfactory to the Board why it is imperative to resort to multiple rentings in any one season or year.

**ARTICLE IX
COMMITTEES**

Sec. 1 – Standing Committees.

(A) The following Standing Committees shall be appointed by the President promptly after his/her election, each of which where practicable headed by a member of the Board of Governors:

Membership	Clubhouse	Insurance
Docks and Beaches	Entertainment	Legal
Boat Dockage/	Badges	Legal Documen Cusodian
MooringsConstruction	Roads	

- (B) The committee chairpersons shall hold office until the next Annual Meeting, or until their successors may be appointed.
- (C) All Standing and Special Committee chairpersons shall keep the Board of Governors up to date in their respective field of operations and responsibilities.
- (D) Any suggestions or criticism from members relative to aspects of committee functions should be taken up first with the appropriate chairperson.

Sec. 2 – Membership Committee.

(A) It shall be the duty of this committee to receive a registration for membership from each prospective new owner , or renter, of any improved or unimproved lot within the Wildwood Shores development. Members proposing to sell, transfer or rent their properties should communicate with the Membership Committee at least one (1) month prior to actual delivery, to give the committee opportunity to make necessary changes in records, mailing lists, and billings , etc .

Sec . 3 – Docks and Beaches.

- (A) It shall be the responsibility of this committee to establish rules, subject to approval by the Board of Governors, to govern the operations of the Association's docks, beaches, and swimming pool; to insure the wearing by members, their house guests and renters of official identification badges supplied by the Association, to prevent trespassing; and to supervise the condition, maintenance and repair of Association equipment at these facilities to achieve maximum safety , efficiency and neatness.
- (B) It shall be the duty of this committee to transfer to the succeeding chair person an inventory of all of the Association's property and equipment which is under this committee's control.

Sec. 4 – Boat Dockage/Moorings.

- (A) It shall be this committee's duty to allot space insofar as feasible for as many members' private boats as possible at the docking facilities of the Association's docks and beaches; and, when requested, as close as practicable to the members' Wildwood Shores properties. No boat owned by a non-member such as a guest, renter or person living outside of Wildwood Shores, shall be eligible for docking at any Association facility, other than Sand Harbor, until and unless all members' boat docking requirements have been fulfilled.
- (B) The Docking/Mooring Committee shall be guided by the Provisions of Art. III, Sec. 2 (A) in determining priority of space assignments where practicable .
- (C) (a) The docks and moorings located at Sand Harbor only shall be reserved for use of Association members in good standing, who shall be required to comply with the restrictive covenants annexed or referred to in members' Deeds of Ownership of property within Wildwood Shores, recorded in Sussex County Clerk's Office, as well as the rules and regulations pertaining to all Association owned proper ties established by the Board of Governors, and Lines Avenue property owners who prove to the Association that they hold established dockage rights at Sand Harbor by reservation in their deed or the chain of title thereto. The burden shall be on any Lines Avenue property owner who desires dockage at Sand Harbor to prove any such established dockage rights by submitting a legally acceptable title search evidencing such a right to the Association or its attorneys.
- (b) All Association dues and boat fees must be paid in full prior to February 1st by the boat applicant, and docking space will be allocated on first pay-first served basis, with seniority prevailing .
- (c) Sand Harbor available dockage will be allocated on a 60/40 basis, 60% allocated to eligible Association residents and 40% allocated to eligible Lines Avenue property owners.
- (d) Lines Avenue property and boat owners desiring dockage at Sand Harbor will be required to pay to the Association by February 1st of the applicable year an amount no less than what is paid by Association members for Sand Harbor dockage space.
- (e) In event of lack of boat dockage space, waiting lists will be established for both Association residents and Lines Avenue property owners for future available assignments. No exchange or transfer of waiting lists' positions will be allowed .

- (f) New boat applications shall not exceed 75 inches in width or beam, or 19 feet in length. Boats exceeding these dimensions cannot be accommodated at available boat slips.
- (g) Choice of dockage area and space will be permitted to Association members in good standing when possible, but in event of problems or conflict, the Dockage/Mooring Committee shall determine assignments.

Sec . 5 – Roads.

