

BY-LAWS

WHITE LODGE OWNERS,
INCORPORATED

PINCKNEY, MICHIGAN

WHITE LODGE OWNERS, Incorporated

Incorporated November 23, 1936

Original Board of Directors

Cyrus F. Boorom.....	President
Arthur Rogers.....	Vice President
Sam C. Andres.....	Treasurer
Clark Whitcomb.....	Secretary
Robert C. Houston.....	Director
Kenneth Kemp.....	Director
Mrs. Mary L. Kemp.....	Director
Charles Mitchell.....	Director

By-Laws as amended May 21 1961, May 20, 1962, May 17, 1964, May 25 1969, May 18 1975, May 21, 1978, May 21, 1979, May 18, 1980, May 21, 1991, May 21, 1995. May 1998, and May 21, 2023

PAST PRESIDENTS

1936-1937	Cyrus Boorum
1938- 1939	Arthur Rogers
1940	Kenneth Kemp
1941	Charles F. Mitchell
1942-1947.....	Leonard Young
1948	Oliver Gay
1949-1951	Arthur Rogers
1952.....	Frank Taft
1953.....	Ray F. Neubert
1954.....	William W. Hamilton
1955-1956.....	Ray F. Neubert
1957.....	William W. Hamilton
1958-1959	Kenneth Amerman
1960.....	John Damian
1961.....	Robert McCoy
1962-1963	Marshall Miller
1964.....	James Stager
1965.....	James Kirk
1966-1967.....	Kenneth S. Earl
1968-1969.....	Carl Patton
1970.....	Thomas Holiday
1971-1972.....	Steven Lutz
1973-1975	Robert Lutz
1976.....	Raymond Spokes
1977-1981	Robert C. Lutz
1982-1988.....	Lawrence R. Evans
1988.....	Robert C. Lutz
1989.....	Harold C. Lutz
1990.....	James Bell
1991-1993	James Sinkovich
1994-1999	Thomas L. Earl Sr.
2000-2006	David Eggleston
2007-2008.....	Yusif Barakat
2009-2012	Richard Hasseld
2013-2016	Mary Munkacsy
2016-2017	William Bathgate
2018-2020	David Patton
2020-2023	David Eggleston

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Article 1 Organization

- Sec. 1 This Corporation to be known as White Lodge Owners, Incorporated, (here in after White Lodge Owners, Inc.) is incorporated under Act 230 Public Acts 1897, as a non-profit corporation.
- Sec. 2 Its principal office shall be located at White Lodge, 3630 Colonial Dr., Pinckney Michigan 48169.
- Sec. 3 Other offices for the transaction of business shall be located at such places as the Board of Directors may from time to time determine.

Article 2 Purpose

- Sec. 1 This Corporation is established for the following purpose.
- To own, operate and maintain its properties on and around Cordley Hamburg Twp., Livingston Co., Michigan as a resort for the benefit of the members of the Corporation, the property being included in the recorded plat of White Lodge Country Club Subdivision in Liber 2 of the plats on page 99 in the Register of Deeds office in the County of Livingston, State of Michigan and all that remaining in the South east ¼ of section 29, T1N R5E Livingston County, State of Michigan.
 - To develop a resort of high caliber by controlling the building of dwellings, docks, boat houses, and **all** other facilities, making sure that all structures are of high quality, free from nuisance characteristics and in keeping with the aims of a resort of high caliber.
 - To maintain control of all lots in this subdivision transferred to private holdings by the members of the Corporation by attaching them to shares of stock in the corporation.
 - To acquire control of lots in the subdivisions to which legal title is held outside this Corporation, either by inheritance or sale prior to the organization of this corporation, or by tax sale or otherwise, either by arranging for the purchase by owners of stock to which such lots may be attached or by purchase of the lots by the Corporation.
 - To avoid the loss of control of lots in the subdivision by tax sale by payment of delinquent taxes or purchasing tax titles to any lot which may become tax delinquent and be put up for tax sale.
 - To foster the growth of this Corporation and of the resort by encouraging persons of suitable character to associate themselves with this Corporation by purchase of stock and attached lots in the aforesaid subdivision, as available and in accordance with the provisions set forth under article 3 by-laws.

