

DEER LAKE FARMS ASSOCIATION, INCORPORATED

A NON-PROFIT MICHIGAN CORPORATION

BYLAWS

GLOSSARY

[Terms included in the glossary] “Deer Lake Farms,” “Deer Lake Farms Association,” “Deer Lake Farms community,” “Bylaws,” “protective Covenants,” “common areas,” “private beach,” “nature preserve,” “private road,” “Dark Lake and Deer Lake Park,” “entranceways,” “family,” “resident,” “membership,” “membership in good standing,” “member,” “member in good standing,” “Executive Board,” “officer,” “standing committee,” “audit committee,” “ad hoc committee,”

{Deer Lake Farms (a/k/a: “DLF,” “subdivision”)} A real property, located in Independence Township, that borders on Deer Lake and is comprised of 150 home sites, plus “common” areas and three primary entranceways, as described in the subdivision plats recorded at the office of the Oakland County Register of Deeds.

[Deer Lake Farms Association, Inc. (a/k/a: “DLFA,” “Association,” “corporation”)] A nonprofit Michigan corporation established to promote standards for the benefit of the DLF community and to ensure that the subdivision remains a residential community of the highest quality and character.

[Deer Lake Farms Community (a/k/a: “DLF community,” “community”)] All homeowners, families and other residents currently occupying home sites within the subdivision.

[DLFA Bylaws (a/k/a: “Bylaws”)] A set of rules and requirements adopted by the Association to guide members in the governance of their meetings and in the management of their internal affairs.

[DLF Protective Covenants (a/k/a: “Protective Covenants,” “Covenants”)] A binding declaration of deed restrictions that defines building requirements, property maintenance standards, and the appropriate use of property within the subdivision.

[DLF Common Areas (a/k/a: “common areas”)] Association-owned areas within the subdivision maintained for recreational use and/or the aesthetic enjoyment of the **DLF** community, to include subdivision entranceways, a private beach on Deer Lake, additional lakefront property adjoining the beach (including a launch area for non-motorized boats/watercraft), a wetlands nature preserve, a small lake (Dark Lake) with adjacent wetlands and a park area, and the unpaved roadways present within these common areas.

[DLF Private Beach (a/k/a: “private beach”)] A beachfront on Deer Lake owned by, and maintained for the exclusive use of, subdivision residents.

[DLF Nature Preserve (a/k/a: “nature preserve”)] A portion of the subdivision common areas located between Deer Park Trail and Deer Lake designated and maintained by the Association as a preserve for the protection and enhancement of its natural characteristics.

[Deer Park Trail (a/k/a: “private road”)] A private, paved roadway maintained by the Association to provide access for the DLF community to the common areas, as well as to provide access to five subdivision home sites.

[Dark Lake and Deer Lake Park] A small Association-owned lake (originally referred to in the Covenants as “the small lake”) accompanied by an adjoining park and wetlands area, all bounded principally by subdivision home sites, with access for other subdivision (only) residents provided by an entranceway off Deerhill Drive.

[DLF Entranceway (a/k/a: “entranceways”)] Three principal entrances to the subdivision itself that are maintained by the Association: Dark Lake Drive (at Holcomb Road), Valley Park (at Holcomb Road), and Deerhill Drive (at its approach to Dixie Highway).

[DLF Family (a/k/a: “family”)] Two or more persons, each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, who maintain a common household on a home site within the subdivision.

[DLF Resident (a/k/a: “resident”)] A member of a family (or, a person not a member of a family but temporarily a part of a household) who occupies a home site within the subdivision.

[DLFA Membership (a/k/a: “membership”)] A status assigned to the ownership or co-ownership of a home or home site in the subdivision, there being but one membership assigned for each home site.

[DLFA Membership in Good Standing (a/k/a: “membership in good standing”)] A membership for which all dues and assessments have been paid in full, compliance with the requirements of the Protective Covenants has been maintained, and no property lien initiated by the Association remains unresolved.

[DLF Member (a/k/a: “member” or “homeowner”)] An individual owner of record, co-owner, or holder of a land contract for one or more homes (or home sites) in the subdivision.

[DLFA Member in Good Standing (a/k/a: “member in good standing”)] A member whose current membership in the Association is in good standing.

[DLFA Executive Board (a/k/a: “Executive Board,” “board”)] The “governing” body of the Association, comprised of the four elective offices (i.e., President, Vice President, Secretary and Treasurer).

