

**BY-LAWS
OF
LLM COUNTRY CLUB, INC.**

Amended: August 2021

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ARTICLE I - OFFICERS

The principal office of the corporation shall be in the Town of Thompson. County of Sullivan, State of New York. The corporation may also have offices at such other places within the State of New York as the Board may from time to time determine or the business of the corporation may require.

ARTICLE II - PROPERTY OWNERS

1. DEFINITION:

For the purposes of these bylaws Property Owners shall be defined as the individual or individuals who own a piece of real property within LLM Country Club, Inc. Should more than one individual own the real property the collective owners shall be considered one Property Owner and entitled to one vote at any meeting of Property Owners.

2. PLACE OF MEETINGS:

Meetings of Property Owners shall be held at the principal office of the corporation within the State of New York as the Board shall authorize.

3. ANNUAL MEETINGS:

The annual meeting of the Property Owners shall be held on the 3rd Sunday of August at 10:00 a.m. each year, if not a legal holiday. If a legal holiday, then on the next business day following at the same location. This is when the Property Owners shall elect a Board and transact such other business as may properly come before the meeting.

4. SPECIAL MEETINGS:

Special meetings of the Property Owners may be called by the Board or by the president. The special meeting shall be called by the president or the secretary at the written request of a majority of the Board, or at the written request of ten Property Owners. Such requests shall state the purpose or purposes of the proposed meeting. Business transacted at a special meeting shall be confined to the purposes stated in the notice.

5. NOTICE OF MEETINGS OF PROPERTY OWNERS:

Written notice of each meeting of Property Owners shall state the purpose (or purposes) for which the meeting is called; the place, date and hour of the meeting; and unless it is the annual meeting, shall indicate that it is being issued by or at the direction of the person or persons calling the meeting. Notice shall be given by mail or email to each Property Owner entitled to vote at such meeting not less than ten, nor more than fifty days before the date of the meeting.

6. WAIVERS:

Notice of meeting need not be given to any Property Owner who signs a waiver of notice in person or by proxy, whether before or after the meeting. The attendance of any Property Owner at a meeting in person or by proxy, without protesting prior to the conclusion of the meeting the lack of notice of such meeting, shall constitute a waiver of notice by him.

7. QUORUM OF PROPERTY OWNERS:

A quorum of Property Owners necessary to conduct business at a meeting shall consist of sixty or more Property Owners in good standing inclusive of proxies. When a quorum is present to organize a meeting, it is not broken by the subsequent withdrawal of any Property Owners. The Property Owners present may adjourn the meeting despite the absence of a quorum.

8. PROXIES:

Every Property Owner entitled to vote at a meeting of Property Owners or to express consent or dissent may authorize another person or persons to act for him/her by proxy.

A valid proxy must be signed by the Property Owner (or his/her attorney-in-fact). No proxy shall be valid after expiration of eleven months from the date thereof, unless

otherwise provided in the proxy. Every proxy shall be revocable at the pleasure of the Property Owner executing it, except otherwise provided by law.

9. QUALIFICATIONS OF VOTERS:

Every Property Owner of record shall be entitled at every meeting of Property Owners to one vote for every property standing in his/her name on the record of Property Owners unless otherwise provided in the certificate of incorporation. Should more than one individual own property, the collective owners shall only be entitled to one vote.

10. VOTE OF PROPERTY OWNERS:

Business of Property Owners, both election of officers and otherwise, shall be by a majority vote of those Property Owners present at the meeting in person or by proxy.

11. WRITTEN CONSENT OF PROPERTY OWNERS:

Any action that may be taken by vote may be taken without a meeting or written consent, setting for the action so taken, signed by the holders of all the Property Owners entitled to vote thereon or signed by such lesser number of holders as may be provided for in the certificate of incorporation.

ARTICLE III – DIRECTORS

1. BOARD OF DIRECTORS:

Subject to any provision in the certificate of incorporation the business of the corporation shall be managed by its Board of Directors each of whom shall be at least 18 years of age and must be Property Owners in good standing, as defined by _____.

2. NUMBER OF DIRECTORS:

The number of directors shall be ten (10) plus the officers, as defined in Article IV.