Article 3 Capital Stock and Corporation Lots

- Sec. 1 The capital stock of this Corporation shall consist of six hundred (600) shares of par value of \$25.00 for each share, amounting to \$15,000.00.
- Sec. 2 On transfer of a lot by outright purchase or land contract from the Corporation to private possession, such lot shall be deemed and considered as appurtenant and attached to a share of capital stock of the Corporation, which shall be designated at the time of such transfer. Stock and membership initiation fees shall be in the price of the lot. The price shall be established by the Board of Directors.
- Sec. 3 Upon completion of the payment for a lot in the aforesaid subdivision, the share of stock shall be attached and a warranty deed covering said lot shall be issued by the Board of Directors. Each such deed shall carry the following restrictions: "The above-described property is deemed and considered to be attached and appurtenant to Stock Certificate No. (determined at the time of transaction) of White Lodge Owners, Inc. in accordance with the By-laws of said Corporation and Sec.21, of Act 2390 P.A. 1897, state of Michigan. This property may not be used, leased, sold or conveyed in any way, except in accordance with the By-laws of said Corporation". Such deeds shall be registered in the register of Deeds Office in the County of Livingston, state of Michigan. No warranty deed or other conveyance shall in any way separate the lot from the share of stock to which it is attached.
- Sec. 4 All certificates of capital stock shall be signed by the President and Secretary of the Corporation and sealed with the Corporation Seal. Each stockholder shall be entitled to cast one vote for each and every share he shall own of the capital stock of the Corporation at any and all meetings of the stockholders of the Corporation for whatsoever purpose the same may be called and may vote or perform and act by his or her attorney or proxy duly authorized at any meeting at which such stockholder may vote or act if present in person, which power of attorney or proxy shall be filed with the Secretary of said Corporation.
- Sec. 5 It shall not be lawful for any stockholder to in any manner whatsoever, sell, assign or dispose of any right, title or interest he may have acquired in any lot or lots separated or detached from the share or shares of Corporation stock to which lot or lots are attached.
- Sec. 6 No share of stock shall be sold except as a pertinent part of the transfer, sale or other disposition of a lot in the aforesaid Subdivision to which the share of stock is or may be attached.
- Sec. 7 No transfer of stock with lot attached shall be valid without the name of the grantee to whom transferred being duly entered on the books of the Corporation and without the Corporation's By-laws relating thereto being complied with.
- Sec. 8 No share of stock with a lot attached shall be transferred or conveyed to any person or persons until they shall have been approved by resolution of the Board of Directors of the Corporation. Likewise no lot shall be conveyed, leased, rented

to, or used by any person or persons until such person shall have been approved by resolution of the Board of Directors of the Corporation. (See also Article 6, Sections 3 and 4).

- Sec. 9 Members reselling ownership in lots in the Corporation, outright or by land contract, having appeared before the Board of Directors, with the new purchaser, will present Stock Certificates and Deeds or land Contracts for recording and transferring in the Corporation books. Charges will include membership initiation and transfer fees.
- Sec. 10 Transfer of stock shall be made only on the books of the Corporation. and the old certificate properly endorsed shall be surrendered and canceled before a new certificate is issued.
- Sec. 11 No member may own more than six (6) lots in the Corporation at any one time.
- Sec. 12 The stock books of the Corporation shall be closed against transfer for a period of ten (10) days prior to the Annual Meeting in May and re-opened two (2) days after the meeting.

Article 4 Organizational Structure

- Sec. 1 There shall be a Board of Directors consisting of nine (9) members, who shall be stockholders of the Corporation.
- Sec. 2 There shall be a President, Vice-President, Secretary and Treasurer, who shall be stockholders of the Corporation (See Article 10).
- Sec. 3 Committees shall be as follows:
- Membership and Local Affairs Committee
 - Improvement and Maintenance Committee
 - Clubhouse Service and Entertainment Committee
 - Building and Sanitation Committee
 - Security Committee
 - Boat Harbor, Canal and Beach Committee
 - Special Committees as authorized by the Board of Directors (See Article 9, Section 12 and Article 10-A, Section 2).

Article 5 Membership

- Sec. 1 Ownership of one or more shares of stock lots is required for membership in White Lodge Owners, Inc. (See Article 3).
- Sec. 2 All members and the members of their household shall have access to all privileges of White Lodge Owners, Inc. and all community property, including the clubhouse, grounds, beach, canal, etc. are subject to such rules and regulation as the Board of Directors may set up for orderly operation of White Lodge Owners, Inc.

- Sec. 3 Membership in White Lodge Owners, Inc. shall pass from one person to another with legal transfer of the share of stock, with lot attached, as prescribed in Article 3 of these By-laws. If possession of any lot is gained under a land contract, membership with all its rights and obligations shall accompany the purchase along with the share of stock and be transferred on the books of the Corporation.
- Sec. 4 Membership of any individual in White Lodge Owners, Inc. shall cease upon relinquishing by sale, surrender, transfer, or legal action of all stock held by such individual.
- Sec. 5 Membership in White Lodge Owners, Inc. together with share of stock with lot attached may be transferred, by inheritance gift or by or to a member of the family, without payment of membership initiation fee.