[DLFA Officer (a/k/a: “board officer,” “officer”)] A current member of the Executive Board.

[DLFA Standing Committee (a/k/a: “standing committee”)] One of the permanent committees of the Association.

[DLFA Audit Committee (a/k/a: “audit committee”)] An interim committee re-appointed each year to conduct an audit on behalf of the Association.

[DLFA Ad Hoc Committee (a/k/a: “ad hoc committee”)] A temporary committee created to research specific issues or carry out specific tasks on behalf of the Association.

ARTICLE I

CORPORATE NAME

The corporate name of the organization shall be **Deer Lake Farms Association, Inc.**

ARTICLE II

PURPOSES

Section 1

To promote high standards for the preservation of all subdivision property reserved or dedicated for the common use of the **DLF** community and to oversee the maintenance and management of this property.

Section 2

To arrange for the provision of such services (including, but not necessarily limited to, beach security, maintenance of the common areas, plowing and removal of snow from the roadways, and spraying and other measures for mosquito and fly abatement within the subdivision) as may be approved by the Association for the common benefit of the **DLF** community.

Section 3

To promote and maintain the desired character of the subdivision by implementing programs and taking appropriate actions to ensure compliance with the protective Covenants by all property owners and residents of the subdivision and by diligently adhering to (as well as participating with Independence and Springfield townships in the retention of) zoning laws and land usage practices that will positively impact both property values and the quality of life aspired to by the **DLF** community.

Section 4

To promote the general welfare of, and to support the essential needs of (including safety and recreational), the **DLF** community.

ARTICLE III

MEMBERSHIP

Section 1 – Dues

Each membership shall pay annual dues to the Association by December 31 of each year in accordance with the procedures delineated in **Article X** of these Bylaws.

Section 2 – Privileges

All homeowners, families and residents of the subdivision whose memberships are in good standing shall be entitled to use the common areas of the subdivision, subject to the rules and regulations established by the Association for their use. Individual membership privileges for using the common areas may at any time, by a majority vote of the Executive Board, be revoked for infractions of such rules and regulations.

ARTICLE IV

MEETINGS

Section 1 – Annual Fall and Spring Meetings

A Fall Meeting shall be held no later than October of each year and the annual budget shall be presented for approval at that meeting. A Spring Meeting shall be held no later than April of each year and the annual election to fill the Executive Board offices shall take place at the meeting. .

Section 2 – Special Meetings

The President may call a special meeting of the Association at the request of a majority of the Executive Board, at the request of a majority of the memberships in good standing (attested to in writing by each membership supporting the request), or at the request of a majority of the memberships in good standing represented and voting at either an annual or special meeting of the Association. Items to be voted upon at a special meeting must be publicized on an agenda disseminated prior to that meeting.

Section 3 – Notice of Meetings

A notice, accompanied by an agenda, shall be mailed out to the memberships no less than fourteen (14) days prior to the annual Fall and Spring meetings. A notice and agenda for special meetings shall be mailed out to, or otherwise delivered to, the memberships no less than seven (7) days prior to such meetings. Notices for either annual or special meetings of the Association shall routinely include agenda items prepared by the President and/or the Executive Board, but may also include items proposed by other members of the Association, the latter being required, however, to first submit their proposed agenda items in writing to either the President or the Executive Board, for approval, no less than twenty-eight (28) days prior to an annual meeting or fourteen (14) days prior to a special meeting. Any new (i.e., non-repeating) agenda items that are likely to have a “significant” economic impact on the memberships may not be called to a

vote at any meeting unless the potential for such impact has been made known to the memberships in advance and the item has been included on the agenda for that meeting for the purpose of discussion prior to the vote.

Section 4 – Voting

- a. Only memberships in good standing shall be entitled to participate in the voting at Association meetings. Each membership shall be represented by not more than one (1) member in any vote taken.
- b. The absence of representation from a membership at either an annual or a special meeting shall be construed as that membership having abstained from all votes taken at that meeting.
- c. All voting at annual or special meetings of the Association shall, at the discretion of the President, be by acclamation unless a tally of individual votes is requested. Any member present and in good standing may request such a count. With the exception of votes taken to levy special charges or assessments (refer to **Article XII, Section 2**), votes taken to amend these Bylaws (refer to **Article XVI**), or votes taken to remove an officer from the Executive Board (refer to **Article V, Section 7**), an affirmative vote of a simple majority of the eligible memberships present and voting (i.e. excluding abstentions, if any) shall be required in order to approve a motion or question.
- d. Absentee ballots are allowed for all matters to be decided by the membership.
- e. Absentee ballots shall be allowed for purposes of determining consent for development of recreational facilities as described in Article 4 Section 21 B (e) of the Deer Lake Farms Declaration of Protective Covenants.