3. ELECTION AND TERM OF DIRECTORS:

At each annual meeting of Property Owners, the Property Owners shall elect directors to hold office until the next annual meeting. Each director shall hold office until the expiration of the term for which he/she is elected and until his successor has been elected and qualified or until his prior resignation or removal. Term of office will be from September 1st to August 31st.

4. NEWLY CREATED DIRECTORSHIPS AND VACANCIES:

Newly created directorships resulting from an increase in the number of directors and/or vacancies occurring in the Board for any reason, except the removal of directors without cause, may be filled by a vote of a majority of the directors then in office even if less than a quorum exists. Vacancies occurring by reason of the removal of directors without cause shall be filled by vote of the Property Owners. A Director elected to fill a vacancy by resignation, death, or removal shall be elected to hold office for the unexpired term of the predecessor.

5. REMOVAL OF DIRECTORS:

Any or all the directors may be removed for cause by vote of the Property Owners or by action of the Board. Directors may be removed without cause only by a vote of the Property Owners. Directors who miss more than three (3) Board meetings in any calendar year, without good cause or notification to the Board, may be removed by the Board for cause.

6. RESIGNATION

A director may resign at any time by giving written notice to the Board, the president, or the secretary of the corporation. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board or such officer and the acceptance of the resignation shall not be necessary to make it effective.

7. QUORUM OF DIRECTORS:

Unless otherwise provided in the certificate of incorporation, six (6) Members of the Board of Directors shall constitute a quorum for the transaction of business of any specified item of business.

8. ACTION OF THE BOARD:

Unless otherwise required by law, the vote of the Directors present at the time of the vote, if a quorum is present at such time, shall be the act of the Board. Each Director present shall have one vote regardless of the number of properties, which he/she may hold.

9. PLACE AND TIME OF BOARD MEETING:

The Board may hold its meetings at the office of the corporation or at such other places, within the State of New York as it may from time to time determine.

10. REGULAR ANNUAL MEETINGS:

A regular annual meeting of the Board shall be held immediately following the annual meeting of Property Owners at the place of such annual meetings of the Property Owners.

11. NOTICE OF MEETINGS OF THE BOARD, ADJOURNMENT:

- (a) Regular meetings of the Board may be held without notice as it shall from time to time determine. Special meetings of the Board shall be held upon notice of the Directors and may be called by the president upon three (3) days notice to each Director either personally, by mail or email. Special meetings may be called by the president or the secretary in a like manner on written request of two Directors. Notice of a meeting need not be given to any Director who submits a waiver notice whether before or after the meeting or who attends the meeting without protesting prior thereto or at its commencement the last of notice to him/her.
- (b) A majority of Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. Notice of the adjournment shall be given

all Directors who were absent at the time of adjournment and unless such time and place are announced at the meeting, to the other Directors.

12. CHAIRMAN:

At all meetings of the Board the president, or in his/her absence, a chairman chosen by the Board shall preside.

13. EXECUTIVE AND OTHER COMMITTEES:

The executive committee shall consist of three (3) Board Members and the officers of the corporation (other committees can be three (3) Directors). Each such committee shall serve at the pleasure of the Board.

14. COMPENSATION:

No Director shall be entitled to for their services.

ARTICLE IV – OFFICERS

1. OFFICES, ELECTION & TERM

- (a) Unless otherwise provided for in the certificate of incorporation, the Board may elect or appoint a president and a secretary/treasurer and such other officers as it may determine who shall have such duties, powers, and functions as hereinafter provided.
- (b) All officers shall be elected, or appointed, to hold office until the meeting of the Board following the annual meeting of the Property Owners.
- (c) Each officer shall hold office for the term for which he/she is selected or appointed and until his/her successor can be elected or appointed, and qualified.

2. REMOVAL, RESIGNATION, SALARY ETC.

- (a) Any officer elected or appointed by the Board may be removed by the Board with or without cause.
- (b) In the event of the death, resignation or removal of an officer, the Board in its discretion may elect or appoint a successor to fill the unexpired term.
- (c) Any two or more offices may be held by the same person, except the offices of president and secretary.
- (d) The Directors may require any officer to give security for the faithful performance of his duties.