Article 6 Associate Membership

- Sec. 1 The use and enjoyment of the privileges of the community property of White Lodge Owners, Inc., including the clubhouse and boating facilities, parks, and bathing beach boating facilities and waters, shall be confined exclusively to members, their households and associate members.
- Sec. 2 The privileges of associate membership shall not include the right to purchase capital stock of the Corporation, or the right to vote in the affairs of the Corporation, or any other administrative participation rights.
- Sec. 3 Leasing, subleasing, or renting of premises, in accordance with Article 3, Sec. 8, does not constitute assignment of membership in White Lodge Owners, Inc. Such lessee or tenant may file an application for associate membership with which he shall agree to abide by the Corporation By-Laws and such rules and regulations as the Board of Directors may establish for the orderly operation of the Corporation. Dues will become payable upon approval of such applicant for associate membership by resolution of the Board of Directors.
- Sec. 4 All associate memberships shall expire on December 31st of each year, but may be renewed for the ensuing year by general resolution of the Board of Directors, which resolution may exclude or eliminate any associate member which it does not desire to continue as such associate member. Associate members shall pay such dues and be subject to such rules and regulations as the Board of Directors shall from time to time adopt.

Article 7 Dues and Assessments

- Sec. 1 To meet all regular expenses of operation of White Lodge Owners, Inc. including but without limitation-taxes, insurance, power and lights, telephone, fuel and maintenance and repair of buildings and grounds, the Board of Directors shall levy annual dues against each membership, which dues shall become payable

the first day of March of each year. In addition, a fee for maintenance of roads, gates, canals, and necessary equipment shall be levied against each lot with or without a share of stock attached.

- Sec. 2 The amount of such annual dues may be established or altered at any regular meeting of the Stockholders or at any Special Meeting called for that purpose, provided that a majority of stock outstanding is represented and voting.
- Sec. 3 The stockholders may at a Special Meeting called for that purpose authorize the Board of Directors to provide for special dues additional to those provided for in section 2 not to exceed \$75.00 per share in any one year. Such resolution shall determine a purpose for which such special dues shall be expended and the period of time during which they may be levied.
- Sec. 4 Any indebtedness to the Corporation for dues, assessments, or payment of taxes on any lots shall constitute a lien on the share of stock to which said lot is attached in favor of the Corporation. Where such lien shall equal or exceed the par value of the stock, the Directors of the Corporation shall be empowered to recover such lien by legal action as provided in Sec 15, Paragraph 10318 of Act 230 of Michigan P.A. 1897. When any indebtedness to the Corporation becomes 60 days overdue notice shall be written by the secretary of said indebtedness by registered letter to the debtor stipulating a 30-day limit to settle such indebtedness.
- Sec. 5 To help defray the annual expense of the Corporation a reserve fund shall be established. This shall be accomplished by setting aside a fund, the interest from which shall be used principally to pay the tax liability of the Corporation. The fund shall be accumulated from the sale of Corporate held lots. The amount may not be reduced in any manner other than at a stockholders meeting requiring a 2/3 (two-thirds) affirmative vote of the stock outstanding. Complete and accurate records of this fund shall be maintained current and included in both Board and Stockholders meeting reports.

Article 8 Stockholders Meetings:

- Sec. 1 The annual meeting of the stockholders shall be held on or about the third Sunday in May at the clubhouse, White Lodge Owners, Inc. A meeting of the stockholders shall also be held on or about the second Sunday of October. A notice of the time of each meeting shall be given by the Secretary by mailing to each stockholder, addressed to him at his place of residence shown on the books of the Corporation not less than three weeks prior to the date of the meeting.
- Sec. 2 Special meetings may be called at any time by the Board of Directors, or by the Secretary at the written request of stockholders holding twenty-five (25) or more shares of the capital stock. Notice shall be given by the Secretary, by mailing, as in section 1 above with the date and purpose of such special meeting.

- Sec. 3 The President, or in his absence, the Vice-President, shall preside at all regular and special stockholders' meetings, or in absence of both, a director as nominated by the members of the Board present, shall preside.
- Sec. 4 The order of business at annual meetings and as far as it applies at other meetings of the stockholders shall be:
- Call to order by the President.
 - Calling the role by the Secretary and announcement of the number of shares of stock represented.
 - Reading of notice of meeting by Secretary
 - At Annual Meeting only, reading of the previous annual or semi-annual meeting and any intervening Special meetings
 - Report of committees
 - Consideration of communications.
 - Unfinished business.
 - Election of three (3) Directors.
 - Recess for Board of Directors meeting for the election of officers.
 - Recessed meeting called to order for the approval by vote of the stockholders of the officers elected.
 - New business.
 - Adjournment.

