

BYLAWS OF STANLEY LAKE ASSOCIATION
REVISED AND APPROVED: April 30, 2023

ARTICLE 1

Section 1. The Association shall be named, known and styled as:

STANLEY LAKE ASSOCIATION, INC.
(Incorporated October 6, 1952 in the Commonwealth
of Pennsylvania to be known as “The Association”)

Section 2. The purpose and purposes of the corporation are:

- (a) To unite property owners on Stanley Lake to urge and enforce compliance with the restrictive covenants in the deeds to the lots in Stanley Lake Park Subdivision and any agreement or agreements entered into by such owners and incorporators:
- (b) To enact and enforce compliance with the Rules and Regulations of the said Association:
- (c) To promote and finance projects and improvements which are for the mutual benefit of members of the Association and their properties:

ARTICLE 2
MEMBERSHIP

Section 1. Any Stanley Lake property owner whose name appears on the deed and whose property fronts on Stanley Lake **must own a minimum of fifty (50) feet Lake Frontage** to be a member of the Association. The member/s shall be entitled to one vote for each set of dues paid. Additionally, each parcel shall be required to obtain its own membership interest and pay separate dues for each parcel even if owned by an individual owning other properties on the Lake. However, an exception exists for owners owning contiguous vacant parcels wherein that owner shall only pay one set of dues for the multiple contiguous parcels. In the event that there are multiple dwellings on a parcel, then each dwelling shall pay a separate set of dues. For the purposes of this Section, a dwelling shall be considered a building fit for habitation which is used for such on a continuous basis. It is not the intention of this Section to require a second set of dues for outbuildings which are occasionally used for guest accommodations.

Section 2. Membership ceases when a member is no longer the title owner of property fronting on Stanley Lake, and at that time the member’s rights in the Association shall also cease and terminate.

Section 3. No member of this Association shall continue to have Lake use if in default upon any dues or assessments against him/her, or any part thereof, if the dues are not paid by April 1st of that year or assessments three months after due. No member shall be entitled to vote on any Association matters if their dues or assessment are delinquent as stated above. If dues are not paid, legal action may be taken.

**ARTICLE 3
DUES AND ASSESSMENTS**

Section 1. Association members, in accordance with Article 2, shall pay annual dues which become payable on or before April 1 of each year. Annual dues or additional assessments may be levied at any annual meeting upon a majority vote of the total number of votes cast: no additional assessments in any one year in excess of twenty-five dollars (\$25.00) shall be levied unless written notice of such intention is given each member at least ten days prior to the time the meeting is held.

**ARTICLE 4
ASSOCIATION ADDRESS**

Section 1. The location and post office address of the Association's initial registered office in the Commonwealth of Pennsylvania is Choconut Township, Susquehanna County, Pennsylvania: Post Office – Friendsville, Susquehanna County, Pennsylvania.

**ARTICLE 5
MEETINGS**

Section 1. There shall be an annual picnic meeting for the election of officers and such other business as may be brought before the membership to be held at Stanley Lake, Pennsylvania, on such days in either the months of July or August as may be designated by the President. There shall be an annual Spring business meeting within twenty five miles of Stanley Lake, on such days in either the months of April or May as may be designated by the President.

Section 2. The order of business at such annual meetings shall be led by the President as follows:

- (a) Report of Secretary and approval of the minutes of the previous meeting, annual or special
- (b) Report of Treasurer
- (c) Report of Committees
- (d) Old Business
- (e) New Business
- (f) Election of Officers (Picnic meeting only)

Section 3. Notice of time and place of annual meetings shall be mailed not less than fourteen days before such meeting to each member. Special meetings may be called by the President at any time. Notice of special meetings stating the time, place and purpose thereof shall be mailed to each member in the manner as provided for the Annual meeting. No business other than that stated in such notice shall be transacted at any special meeting.

- Section 4. Proxy: One proxy per property will be accepted at any meeting. The proxy must be in writing and include a reason for absence and be dated. No more than 2 proxies would be allowed to the same member. The proxies need to be given to the secretary and signatures on the attendance sheet will reflect the present member and the absent member.

ARTICLE 6 WAIVER OF NOTICE

- Section 1. Unless otherwise provided by law, whenever any notice is required to be given, by the provisions of the bylaws, as waiver thereof in writing, signed by the person or persons entitled to such notices, whether before or after the time stated therein, shall be equivalent thereto.