3. PRESIDENT

The president shall be the chief executive officer of the corporation; he/she shall preside at all meetings of the Property Owners and of the Board; he/she shall supervise the management of the business of the corporation and shall see that all orders and resolutions of the Board are carried into effect.

4. SECRETARY/TREASURER:

The duties of the Secretary/Treasurer shall be as follows:

- (a) Attend all meetings of the Board and of the Property Owners.
- (b) Record all votes and minutes of all proceedings in a book to be kept for that purpose.
- (c) Give or cause to be given notice of all meetings of Property Owners and of special meetings of the Board.
- (d) Keep in safe custody the seal of the corporation and affix to any instrument when authorized by the Board.
- (e) When required, prepare or cause to be prepared and available at each meeting of the Property Owners, a certified list in alphabetical order of the names of Property Owners entitled to vote.
- (f) Keep all documents and records of the corporation as required by law or otherwise in a proper and safe manner.
- (g) Keep full and accurate accounts of receipts and disbursement in the corporate books.
- (h) Deposit all money and other valuables in the name and to the credit of the corporation in such depositories as may be designated by Board.
- (i) Disburse the funds of the corporation as may be ordered or authorized by the Board and preserve proper vouchers for all such disbursements.
- (j) Render to the president and Board at the regular meetings of the Board or whenever they require it and account of all transactions as treasurer and of the financial conditions of the corporation.
- (k) Render a full financial report at the annual meeting of the Property Owners if so required.
- (l) Be furnished by all corporate officers and agents at his/her request with such reports and statements as he/she may require as to all financial transactions of the corporation.
- (m) Perform such other duties as are given to him/her by these by-laws or as from time to time are assigned to him/her by the Board or the president.

5. ASSISTANT SECRETARY/TREASURER

During the absence or disability of the secretary/treasurer, the assistant secretary/treasurer or if there are more than one, the one designated by the secretary/treasurer or by the Board shall have all powers and functions of the one secretary/treasurer.

6. SURETIES AND BONDS:

In case the Board shall so require, any officer or agent of the corporation shall execute to the corporation a bond in such sum and with surety as the Board may direct, conditioned upon the faithful performance of his duties to the corporation and including responsibility for negligence and for the accounting for all property, funds or securities of the corporation which may come into his/her hands

ARTICLE V – TRANSFER OF OWNERSHIP

1. TRANSFER

- (a) Upon transfer of ownership of a lot within the Lake Louis Marie subdivision, a Transfer Fee, payable to the Corporation by the transferee, shall accompany each transfer and shall be paid prior to closing. The transfer fee shall be set by the Board of Directors of LLM Country Club, Inc. and approved by the Property Owners. However, no transfer fee shall be assessed with a mere change of name that does not constitute an actual change of ownership.
- (b) The transferee is automatically a member of LLM Country Club, Inc. at the time of closing of title. The transfer fee is due at closing of title as well. If the transfer fee is not paid at closing of title, the fee becomes a lien on the premises and the transferee becomes a Member Not in Good Standing.
- (c) At closing of title, all arrears, including annual dues, late fees, and transfer fees shall be paid in full.

ARTICLE VII – CORPORATE SEAL

The seal of the corporation shall be circular in form and bear the name of the corporation, the year of its organization and the words “Corporate Seal – New York”. The seal may be used by causing it to be impressed directly on the instrument or writing to be sealed or upon adhesive substance affixed thereto. The seal on the certificates for any corporate obligation for the payment of money may be a facsimile, engraved or printed.

ARTICLE VIII – EXECUTION OF INSTRUMENTS

All corporate instruments and documents shall be signed or countersigned, executed, verified or acknowledged by two signatures of two officers; one of which shall be the president and the other either treasurer or secretary, however, the Board may designate, by a majority vote, any two officers. Such resolution shall be filed with the corporation bank depository. No expenditure may be made except as authorized by the by-laws of the corporation.

ARTICLE IX – FISCAL YEAR

The fiscal year shall be the first day of May to the thirtieth day of April in each year.