Article 9 Directors

- Sec. 1 At each annual meeting, one third (1/3) of the total number of directors shall be elected, who shall hold office for three years, or until their successor shall be elected. At any such election, a majority of the votes cast shall be sufficient to elect.
- Sec. 2 Whenever a vacancy shall occur in the Board of Directors, such vacancy shall be filled by appointment of a member in good standing approved by the Board of Directors, such appointee to hold the office until the next annual meeting, at which meeting said appointee shall be elected a director by the stockholders, to fill the unexpired term.
- Sec. 3 Only stockholders who are in good standing, that is, who have fulfilled all obligations to the Corporation, shall be elected to serve as Directors.
- Sec. 4 Regular meetings of the Board of Directors shall be held on or about the second week of each month at White Lodge, Pinckney, Michigan, or elsewhere as the Board may decide. The specific day and time will be established by the Board at the annual meeting.
- Sec. 5 Special Board meetings may be called by the President or Vice-President or by a majority of the Board. All notices of special Board meetings shall state the purpose.

- Sec. 6 The Secretary shall mail notice to each Director of the time and place of each Board meeting at least ten (10) days previous to the time fixed for the meeting. All notice of Special Board meetings shall state the purpose thereof.
- Sec. 7 A quorum for the transaction of business at any meeting of the Board of Directors shall consist of a majority of the Board. A majority of those present at any meeting shall have the power to adjourn a meeting to a future time.
- Sec. 8 The Board of Directors shall select from their number a President, Vice-President, Secretary and Treasurer, such selections are to be held at a recess of the annual stockholders meeting in May. Such officers shall hold office for one (1) year or until their successor shall be selected.
- Sec. 9 The Board of Directors shall have the management and control of the stock, business, finance, rights and interests, buildings and all property, real and personal, of the Corporation and shall have jurisdiction over the lands of the Corporation and all streets, alleys and highways passing through and over the same or which said Corporation may cause to be constructed, laid out or maintained therein and the water within and in front of said lands and premises (10313, Sec. 10, Act 230, 1897).
- Sec. 10 The Board of Directors shall in no case in any one year authorize any expenditure or incur any liability on behalf of this Corporation to exceed ten thousand dollars (\$10,000.00) unless authorized by a majority of all outstanding shares of stock by said Corporation in a meeting duly assembled (Sec. 455.10, Public Act 230, 1897) .
- Sec. 11 The Board of Directors shall be responsible for the enforcement of all By-laws which have been or may be written in accordance with 10315, Sec. 12 of Act 230 to protect White Lodge Owners, Inc. property and water front from unsanitary conditions, vice, immorality, selling of spirituous or fermented liquors, or nuisances and for the regulation of erection of building on lots transferred to stockholders.
- Sec. 12 The Board of Directors shall appoint a chairman for each permanent committee from the Board.
- Sec. 13 A Nominating Committee shall be set up by the Board of Directors to nominate a slate of Directors for voting on, at the Annual Meeting. The Committee Chairman shall be appointed by the President and shall be a Board member whose term is not expiring. The Chairman shall choose four members to serve on the committee, two of whom shall be Directors whose terms are not expiring and two shall be stockholders not on the Board. The Committee shall select a slate comprising not fewer than one or more than two candidates for each Directorate to be filled. This shall not curtail the right of any two candidates for each

Directorate to be filled. This shall not the curtail the right of any stockholder to make a nomination of nominations from the floor in the Annual Meetings

Sec. 14 Directors whose terms have expired shall continue as members of the Board without vote for the year succeeding such expiration.

Sec 15 All Directors and appointees shall serve without compensation except as otherwise authorized by the stockholders.

Sec. 16 Expenses incurred in service for the Corporation by any Director or member of this Corporation may be reimbursed by action of the Board of Directors.

Sec. 17 All plans and proposals for each year, May 1st through April 30th, shall be presented to the stockholders at the annual meeting in May.

Article 10 Officers

Sec. 1 The Directors shall elect from their number a President, Vice-President, Secretary and Treasurer, such election to be held at a recess of the Annual Stockholders' meeting in May. Such officers shall hold office for one (1) year and until their successor shall be elected.

Sec. 2 All officers of the Corporation shall serve without compensation unless compensation is authorized by the stockholders.

Sec. 3 Expenses incurred in service for the Corporation by any officers may be reimbursed by action of the Board of Directors.

Sec. 4 Plans and proposals for the ensuing year beginning with the May 1st meeting should be presented to the stockholders at the Annual Meeting in May. The officers should reduce to writing all plans and proposals for stockholder consideration which will entail an expenditure in excess of \$10,000.00 per plan or proposal or where any change is contemplated in the organization, its facilities, or in the use of Corporation held property. All such plans and proposals should be submitted to the *Secretary*, prior to the annual meeting, for presentation to the stockholders.

Article 10A President

Sec. 1 The President shall preside at all regular and special stockholders' meetings and at all Board of Directors meetings.

Sec. 2 The President shall appoint a chairman for each special committee and shall dismiss special committees upon completion of the work for which such committee was appointed.