Section 5 – Quorum

Any member present and in good standing may challenge the presence of a quorum at the time a vote is taken at an annual or special meeting of the Association, at which time the presence of a quorum shall be verified. A quorum shall consist of representation from at least 10% of the total memberships in good standing.

Section 6 – Notice by electronic transmission.

Any notice required by these By-Laws may be sent by email to each DLFA Member, provided that such Member has delivered to the Secretary of the Association, in written form or electronically, authorization to send notices by email in lieu of first class mail. Such authorization may be revoked by the Member at any time upon thirty (30) days notice to the Secretary.

ARTICLE V

EXECUTIVE BOARD

Section 1 – Term of Office

Members of the Executive Board shall be elected at the Spring Meeting for a one-year term of office, which shall begin immediately at the conclusion of the Spring Meeting.

Section 2 - Election

Nominations (including self-nominations) for positions on the Executive Board may be submitted by the President (or the board), by individual members in good standing who are present at the meeting at which the elections are to take place, or by members in good standing who submit their nominations to the Board in writing not less than three (3) days prior to the meeting. All nominees for board positions must be members in good standing and must confirm their willingness to accept the office (for which they have been nominated) for the duration of the term of that office-this to be carried out either in person at the meeting or prior to the meeting (directly to either the President or another officer).

Section 3 – Vacancies

Vacancies occurring on the Executive Board shall be filled for the unexpired term of office either by concurrence among the remaining members of the board or by election at an annual or special **meeting of the Association.**

Section 4 – Board Meetings

The president shall schedule regular meetings of the Executive Board not less than three (3) times per year at times and locations convenient to the members of the board. All board members shall be expected to attend these meetings. Committee chairs (including both standing and ad hoc committees) shall also be expected to attend board meetings and to be prepared to submit “status” reports at, or in advance of board meetings whenever requested by the President. The President may also call special meetings of the Executive Board when matters arise that are of particular urgency or importance.

Section 5 – Quorum

A majority of the members of the Executive Board shall constitute a quorum for the transaction of business at board meetings.

Section 6 – Compensation and Removal

Members of the Executive Board shall not be entitled to receive compensation for any services performed on behalf of the Association. Board members may be removed from office at any time, for actions deemed not to be in the best interests of the Association, by an affirmative vote of at least two-thirds (2/3) of the memberships in good standing at either an annual or special

meeting of the Association provided that notice of this proposed action has been included in the agenda for that meeting.

Section 7 – Voting by Executive Committee

Voting by the Executive Committee may take place by e-mail or similar electronic transmission, in lieu of such vote being physically cast at a meeting.

ARTICLE VI

OFFICER DUTIES

Section 1 – General

It shall be the responsibility of the officers (unless excused by the President) to attend all regular and special meetings of the Association; to prepare prior to the Fall Meeting, a projection of the annual expenses necessary for the fulfillment of their duties (as officers of the Association) in the coming year for inclusion in the annual budget presented at the Fall Meeting; and to perform such additional duties appropriate to their positions as may be assigned by the President.

Section 2 – President

It shall be the responsibility of the President to preside over all meetings of the Association and of the Executive Board; to sign all official documents thereof on behalf of the Association; to appoint (or re-appoint) each year an interim committee, approved by the board, to be responsible for an audit of Association finances; and to perform all legal duties pertaining to the office of president in a non-profit Michigan corporation.

Section 3 – Vice President

It shall be the responsibility of the Vice President to perform all duties of the office of President in the absence of the President, whether due to temporary absence, a disability, or a vacancy in that office; to serve as a liaison between the board and each of the committees that “report” to the board; to publish and disseminate to the memberships an annual subdivision “neighborhood” directory (to include a listing of current Association officers and committee chairs, together with such other information as may be deemed appropriate by the board); to oversee, and manage the content of, the subdivision’s web site (to include the posting of current Bylaws and Covenants on that site); to annually notify/remind local realtors of the availability of those documents on the web site; to maintain a chronological history of **Deer Lake Farms** (beginning with the inception of the subdivision and the subsequent formation of the **Deer Lake Farms Association**); to maintain a chronological record of the Bylaws and Protective Covenants; to periodically review and supervise the updating of the Bylaws and the Covenants, in compliance with the procedures defined in those documents and in compliance with Independence Township, Oakland County and all other legal requirements; to ensure that current copies of both the Bylaws and the Covenants are made available to board officers and to every membership; and to perform all legal duties pertaining to the office of vice president in a non-profit Michigan corporation.