ARTICLE 7 OFFICERS

- Section 1. The officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer who shall be elected by a majority of the total number of votes cast at the annual meeting of the Association. The officers shall hold office for a term of one year or until their successors are elected and qualified. Should any vacancy occur for any reason, the unexpired term of any officer may be filled by a majority of the total number of votes cast at a special meeting called for that purpose.

ARTICLE 8 DUTIES OF OFFICERS

- Section 1. The **President**, or in his/her absence, the Vice President, shall preside at the meetings of the Association. He/She shall, with the Secretary and Treasurer, sign all written contracts and obligations of the Association and perform such other duties as may be required of him/her by the bylaws.
- Section 2. It shall be the duty of the **Vice President**, to perform the duties of the President in his/her absence. In the absence of both the President and Vice President, a Director present at the meeting shall preside at the meeting and perform the duties of the President.
- Section 3. The **Secretary** shall keep the minutes of the meetings, issue notices for meetings, keep a proper register of all members and keep all papers and records of the Association, and perform such other duties as may be delegated by the President.
- Section 4. The **Treasurer** shall receive and keep on deposit in a bank all funds of the Association and shall not disburse any monies in excess of \$500.00 per annum except as authorized by a Resolution duly passed at a meeting or as detailed in Article 9 Section 2. He/She shall give a report at the annual meeting of all funds or at any special meeting if so demanded by the President or members assemble.

ARTICLE 9
(1A) BOARD OF DIRECTORS

- Section 1. The Board of Directors shall consist of the President of the Association together with four others to be elected at the organization meetings and at the annual meetings thereafter.
- Section 2. The property and business of the Association shall be managed by the Board of Directors, provided however, no obligations or contracts shall be entered into by the said Board of Directors until so authorized by Resolution of the annual meeting or special meeting called for the specific purpose with due notice as heretofore directed.

(1B) EXECUTIVE COMMITTEE

- Section 1. The Executive Committee shall consist of the President, Vice President, Secretary, and Treasurer along with the four elected Directors.
- Section 2. The purpose of this committee shall be to set agendas and act as a steering committee to the Association.

ARTICLE 10
RIGHTS AND OBLIGATIONS OF MEMBERS

- Section 1. Every member in good standing shall have the right to vote at the annual and special meetings and to hold office.
- Section 2. Any member not in good standing shall not have the right to vote or hold office.
- Section 3. The books, accounts and records of the Association shall be open to all members in good standing at all reasonable times.

ARTICLE 11
DISSOLUTION

- Section 1. The Association may be dissolved at such time and upon such terms as may be decided upon by a majority vote of all duly qualified members of the Association at a meeting duly called for that purpose.

ARTICLE 12
AMENDMENTS

- Section 1. The members of the Association may, by a majority vote of the members present and voting, alter, amend, suspend, or annul these bylaws at any regular meeting or special meeting called for this purpose

**ARTICLE 13
BYLAW VOTING**

- Section 1. These bylaws shall be adopted by a majority vote of the members present and voting at the time of its proposal to the members for the ratification.
- Section 2. These bylaws shall be in full force and effect immediately upon their adoption as set forth in Section 1.

**ARTICLE 14
ANNUAL YEAR**

- Section 1. The annual year begins on January 1st of the calendar year and ends on December 31st on the calendar year.

AMENDMENTS TO BYLAWS

Stanley Lake Association became the owner of the land underneath the water of Stanley Lake by deed recorded in the Susquehanna County Clerk's Office on August 25, 1954. The Association now has complete control and jurisdiction over the Lake privileges. The Rules and Regulations were duly voted upon on July 24, 1955. Since that date the following have been approved as amendments to the By-Laws:

1. That each property owner is a member of the Association, and has Lake use if in good standing with the Association.
2. That any member in default of dues on April 1st of any year commencing April 1st, 2014 will be denied lake privileges, and any purchaser or owner will be denied lake privileges until all dues in arrears are paid.
3. That the use of boats with gas motors on the Lake is prohibited. Boats with electric motors are allowed with a 12 volt system. Exception to this, pontoon boats only, are allowed to run on a 48 volt system.
4. That all dwellings on the Lake have approved septic systems and that outhouses are prohibited.
5. That boating, fishing and bathing be restricted to members and their guests only.
6. That each member be furnished with two cards on payment of his/her dues each year. Guests must produce a valid Association card when requested by an Association member.
7. That all boats on the Lake be numbered (as approved on June 1, 1956). These numbers will now correspond with your lot number.
8. That no lake front lots be used commercially by members or land-owners; this does not preclude members from renting their properties. The Association member is responsible for the conduct and actions of the renter in relationship to the Bylaws of Stanley Lake. This was accepted August 5, 2000.