- Sec. 3 The President may upon authority of the Board of Directors remove the chairman of any committee and appoint another chairman in his place, such appointment to be approved by the Board.
- Sec. 4 In case of death, resignation, or inability of any officer, except President, to fulfill his duties, the President shall appoint, upon approval of the Board of Directors, another Director to fill the vacancy for the unexpired term and the resulting vacancy in Directors shall be filled according to Article 9, Sec. 2.
- Sec. 5 The President shall sign in some manner, all deeds and stock certificates issued by the Corporation.

Article 10B Vice-President

- Sec. 1 In the absence of the President, the Vice-President shall preside at all regular and special stockholders meetings and Board of Directors meetings.
- Sec. 2 In case of death, resignation or inability of the President to serve, the Vice-President shall assume all the duties of the President until the next annual meeting of the stockholders in May.
- Sec. 3 The Vice-President shall be the chairman of the Membership and Local Affairs Committee.

Article 10C Secretary

- Sec. 1 The Secretary shall receive all moneys paid to the Corporation including membership registration fees, stock and stock transfer fees, lot payments and all other Corporation income and shall give receipts for the same. The Secretary shall maintain a system of recording and bookkeeping and shall include entries of such income on individual member ledger sheets in the journal (chronological account) and on monthly income report sheets for the Treasurer. All money received shall be deposited in such accounts as have been established by the Board of Directors. The Secretary shall notify the members of all payments which shall become due within one month of the due date.
- Sec. 2 The Secretary shall keep a record of all stock certificates.
- Sec. 3 The Secretary shall issue to all stockholders of record, notice of all meetings as authorized. Notice of the Annual and Semi-Annual meetings shall be sent out three weeks prior to the meetings.
- Sec. 4 The Secretary shall prepare all legal papers as authorized by the Board of Directors. All deeds shall be prepared in accordance with Article 3, sec. 4 and delivered to the Corporation attorney for inspection and endorsement before such deeds are delivered to the grantee.

- Sec. 5 The Secretary shall sign all legal papers and affix thereto the seal of the Corporation as required. The Secretary shall have such signatures notarized where required.
- Sec. 6 The Secretary shall take minutes of each meeting and record, keep on file and read such minutes at subsequent meetings and distribute as required.
- Sec. 7 The Secretary shall prepare the annual report of the Corporation to be presented at the Annual meeting as prescribed in Article 10310 Act 230 PA 1897 and shall prepare the Annual Report required by the State of Michigan to be filled when required with specified filing fee and shall prepare all necessary IRS forms to be filed as required.
- Sec. 8 The Secretary shall keep a record of all taxes levied on the property of the Corporation and shall see that no such taxes are permitted to become delinquent and shall handle all other government reports, excise duties, etc., as may be required.
- Sec. 9 The Board of Directors shall designate the bank or banks in which the corporate funds may be deposited in the name of White Lodge Owners, Inc.
- Sec. 10 The Secretary shall with the assistance of the Treasurer arrange for annual auditing of the Corporation's books.
- Sec. 11 The Secretary shall keep complete and accurate membership records and shall annually prepare a membership list, showing the name of each stockholder and his/her residence and the number of shares held by him/her for distribution at the Annual Meeting.
- Sec. 12 The Secretary shall manage the Corporation's correspondence and shall maintain an adequate stock of administrative and office supplies.
- Sec. 13 The Secretary may acquire the services of any qualified person or persons as shall be necessary to the proper accomplishment of his duties, provided such plans are approved by the Board of Directors.

Article 10D Treasurer

- Sec. 1 The Treasurer shall receive a monthly income report sheet of all money received, which shall be prepared and delivered by the Secretary.
- Sec. 2 The Treasurer shall keep detailed records of all money deposited in Bank Accounts, Saving Accounts and Funds and such as have been authorized by the Board of Directors. All bank statements shall be sent to the Treasurer.
- Sec. 3 The Treasurer shall pay all bills by check as authorized by the Board of Directors. The checks are to be countersigned by any two (2) of the three officers;

President, Secretary or Treasurer.

Sec. 4 The Treasurer shall make a monthly report to the Board of Directors of the total amount of money deposited and withdrawn.

Sec. 5 The Treasurer shall make a detailed report of receipts, expenditures and financial status at the Annual and Semi-Annual Stockholders' meeting.

Article 11 Committees

Sec. 1 The Board of Directors shall appoint, from their number, a director as Chairman of each standing committee, except for the Membership and Local Affairs Committee, which shall be headed by the Vice-President. See Article 10b, Sec. 3.

Sec. 2 The President shall appoint a stockholder in good standing as chairman of each special committee and shall dismiss such special committee upon completion of the task for which the committee was established.

Sec. 3 All permanent and special committees shall submit to the Board of Directors all plans, costs, expense accounts and cost estimates, for approval and authorization by the Board of Directors and the signature of the President at such meeting of the Board.

Sec. 4 The Chairman of each committee shall set up a careful and accurate file of his committee's activities as authorized by the Board of Directors.