Section 4 – Secretary

It shall be the responsibility of the Secretary to make provision for the taking of attendance at all annual and special meetings of the Association (as well as to record the minutes for those meetings and to then make those minutes available to the members); to record the minutes of all Executive Board meetings; to attest all instruments of the Association requiring attestation; to mail (or otherwise assure the delivery of) notices to the memberships when required; to publish an Association Newsletter twice annually (Spring and Fall) and disseminate it to the memberships; to mail out new beach passes, accompanied by current beach rules, to all memberships in good standing each Spring; and to perform all legal duties pertaining to the office of secretary in a non-profit Michigan corporation.

Section 5 – Treasurer

It shall be the responsibility of the Treasurer to exercise supervision over the Association's finances; to maintain a current record of the status of all memberships (i.e., as to whether they are currently in good standing) and to make that record available to the President for all annual and special meetings of the Association; to prepare and mail out annual dues notices, as well as notices of any special charges or assessments, to the membership; to collect dues and assessments from the memberships; to furnish the President and the Executive Board with an accurate statement of the financial condition of the corporation at such times or intervals as the President or the board may request it; to prepare at the end of each fiscal year, for distribution to the members no later than at the annual Spring Meeting, a financial statement showing the financial condition of the Association; to furnish the President and the Executive Board with a consolidated annual budget not less than fourteen (14) days prior to the Spring Meeting (for review prior to the dissemination of that budget for approval by the memberships at that meeting); to serve as an ex officio member of the committee charged with performing the annual audit of the Association's finances (and, to incorporate the projected expenses of that committee, as deemed appropriate, into the annual budget); to maintain the Association's ongoing mailing address; and to perform all legal duties pertaining to the office of treasurer in a non-profit Michigan corporation.

ARTICLE VII

STANDING COMMITTEES

Section 1 – General

- a. There shall be five (5) standing committees: Beach and Security, Beautification and Environmental, Building and Property Compliance, New Member Welcome, and Social.
- b. The chairs of each of the five (5) standing committees shall be appointed by the president from among Association members in good standing who either volunteer or are recommended for the position and who agree to serve in the position for a minimum period of one year.

- c. The chairs of each of the five (5) standing committees may appoint additional members to serve on their respective committees from among Association members in good standing who either volunteer or are recommended and who agree to serve for up to one (1) year “as needed.”
- d. The chairs of each of the five (5) standing committees shall submit a proposed annual budget for their respective committees to the Treasurer not less than thirty (30) days prior to the Fall Meeting. Once the budget is approved by the membership, each of the chairs shall have the authority to review submitted invoices related to their committees and recommend to the Treasurer that said invoices be paid or rejected.
- e. The chairs of each of the five (5) standing committees shall be expected to attend both the Fall and Spring meetings of the Association and to be prepared to present a report at those meetings.
- f. The chairs of each of the five (5) standing committees shall be responsible for communicating and coordinating with one other, as necessary, to ensure that the **DLF** community’s principal goals are achieved and its common interests are served.
- g. The Executive Board shall have the responsibility and authority to review and approve or deny payment of all invoices submitted by the committee chairs. The Executive Board also has the responsibility and authority to review and approve or reject all administrative decisions made by the committee chairs.

Section 2 – Beach and Security Committee

It shall be the responsibility of the Beach and Security Committee to propose and implement measures approved by the Executive Board and/or the memberships to provide for a safe and clean environment for subdivision families and their guests at the private beach, to include managing the purchase and maintenance of beach equipment, advising the Executive Board with regard to the preservation of the beach and adjoining lakeside property, overseeing the maintenance and security of the entrance and exit to the beach property and nature preserve, providing for necessary sanitary facilities, trash removal, and security for the beach area during the beach “season,” and annually submitting any proposed changes in the beach rules to the President not less than twenty-eight (28) days prior to the annual Spring Meeting for inclusion in the agenda (for discussion and membership approval at that meeting) and then submitting the updated beach rules to the Secretary for inclusion with the Spring Newsletter.