ARTICLE X – REFERENCES TO CERTIFICATE OF INCORPORATION

Reference to the certificate of incorporation in the by-laws shall include all amendments thereto or changes thereof unless specifically excepted.

ARTICLE XI – BY-LAW CHANGES

1. AMENDMENT, REPEAL, ADOPTION, ELECTION OF DIRECTORS:

(a) Except as otherwise provided in the certificate of incorporation the bylaws may be amended, repealed, or adopted by vote of the Members in Good Standing. By-laws may also be amended, repealed, or adopted by the Board. Any by-law adopted by the Board may be amended by the Property Owners entitled to vote thereon as hereinabove provided.

(b) If any by-law regulating an impending election of Directors is adopted, amended, or repealed by the Board, there shall be set forth in the notice of the next meeting of Property Owners for the election of Directors the by-law so adopted, amended, or repealed, together with a concise statement of the changes made.

ARTICLE XII – MEMBERSHIP

(a) All Property Owners within the Lake Louise Marie Subdivision, are Members of LLM Country Club, Inc.

- (b) The Board of Directors has the right to implement fines not to exceed \$250.00 plus legal fees, per violation, to owners who disregard the Bylaws and Declaration and Judgments which Members are bound by.
- (c) The Board of Directors shall have the right to establish special Memberships by categories:
 - i Member in Good Standing – is a Member who is current in dues and is not in violation of any property maintenance requirements.
 - ii Member Not in Good Standing – is a Member in arrears or in violation of property maintenance requirements.
- (d) Only Members in Good Standing have the right to use the common areas of the LLM Country Club, Inc. including pool, lake, and dock areas and vote at membership meetings. A Member in good Standing may not bring a Member Not in Good Standing as a guest to the common areas.

ARTICLE XIII – BUDGET

- 1. Any expenditures by the Board of directors, for improvements or repairs, shall be limited to \$6,000.00 for each item. Any expenditure greater than that shall be presented to the membership and voted upon by a quorum as provided in Quorum of Property Owners Article II -7.
- 2. The Board of Directors shall have no assessment or taxing powers other than those provided in the Declarations and Judgments.

ARTICLE XIV – TERMS OF OFFICE ELECTION

- 1. A nominating committee of six Property Owners shall be selected by the Board of Directors to propose a slate for the election of officers and Board of Directors to be submitted to the Property Owners two weeks prior to the annual meeting at which time there will be nominations from the floor.
- 2. The term of office for president and secretary/treasurer shall be for a period of three years.
- 3. There will be ten members on the Board of Directors plus the officers
- 4. Elections will be held for three members of the Board for a period of three years

ARTICLE XV – AMENDMENT

1. These by-laws can be amended only by two-thirds of a quorum of Property Owners.
2. Any amendments or changes to the Declarations and Judgments shall be approved by no less than 75% of all Property Owners in good standing and by written ballot. They shall be filed in the Sullivan County Clerk's office as part of the previous Declarations and Judgments.

ARTICLE XVI-CORPORATE TRANSFER FEE

As of September 1, 2016 a transfer fee of \$1,500.00 shall be paid to The Corporation, by the Transferee, prior to the transfer of ownership as described in Article V for each vacant lot and previously built single family home within the Lake Louise Marie subdivision. A transfer fee of \$1,500.00 shall also be paid to The Corporation prior to the transfer of ownership, by the Transferee, as described in Article V for new construction; no corporate privileges, including use of the pool, lake, and dock areas shall be extended to such owner unless such Transfer Fee has been paid; the new owner/member shall be considered a Member Not in Good Standing until the fees are paid in full.

ARTICLE XVII- MAINTENANCE OF PROPERTY

1. Maintenance.
 - a. All Property Owners shall maintain his property, including house, lawn property, and driveway, in good order to prevent it from becoming a blight on the community.
 - b. All Property Owners shall maintain the lot owned in neat condition and free of any structure or nuisance prohibited by the Declaration and Judgments or these Bylaws and any amendments thereto.
 - c. All Property Owners shall not remove trees of six inches diameter or larger from any lot without notification and approval by the Board of Directors.
 - d. Lakefront lot Property Owners may not clear or cut trees on the lakeside of their property.
 - e. Vehicles should be parked in the driveway only (excluding overnight and weekend guests).
2. Violation of Property Maintenance.
 - a. If after two complaints of a violation, followed by a registered letter from the corporation to the Property Owner, the Property Owner fails to take the necessary corrective action within thirty (30) days, the owner shall be considered a Member Not in Good Standing.