Sec. 5 The Chairman of each committee shall have the authority to appoint the members of his committee from the members of the Corporation and shall release them from such duties as may be necessary.

Sec. 6 The Chairman of each committee shall have authority to call meetings of the committee whenever necessary at a designated place agreed upon.

Sec. 7 Each committee shall submit its proposed plans and budget for the coming year at a designated Board meeting, prior to the Annual Stockholders' meeting, for the approval by the Board of Directors. All committees shall have the authority to carry out their plans so approved in so far as the budget for such committee shall permit.

Sec. 8 It shall be mandatory for the Chairman to call a meeting upon request of a majority of his committee.

Sec. 9 Reports of the activities of all committees shall be presented at all regular Board and Stockholders meetings.

Article 11A Membership and Local Affairs Committee

- Sec. 1 The Vice-President shall be the Chairman of the Membership Communication and Local Affairs Committee.
- Sec. 2 This committee shall maintain proper assessments of both real and personal property of the Corporation,
- Sec. 3 All applicants for membership and associate membership shall be referred to this committee which shall arrange for interviews with such applicants and shall report its recommendations to the Board of Directors.
- Sec. 4 This committee shall subscribe to such local newspapers as shall be necessary to keep abreast of local affairs and shall attend and represent White Lodge Owners, Inc. at such Township meetings or other events as shall be considered by the Board of Directors as pertinent to the welfare of White Lodge Owners, Inc.
- Sec. 5 The Chairman of this committee shall appoint, from the stockholders at large, to serve on this committee and shall report the names of such appointees to the Board of Directors.

Article 11B Improvement and Maintenance Committee

- Sec. 1 It shall be the duty of this Committee to formulate a long range plan for maintenance, improvement and rehabilitation of corporate property.
- Sec. 2 This Committee shall maintain all Corporation roads, boulevards and parking lots and shall keep all recreational property in a neat and orderly condition.
- Sec. 3 This Committee shall maintain all parks, picnic areas, playgrounds and recreational facilities and shall keep all maintenance equipment in proper repair.
- Sec. 4 The Committee shall recommend regulations to govern the use of the property as described in Sections 2 and 3 enforce such as is approved by the Board of Directors.
- Sec. 5 This Committee shall have the authority to authorize the burning of brush and setting of grass fires in accordance with local governmental laws.
- Sec. 6 This Committee shall keep careful and accurate records of its activities and shall submit reports at subsequent Board meetings.
- Sec. 7 The Chairman of this Committee shall appoint from the stockholders at large to serve on this Committee. And shall report the names of such appointees to the Board of Directors.

Article 11C Clubhouse and Entertainment Committee

- Sec. 1 This Committee shall make plans for operating the Club House, regulate the use of sleeping quarters and shall keep the Club House in proper repair
- Sec. 2 This Committee shall receive donations from those who use rooms and/or kitchens areas to assist in defraying the expense of operation.
- Sec. 3 This Committee shall recommend a schedule of social and recreational activities for the benefit of the members and shall carry out such as is approved by the Board of Directors.
- Sec. 4 This Committee shall make arrangements for parties, dances, weddings, etc., by church or social groups sponsored by members, when such arrangements do not interfere with members' activities and shall accept donations for such use.
- Sec. 5 This Committee shall recommend rules and regulations to govern the use of the Clubhouse and picnic facilities and enforce such as is approved by the Board of Directors.
- Sec. 6 This Committee shall keep careful and accurate records of receipts and expenditures and shall submit reports of the same at subsequent Board Meetings.
- Sec. 7 The Chairman of this Committee shall appoint, from the stockholders at large, the Hostess and other members of this Committee and shall report the names of such appointees to the Board of Directors.

Article 11D Building, Sanitation and Beautification Committee

- Sec. 1 It shall be the duty of this Committee to keep informed of local building and sanitation codes established by the government body or bodies controlling the construction of buildings, wells and septic systems, insofar as they apply to the concerns of White Lodge Owners, Inc.
- Sec. 2 The member must submit two (2) complete sets of plans for all proposed constructions in White Lodge Subdivision. Such plans shall contain a survey of the property, all construction details including elevations, building materials, floor layouts, dimensions, septic tank and drain field sizes and the location of the building, septic tank, drain field and well in relation to lot lines. These plans are to be submitted to the committee a minimum of 30 days prior to the beginning of construction.
- Sec. 3 This Committee shall inspect all such plans for conformity to the restrictions of these By-Laws, the warranty deeds and such building and sanitation codes as apply to the concerns of White Lodge Owners, Inc. and shall report its findings and recommendations to the Board of Directors.