9. That no member is to grant access and Lake privileges to other land-owners.
10. That use of firearms be prohibited at all times except for hunting in season.
11. That a guest card allows up to three (3) persons daily for the purpose of fishing through the ice.
12. That in order to make Stanley Lake environmentally sound, no cottage owner/guest/or user may add any phosphates: fish, turtle or any animal waste; fertilizer; soaps for bathing of humans or animals; septic waste; or any substance of any kind without permission from the Stanley Lake Association. This was accepted by postcard vote, March 23, 1993.
13. That no further mobile homes, trailers, either travel trailers or permanent mobile homes or campers be allowed on any lots abutting the Lake, and that all members shall be prohibited from having such mobile homes, trailers, either travel trailers or permanent mobile homes or campers on their lots with the exception of the two currently existing mobile homes owned by Dittrich and Berchtold which are permitted to remain in their current place. This was accepted August 11, 2001.
14. That the exception properties in Amendment 13 are grandfathered as long as the direct member of the original owner, (child, grandchild, etc.) is the current owner. This was accepted May 14, 2002.

15. PROPERTY MAINTENANCE

A. Junk Yard Rule: That all properties on Stanley Lake shall, at all times, be maintained so as not to be unsightly or create a nuisance, or a menace to the health, safety, and welfare of the community or to the residents nearby, or a place for the breeding of rodents and vermin. The nuisances shall include junk, glass, unregistered cars, car parts, appliances, appliance parts, paper, rags plastic materials and all other rubbish and shall not be accumulated or remain on any Stanley Lake premises*. No hazardous material, of any kind, including all batteries, coolants, gasoline, diesel fuel, engine oil, and any other petroleum products shall be stored outside. They should not be stored inside if it creates in any way a hazardous situation to any neighbor or property. There shall be no burning of plastics or any material that would be considered a nuisance or hazard to the environment or neighborhood.

*All cars/trucks or vehicles must be appropriately registered and roadworthy to be parked or stored on Stanley Lake property. (Amendment accepted on May 9, 2006)

B. Property Upkeep: Properties with dwellings must maintain the height of their grass Not to exceed 12-15 inches. Docks and boats should not be in disrepair, collapsed, under water, or in an unsafe condition. (Amendment accepted on August 6, 2017)

C. Association Member's Responsibility: Notification to a property owner in violation of (A or B) will be made with the expectation of complying with the Bylaws. Noncompliance by the property owner will result in a warning letter by the Lake Association. The owner will then have 21 days to resolve the issue. After that, a contractor will be hired. The property owner will be accountable for the cost incurred and will be invoiced by the Association.

*If necessary, as a last resort, the Association will pursue legal action for the recovery of related expenses. (Accepted on August 6, 2017)

16. Lake Debris: If trees, branches, or any debris from an Association Member's Property fall or sink into the Lake, the property owner is responsible for removing the above from the water immediately. The owner will be notified by the Association of any problem. After 30 days, the Association will have the item/s removed at the owner's expense. The owner will receive the bill with expectation for payment within 30 days or legal action for the recovery of related expenses will be taken that may include a lien on the property for bills of \$500.00 or more.

17. Permissible Animals: The Association's concern for the Lake water quality, well contamination, possible health hazards, and the potential attraction of predatory animals, prohibits farm animals to include livestock, poultry or swine, from residing on Stanley Lake Association Member's property. (Amendment accepted on August 6, 2017)

Permission from the Association must be obtained for any animals other than the list below:

- Dogs
- Cats
- Birds
- Small **caged** animals such as guinea pigs, ferrets, rabbits, mice & rats

18. That a Resale Certificate be completed for each property sale/transfer. The form can be obtained from the Secretary.

19. There will be a \$30.00 late fee added to the dues if payment is not received by May 15th of the current year. This amendment will become effective on January 1, 2024.