- b. The appropriate committee shall report to the Board of Directors of LLM Country Club, Inc. The Board will then determine whether or not LLM Country Club, Inc. will take action concerning the problem.
- c. Should the Board of Directors find that LLM Country Club, Inc. should take action concerning the condition that caused the violation, the Property Owner shall be declared to be in arrears and the Member/Owners deemed a Member Not in Good Standing.
- d. The Property Owner will be billed the cost of repair and will be considered in arrears until such bill is paid.

ARTICLE XVIII-DOGS/ PETS/POOPER SCOOPER REGULATIONS

- 1. It shall be the obligation of every owner of a dog to supervise their dog so it does not become a public nuisance or create a danger to other Members of the community. Nuisance includes, but is not limited to, excessive barking and chasing of persons and vehicles.
- 2. All dogs shall be kept on a leash not to exceed six feet, other than when on the premises of the owner. It is the obligation of the owner to be sure that their dog is confined and does not cause damage to any other property than the owner's premises or to other persons.
- 3. It shall be the responsibility of the owner to clean up after their pet and dispose of waste in a proper manner.
- 4. No pets are permitted on the recreational property of the Lake Louise Marie Country Club.
- 5. Any violations of these provisions shall be subject to review by the Board of Directors as it applies to our Deed Restrictions and By-Laws.

ARTICLE XIX – FEES AND ASSESSMENTS

- 1. The Board of Directors shall have the authority subject to Property Owners/Member approval, pursuant to the Declarations and Judgments, to set annual dues of the Corporation. Dues run from May 1st through April 30th of each year.
 - a. A late fee of \$50.00 per member will be charged for the first-year dues are late.
 - b. The second year a fee of \$50.00 will be charged for each year late and legal fees will apply.
 - c. After three (3) years the late fee will be \$500.00 and legal action will commence.
- 2. The Board of Directors has the right to assess each property owner/member for capital improvements to the facilities not to exceed one year's dues every three years.

ARTICLE XX - COMMERCIAL VEHICLES/TRUCKS
(Effective as of June 14, 2003)

A resolution has been adopted by the Property Owners of LLM Country Club, Inc. which reiterated the restriction that trucks which bear no commercial logo or apparatus may be parked in the LLM community, and that commercial trucks may not be maintained within the community.

ARTICLE XXI - COMMUNITY RULES, POLICIES AND REGULATIONS

Each and every property owner(s) and, it's or their tenants shall be required to comply with, abide by, all such community rules, rental rules, policies, and regulations.

If a Property Owner or a Property Owners' tenant(s) fail(s) or refuses(s) to comply with, abide by or violates one or more community rules, policies and regulations that results in two (2) complaints followed by a certified mail or registered letter from the community, and no corrective action is taken within thirty (30) days, then the Property Owner(s) and/or tenant(s) shall be suspended as a member of the LLM Country Club, Inc. and barred from the use of its facilities until the Property Owner(s) and/or tenant(s) take corrective action to abate remove or eliminate the violation or condition to the satisfaction of a majority of the Board of Directors, in accordance with such voting practices and procedures set forth in these by-laws.

ARTICLE XXII - PROPERTY OWNER CONDUCT

Conduct on the part of Property Owner or tenants which restricts, interferes with, or impairs the reasonable freedom of other Property Owners, family Members or employees of LLM Country Club, Inc., lawful tenants or other persons, by engaging in chronic, excessive, violent or abusive action or use of verbal or physical misconduct or behavior shall, under no circumstances, be tolerated or excused.

Any violation of this Article shall subject Property Owner and/or tenant to immediate expulsion from Membership in LLM Country Club and barred from use of facilities as set forth hereinafter.