- (A) It shall be the responsibility of this committee to make a periodic inspection (several times each year) of all roads in the Wildwood Shores development, to take appropriate action to insure the roads being maintained adequately and safely (including snow and ice removal when indicated), not only respecting the roads owned by this Association but also the roads belonging to the Borough of Hopatcong. In the case of the Borough roads, any abnormal situation shall be reported to the Board of Governors who may decide to petition the Borough for corrective action.

Sec . 6 – Clubhouse.

- (A) It shall be the responsibility of this committee to establish rules, subject to approval by the Board of Governors, to govern the use, maintenance, repair and appearance of the Association's Clubhouse, to prevent trespassing and to supervise the use, maintenance and repair of any Association equipment in the Clubhouse; to keep order on the part of all occupants or users of the Clubhouse.
- (B) It shall be the duty of this committee to transfer to the succeeding chairperson an inventory of all of the contents of the Clubhouse which are under this committee's control.
- (C) This committee shall have the power to rent the Clubhouse to members in good standing at such donation the Board shall determine, provided that such rental will not be in conflict with any scheduled Association function and provided the renter assumes responsibility for restoring the Clubhouse to its original condition.

Sec . 7 – Entertainment.

- (A) It shall be the duty of this committee to initiate and carry out to conclusion an annual program of entertainment for the Association, subject to prior approval by the Board of Governors.
- (B) This committee shall be required to keep an accurate record of all receipts and expenditures incident to the entertainment program of the Club and furnish a complete, itemized report of each social function to the Treasurer.
- (C) Any advance funds required by this committee for any social function of the Association shall be appropriated out of the Association's treasury only with the prior approval of the Board of Governors.

Sec . 8 – Badges

- (A) This committee shall assume charge of distribution of the identification badges which it shall have manufactured at the expense of the Association with the prior approval of the Board. Fees, if any, for the respective badges shall be determined by the Board .

- (B) These badges shall not be transferable.
- (C) The respective badges shall be worn conspicuously by each person entering upon any of the Association's properties, other than roads, unless to attend social or other gatherings of members, their families, guests and renters; arranged by any of the several committees appointed by the Board.
- (D) Any person entitled to the privilege of using Association facilities under the above described circumstances, may expect to be challenged by any member if he/she fails to have a proper badge in evidence . The Board of Governors reserves the right to confiscate any badge worn by a person on Association-owned property who is known to be in improper possession of it. Any such person whether or not he/she be a member, who enters upon these properties as above described and fails to give satisfactory reason for absence of the badge shall be considered in violation of this provision and shall be required to leave the premises until a proper badge is in evidence on such person. Any such person insisting upon staying without the badge shall become subject to ejection from Wildwood Shores Association properties.

Sec . 9 – Finance Committee.

- (A) A Finance Committee comprising at least three (3) members, two of whom shall be the Secretary-Treasurer and the Vice-President, the latter to act as Chairman of the committee, shall be appointed by the President.
- (B) The functions of this committee shall be:
 - (a) To investigate the Association's financial status .
 - (b) To review committees' budgets.
 - (c) To recommend changes in committee budgets, annual membership dues, assessments and fees.
 - (d) To forecast financial status of Association for ensuing years.
 - (e) To submit to Board of Governors a yearly budget covering entire Association operations.

Sec . 10 – Legal.

- (A) This committee will be responsible for guiding the Board of Governors and the Association generally on all questions of legality of operation and administration of Association business; for interpreting the provisions of the Association's By-Laws; for ruling on procedures at Association meetings; for obtaining legal advice, when necessary by consulting legal counsel at the expense of the Association with prior approval of the Board . All activities of this committee shall be for the purpose of protecting the Association's interests.

Sec . 11 – Legal Document Custodian.

- (A) This committee, which may consist of only one (1) Board member, shall have charge of keeping safe in the Association's archives, all legal documents, survey maps, insurance policies, liens , statements of indebtedness, releases, etc., which are necessary for protection of the Association's interests or which establish proof of the Association's legal position on various aspects of its operations.

Sec. 12 – Special Committees.

(A) Auditing Committee.

The President, one month prior to each Annual Meeting, shall appoint three (3) members to constitute an Auditing Committee. It shall be this committee's responsibility to make an accounting of all books, records and funds of the Association and report its findings in writing to the Board at the latter's meeting immediately preceding the Annual Meeting of the Association. The Auditing Committee shall function until a successor Auditing Committee is appointed. The Auditing Committee shall report its findings at the Annual Meeting of the Association . At any time, the Board of Governors may instruct this committee to make an interim audit and report its findings to the Board.