- Sec. 4 Upon approval, the Chairman of this Committee and the President of the Corporation shall sign both sets of submitted plans stating the approval of the Board of Directors, after which a copy shall be returned to the applicant as the Corporation's endorsement to proceed by applying for a building permit from the local Governing body controlling such matters. No building shall be constructed without a building permit having been issued by the local Governing Authorities and without the approval of the Board of Directors of White Lodge Owners, Inc.
- Sec. 5 This Committee shall file a complete set of plans for each construction as approved by the Board of Directors and shall refer to such plans during construction inspections by this Committee to substantiate conformity as approved.
- Sec. 6 The Chairman of this Committee shall seek from the stockholders at large, members to serve on this Committee. And shall report the names of such appointees to the Board of Directors
- Sec. 7 This Committee shall keep careful and accurate records of its activities and shall submit a report of the same at subsequent Board Meetings.

Article 11E Security Committee

- Sec. 1 It shall be the duty of this Committee to enforce such General By-Laws, rules and regulations as are established, by the Corporation, for the orderly management and control of its affairs and concerns. Such regulations being consistent with the authority granted the Corporation under 455.10 and 455.12, Act 230 P.A. 1897.
- Sec. 2 This Committee shall order bonds for the Secretary and Treasurer in the amount of at least \$1,000.00 each, such bonds to be paid for by the Corporation.
- Sec. 3 This Committee shall become familiar with the Corporation's insurance requirements and make periodic reviews to assure adequate coverage for the Corporation's complete protection and shall maintain all such policies current.
- Sec. 4 The Chairman of this Committee shall appoint from the stockholders at large, members to serve on this Committee and shall report the names of such appointees to the Board of Directors.
- Sec. 5 This Committee shall keep careful and accurate records of its activities and shall submit reports of the same at subsequent Board Meetings.

Article 11F Boat Harbor, Lake and Canal Committee

- Sec. 1 It shall be the duty of the Committee to maintain and supervise the use of the canal, boat harbor, beach, bath house and all other Corporation water recreation facilities.

- Sec. 2 This Committee shall conduct periodic surveys to determine lake and canal conditions and shall submit, to the Board of Directors, reports of all measures necessary to maintain such waters in good recreational and sanitary condition.
- Sec. 3 The Chairman of this Committee shall appoint from the stockholders at large to serve on this Committee and shall report the names of such appointees to the Board of Directors.
- Sec. 4 The Committee shall keep careful and accurate records of its activities and shall submit reports of the same at subsequent Board meetings.

Article 11G Special Committees

- Sec. 1 The Board of Directors shall authorize such special committees as may be necessary and the President shall appoint a stockholder, in good standing, as chairman of each special committee (See Article 11, Sec. 2).
- Sec. 2 Any such special committee shall be governed by the By-laws applicable to all committees until such time as it is dismissed by the President.
- Sec. 3 The chairman of a Special Committee shall appoint from the stockholders at large to serve on his Committee and shall report the names of such volunteers to the Board of Directors.
- Sec. 4 All such Committees shall keep complete and accurate records of its activities and shall submit reports of the same to the Board of Directors.

Article 12 General By-laws

- Sec. 1 The Fiscal Year of this Corporation shall be from May 1st through April 30th.
- Sec. 2 The sale of liquors, wines, or beer on the Corporation property is forbidden.
- Sec. 3 It is forbidden to have any liquors, wines, or beer for consumption on corporate property including the clubhouse, the clubhouse grounds, the picnic areas, the swimming beach, the boat launching areas and all other corporate held property.
- Sec. 4 The committing of any nuisance on the property of this Corporation is forbidden including the consumption of intoxicating beverage, intoxication, gambling, profanity, vice, immorality, littering and the maintenance of unsanitary conditions.
- Sec. 5 No dwellings shall be erected in White Lodge Country Club Subdivision that do not completely comply and conform to the building and sanitation codes, including the distances of constructions, wells and septic systems from lot lines, bodies of water, roads, and other boundaries, as is established by these By-laws and governmental bodies controlling such constructions. All boat houses and boat enclosures shall be erected in accordance with Article XII, Sec. 11 and all

dwelling must be of single family construction and all garages must be attached to the residence. No less than two (2) full lots shall be used for such residential structures. No building shall be erected until two copies of the building plans have been submitted to and approved in writing by the Board of Directors as provided for in Article XI-D. One set of the Board approved plans shall be returned to the stockholder requesting such permission and one set shall be retained permanently by the Board of Directors. All buildings erected in accordance with these By-laws must have their exteriors fully completed within ninety (90) days from commencement of the erection thereof, unless prevented from so doing by strikes, unavailability of materials, weather conditions or acts of God. In furtherance of this provision, the Board of Directors is empowered to request and demand before issuance of approval to build, proof of financing. This proof of financing includes but is not limited to a commitment for money by a financial institution escrow fund or a completion bond, or any other reasonable means by which a guaranty that the building will be constructed in accordance with the plans submitted thereof and in the time specified. The building will not be occupied as a dwelling until an occupancy permit has been issued by the township and or county.