If any Property Owner and/or tenant is sought to be expelled and barred from Membership in LLM Country Club for a violation of this Article, such action shall be accompanied by an affidavit stating the facts of the misconduct, behavior or violence, signed by a Property Owner, tenant, employee or other person with knowledge of the facts.

The Property Owner against whom expulsion action is sought is entitled to written notice of proposed action that is sought and the reasons therefore at least 10 days prior to a meeting of the Board of Directors at which expulsion action and determination shall be heard.

The Property Owner/tenant in question shall have the opportunity to represent himself/herself in discussion should he/she so desire. Failure of the property owner/tenant to appeal or reply will not deter action from being taken by the Board of Directors.

Upon the vote of two-thirds (2/3) of the Board of Directors attending the meeting either by attendance, telephone or e-mail, in favor of expelling and barring the Property Owner/tenant, such person (s) shall be so expelled and barred until a vote of Property Owners can be held.

A motion to readmit an expelled Property Owner/tenant may come from a Property Owner in attendance at any general meeting of shareholding.

An expelled Property Owner/tenant will not be readmitted without the proper motion and vote.

Article XXIII Transfer of Usage of Facilities

Owners who do not submit transfer of facility form and tenant information including all contact information for their tenants within 30 days of tenant moving in will be considered a Member Not in Good Standing and Article XII will apply.

Owners and Tenants are bound by the bylaws, community rules, rental rules and covenants and restrictions (declaration) of LLM Country Club, Inc., the Town of Thompson, County of Sullivan, and State of New York.

Article XXIV Prohibition of Short-Term Rentals

Property Owner(s) shall be prohibited from any short-term rental of their premises, whether it be through agencies such as real estate agencies, Airbnb, VRBO, or through any other means including, without limitation, a direct rental between the Property Owner(s) and the renter(s).

For the purposes of this Article “short-term rental” is defined as any rental that is less than four (4) continuous months in duration.

For the purposes of this Article a “rental” shall consist of the Property Owner(s) of the premises receiving payment from one or more individual(s) and/or entity(s) for use or occupancy of the Property Owner(s) premises for any period of time up to a continuous (4) four months in duration.

LLM Country Club Inc. homes are single family homes. A home cannot be rented unless the Property Owner(s) vacate the home.

The Property Owner(s) must submit to the Board of Director the name of the intended tenants (occupants.)

The Property Owner(s) must be in good standing for a tenant to be able to use LLM County Club’s facilities.

Passes for facilities shall be issued only once per season to either the Property Owner(s) or tenant. Once the premise is rented for a season, the Property Owner(s) forfeits all rights to the use of the LLM Country Club’s facilities for that season. For a tenant to receive a facility pass, the property owner(s) must provide a copy of the lease or rental agreement to the LLM Country Club Board of Directors to determine compliance with the rental rules.

The Property Owner(s) is responsible for the conduct of the tenant and the maintenance of the premises. Renters shall not be permitted to sublet any premises. By virtue of renting a home within the LLM Country Club, the tenant agrees to abide by the LLM Country Club Inc. bylaws, community rules, rental rules, and covenants and restrictions.

If any Property Owner(s) are found to be in violation of this Article, LLM Country Club Inc. shall follow the enforcement procedures referenced in Article XXI or any other relevant Article of these bylaws.

Nothing contained herein shall be construed to change the existing rental rule that no Property Owner(s) shall be permitted to rent their premises within the first two (2) years of ownership. Property Owner(s) shall be subject to all rental rules of LLM Country Club Inc. Said rules shall be amended by LLM Country Club as they see fit.

Article XXV Noise Ordinance

LLM County Club, Inc. hereby adopts the Town of Thompson Noise Code 163 as if fully set forth herein and any violation of said code shall be considered a violation of the LLM Country Club Inc noise ordinance and subject to all enforcement provisions of Article XXI.

Further, LLM Country Club, Inc. shall extend the scope of the noise prohibitions contained in said noise code to include Saturdays from the hours of 8:00pm to 9:00am Sunday.

By way of example, but not by limitation, activities covered by the within noise prohibition include common activities such as loud music, lawn care, mowing, construction and maintenance activities.