(B) Nominating Committee.

The President shall appoint a Nominating Committee as set forth in Art. VII, Sec 1 of these By-Laws .

(C) Other Special Committees.

The President or the Board of Governors shall have the power to appoint other Special Committees from time to time as may be deemed necessary. Any such committee shall have its functions outlined at the time of appointment, and shall be required to serve accordingly.

**ARTICLE X
POTABLE WATER SUPPLY
WILDWOOD SHORES WATER COMPANY**

The Water Company is managed separately from the Wildwood Shores Property Owner s' Association.

**ARTICLE XI
AMENDMENTS**

Sec. 1 – Procedure.

- (A) Any contemplated amendment to these By-Laws shall be proposed in writing to the Board of Governors, by any three (3) members of this Association in good standing.
- (B) The proposed amendment(s) shall be publicized by order of the Board of Governors by ordinary first-class mail to the entire membership to their current address of record on the Secretary-Treasurer's books, which notification shall be done at least three (3) weeks in advance of the Annual Meeting of the Association or at any special meeting called specifically by the President for this purpose .
- (C) Adoption or rejection of the proposed amendment(s) to the Association's By-Laws shall be determined only by a count of all valid ballots received from the members in attendance plus those received from members by proxy.
- (D) A two-thirds (2/3) majority vote of all valid ballots on hand following the foregoing procedures shall be required for adoption.

Prepared By: Caroline Record

Caroline Record, Esq.
An Attorney at Law in the State
of New Jersey

REC'D & RECORDED
08/29/2005 01:41:13PM
ERMA GORALEY
SUSSEX COUNTY CLERK
MONTON, NJ

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.
(the "Association")

RESOLUTION REGARDING RULES AND REGULATIONS

P R E A M B L E

Aug 15 1989

A. The Master Deed for Wildwood Shores Property Owners Association, Inc. (the "Master Deed") was recorded in the Sussex County Clerk's Office, in Deed Book 371, at Page 14, et seq.

B. The By-Laws (the "By-Laws") of the Wildwood Shores Property Owners Association, Inc. (the "Association"), were adopted on June 24, 1967 and amended September 2, 1989.

C. Article III, Section 3(A) of the By-Laws provides that certain rights and privileges to the Association's properties shall be extended to all members in good standing, as well as to the persons in their respective families and residing or occupying their homes, subject to such terms and conditions as the Board of Governors (the "Board") may prescribe.

D. For the benefit and protection of the Association and of the individual members, the Board deems it necessary and appropriate to establish and adopt a comprehensive list of rules and regulations regarding the members' conduct and use of the Association's properties and facilities.

E. This Resolution was duly introduced and was thereafter adopted by the Board in accordance with the By-Laws at a regular scheduled meeting of the Board, at which a quorum was present, by a vote of the members of the Board eligible to vote on this matter.

NOW, THEREFORE, BE IT RESOLVED on this 6th day of June, 2005, that the Board hereby establishes and adopts the following rules and regulations regarding the community commonly known as Wildwood Shores:

RULES AND REGULATIONS

1. **Boats:**

- Boat owners who submit their dues, completed and signed mooring application, registration and proof of insurance, postmarked no later than February 1st, will be

given a sixty (60) day grace period to pay the mooring fee. Mooring fee must be received postmarked no later than April 1st.

- All boats must be removed no later than October 31st.
- Beginning April 1, 2006, Association will no longer be mooring any personal watercrafts.
- Boats may be moored April 1st, or as soon thereafter as lake conditions permit.
- No boat launching allowed unless it can be hand carried through the public entrance gate. All others must be launched elsewhere at the owners' expense.
- Proof of boat/watercraft liability insurance and valid New Jersey registration must accompany all boat mooring applications, and be postmarked no later than February 1st.
- Boat owners' must contact the mooring chairperson via Association phone or e-mail for slip assignments before mooring their boat/watercraft.

2. **Vehicles:**

- No ATV's or off-road vehicles of any kind permitted on any Association common property.
- Only vehicles with handicapped license plates or rear view mirror placards may drive down beach access roads for pick up and/or drop off only. Parking is not permitted. Vehicles approved for beach/dock maintenance will be permitted only when necessary.
- Parking lot at Pebble Beach is for beach use only.