- Sec. 6 Wells must be located and placed to conform with the pattern established by other dwellings in the block where the lots are located and must conform to the building and sanitation codes of the governmental bodies controlling such installations.
- Sec. 7 Sewage systems including septic tanks and drainage fields must be located and placed to conform with the pattern established by other dwellings in the block where the lots are located and must conform to the building and sanitation codes of the governmental bodies controlling such installations. No waste or sewage of any kind shall be drained into any open ditch, stream, lake, or upon the surface of the ground.
- Sec. 8 All other restrictions and regulations of record and shown on the warranty deeds issued by this Corporation must be complied with.
- Sec. 9 All hunting is forbidden on the property of this Corporation together with the use of firearms.
- Sec. 10 The burning of rubbish and setting of grass fires must be authorized by the improvement and maintenance committee and in accordance with local governmental laws.
- Sec. 11 No boat house or enclosure or dock shall be erected in front or in way of any lot except according to a general plan for such docks and boathouses and enclosures provided and approved by the Board of Directors. All such boat houses and enclosures must be constructed of fire-proof exterior materials and the construction approved by the Board of Directors in writing. Reasonable safety equipment in such boat houses or enclosures such as fire extinguishers may be

specified by the Board of Directors and non-compliance with such request within a reasonable time may result in the prohibition of the use of said boat house and enclosure.

- Sec. 12 No lot in the subdivision other than those especially designated for business purposes, except as allowed under township ordinances, shall be used for other than residential purposes. Lots in the subdivision as may be deemed reasonably necessary for the mutual enjoyment and convenience of all lot owners in said subdivision, for business, church, or school purposes may be set aside by the Board of Directors and voted upon by the stockholders at the next Annual Meeting.
- Sec. 13 An easement is retained by White Lodge Owners, Inc. for the benefit of themselves and assigns in and across the rear four feet of each lot in the subdivision of which his lot is a part. Said easement is to be for sewer, telephone, electric lights, or other public utilities which may be of use or benefit to this or other neighboring properties. Access to said premises for the purpose of installing, maintaining or repairing said utilities, is retained by White Lodge Owners, Inc. No permanent building may be erected on said easement.
- Sec. 14 The use for dwelling purposes of camping trailers, motor or mobile homes, campers and similar recreational vehicles is prohibited on Corporation property or on any lot in White Lodge Subdivision. Exceptions may be made by resolution of the Board of Directors when buildings are being constructed. Such exceptions may be made only if the applicant receives a permit for the same from the governmental body controlling trailer permits. The parking of such vehicles on member property will be in accordance with local ordinances established by the governmental bodies controlling such. An area isolated from general view of Corporation property shall be designated and maintained by the Corporation for the storage of such vehicles for use by members. Storage will be at the risk of the owner of the vehicle. The parking of these vehicles of any other Corporation property is prohibited.
- Sec. 15 Erection of tents for dwelling or any other purposes on any lot in White Lodge Subdivision is prohibited, except children's play tents which may be erected in a selected area of the member's property.
- Sec. 16 The following lots shall be preserved as greenbelt, picnic, park and recreational areas and shall not be sold:
- Greenbelt: Lots 1, 2, 4 through 20, 41, 42, 77 through 80, 115 through 118, out lot A, 130 through 147, 157 through 159, 490 through 506 and 527 through 532.
- Picnic and Park: Lots 230, 264 through 281, 292 through 294, 313 through 332, 585 through 596 and portions of 289, 290 and 291.
- Recreational: The Island, 28.5 acres fronting on Cordley and Gallagher lakes and

the canal and that parcel on the Huron River opposite the above described area. All of the above appearing on the tax roll as "All that part of the E ½, Part of the SE FRL ¼ of Sec. 29 Exc. all that part included within the recorded plot of White Lodge Country Club".

Sec. 17 Snowmobiles, motor driven cycles and other motorized recreational vehicles are not to be operated on Corporation property without written permission from the Board of Directors.

Sec 18 No member of the corporation, his family, guest or other persons to whom he may allow access to the waters of "Cordley Lake" shall, at any time, use any outboard or other motor on any boat, raft or other water vehicle except small electric motors that do not move the craft at a speed of more than three (3) mile per hour

Article 13 The Seal

Sec. 1 The seal of the Corporation shall consist of two concentric circles between which is the name of the Corporation and the state in which incorporated and in the center is inscribed "Corporate Seal". Such seal is impressed on the margin hereof and is hereby adopted as the corporate seal of this Corporation.

Article 14 Amendments:

Sec. 1 These By-Laws may be added to or amended in any way not inconsistent with the laws of the State of Michigan or of the United States of America at any annual meeting or at any stockholders meeting called for that purpose provided that any such amendment would require a majority vote of all stock outstanding Voted in person or by proxy.