3. **Refuse/Personal Property:**

- No dumping allowed on any common property.
- No personal property (including trash) is to be left on any beach, dock, cat walk or common property. Anything carried in must be carried out when you leave. Anything left behind will be considered trash, and disposed of.

4. **Miscellaneous Use Restrictions:**

- The life-saving "throw rings" at all beaches are New Jersey State mandated equipment for emergencies only and are to be left on their hooks at all times. These devices are not toys or in any way intended for recreational use.

- All Association common properties, clubhouse included, are closed from November 1st to April 1st; anyone on these properties is trespassing.
- The clubhouse will be available for rentals only from May 1st until October 31st.
- Only a homeowner age 18 and over may rent the clubhouse and must be present at all times.
- No alcohol permitted on any Association common property at any time.
- Members must obtain guest badges for all guests and must accompany them at all times, with the exception of clubhouse rentals for private social gatherings.
- No member under legal age of 18 can have guests on any common property without a member of legal age accompanying them.
- No one shall do, or permit to be done, any act that threatens the safety of any person. All Members, their family members and guests or other invitees, and lessees shall show common courtesy and respect for the Association's properties and facilities, and shall not allow themselves, their families or invitees to cause any act to interfere with privacy of other Members.

5. Board of Governors:

- The Board of Governors conducts business during regular monthly meetings only; requests to meet with the Board must go through proper procedure, in writing via US Mail or e-mail, as per the By-Laws. In case of an emergency, call the Association phone number or 911.
- Board members should not be contacted at their homes or on Association common properties regarding Association business unless they instruct otherwise.
- Meetings of the membership will be conducted in a professional manner and according to the agenda. Anyone who fails to come to order or acts in a disrespectful manner will be asked to leave immediately.

6. Violations and Fines:

- Delinquent members who cause the Board to take legal steps for collections will be assessed the cost of all legal fees and expenses incurred by the Association, including reasonable attorneys' fees.
- Failure to comply with Association rules and regulations may result in:

- An assessment of \$100.00 per offense;
- Charges filed with the Hopatcong Police Department;
- Loss of boat mooring seniority (Members may be put on waiting list); and
- Suspension of privileges for a period, not to exceed one season per offense, to be determined by the Board of Governors.

LIMITATION OF LIABILITY

Members may be held liable for any damage that may occur to the Association's properties and/or facilities due to their own negligence, omission or misuse of these facilities, or that of their families or guests.

FUTURE REVISIONS

These Rules and Regulations may be amended at any time by the Board of Governors without prior notice to the owners. A current set of Rules and Regulations will always be prominently displayed in the Association's clubhouse.

NOTICE AND RECORDING

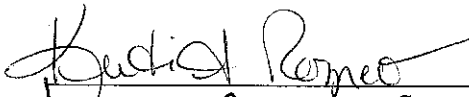
A copy of this Resolution will be distributed to every Member upon its adoption and recording. The Association directs its legal counsel to arrange for recordation of this Resolution with the Sussex County Clerk's Office.

The Sussex County Clerk is authorized, requested and directed to note a reference to this Resolution in the margin of the By-Laws Master Deed (and/or any other appropriate place).

This Resolution is intended to be gender neutral. Consequently, pronouns and terms used in this Resolution will be substituted with the appropriate feminine pronoun and terms (and vice-versa) as the context indicates.

ATTEST:

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.



Kristin A. Romeo, Secretary

By: 

James Fanelli, President

STATE OF NEW JERSEY)
) ss.:
COUNTY OF SUSSEX)

I CERTIFY that on July 14, 2005 Kristen Romeo
personally came before me and this personal acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC., a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporation officer who is James Fanelli, the President of the corporation;
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Governors;
- (e) this person signed this acknowledgment to attest to the truth of these facts; and
- (f) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Governors, at which a quorum was present, by vote of the members of the Board of Governors eligible to vote on this matter.

Kristen A. Romeo
Kristin A. Romeo, Secretary

Signed and sworn to me on
July 14, 2005.

[Signature]

VICTORIA S. LICATA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 8/14/07

Record & Return To:
Charlotte A. Beeton, Esq.
Ramsey Berman, P.C.
P. O. Box 2249
Morristown, NJ 07962-2249