Section 3 – Beautification and Environmental Committee

It shall be the responsibility of the Beautification and Environmental Committee to propose for discussion and approval by the memberships at the annual Spring Meeting, and to then implement, measures that will serve to enhance the overall appearance and quality of life of the subdivision, to include landscaping and maintaining the three entranceways, preserving the natural state of the nature preserve and Deer Lake Park, plowing and removing snow from the private road during the winter (as well as plowing and removing snow from other subdivision

roads when authorized in the annual budget), and controlling destructive or noxious pests (such as mosquitoes) that may pose a threat to the health, property or overall well-being of subdivision residents (using products and application techniques reviewed and approved for use by members at either an annual or special meeting of the Association).

Section 4 – Building and Property Compliance Committee

It shall be the responsibility of the Building and Property Compliance Committee to propose and implement measures to engender compliance on the part of homeowners with the procedures and restrictions (pertaining to both property and structures erected on property) that are specified in the Protective Covenants, to include approving/rejecting the architectural plans for any buildings or structures proposed to be built (or modified) within the subdivision (following the procedures specified in the Covenants), maintaining a chronological record of decisions made and actions taken by the Committee, verifying and notifying the Executive Board of any violations of the Covenants (whether observed directly or referred to it by members) for the purpose of implementing corrective measures, and proposing to the board (for consideration by the Association) any changes to the Covenants, especially as may result from newly-created technologies or newly-developed materials for building construction that may have suitable application within the subdivision (yet not detract from the high standards required by the Covenants).

Section 5 – New Member Welcome Committee

It shall be the responsibility of the New Member Welcome Committee to extend a personal welcome on behalf of the Executive Board and the Association to all new owners of subdivision property (one source of new owner listings being the Independence Township Assessor’s Office), to provide new owners with a “gift basket” that will include within it such pertinent information as copies of the Bylaws and the Protective Covenants, a copy of the subdivision neighborhood directory (including a listing of both Association officers and committee chairs), a copy of the most recent Association Newsletter, information on upcoming Association meetings (as well as other upcoming Association activities and events), and any additional information that may be appropriate to the “season” at hand (e.g., beach rules and passes, beach/subdivision security, or snow removal), and to encourage new members to regularly attend Association meetings and to actively participate in both Association-sponsored activities and subdivision life “in general” in order to more fully realize and appreciate the benefits of **Deer Lake Farms** home ownership.

Section 6 – Social Committee

It shall be the responsibility of the Social Committee to coordinate Association-sponsored social activities and events not specifically delegated to other committees, to arrange for refreshments to be made available for all annual and special meetings of the Association (as well as, when requested by the President, at other Association-sponsored events or activities that provide an opportunity for “significant” social interaction among the members), and to propose and, if approved by the members, implement such other activities as an annual “picnic” during the summer months and an annual “open house” (or other appropriate event or activity) during the winter holiday season.

ARTICLE VIII

AUDIT COMMITTEE

Section 1 – General

The Audit Committee, which is appointed by the President and is advisory, through the President, to the memberships, shall be comprised of two members of the subdivision in good standing, one of whom will chair the committee (and, at least one of whom is not a member of the Executive Board), plus the Treasurer (who will serve as an ex officio member). The President shall not be eligible to serve on this committee

Section 2 – Purpose

It shall be the responsibility of the Audit Committee to conduct an annual audit of the finances of the Association to provide thereby a “reasonable assurance” that the corporate financial statements prepared during the fiscal year are free of material misstatements. The results of this audit are to be presented first to the President and to the board, and then to the memberships at the annual Fall Meeting.

ARTICLE IX

AD HOC COMMITTEES

Section 1 – General

The President may establish ad hoc committees, with the consent of the Executive Board, whenever a need arises within the Association for assistance in addressing a problem or resolving an issue that goes beyond the scope or capabilities of the existing board and its standing committees. The chairs of ad hoc committees shall be appointed by the President from among association members in good standing who either volunteer or are recommended, and who agree to serve in the position for the duration of the projected “tenure” of the committee. The committee chair of an ad hoc committee may appoint additional members to serve on that committee from among Association members in good standing who either volunteer or are recommended and who agree to serve on an “as needed” basis. The Treasurer shall establish a process, with the approval of the board, for the reimbursement of legitimate expenses that may be incurred by ad hoc committees in the performance of their responsibilities.

Section 2 – Responsibilities

The chairs of ad hoc committees shall be expected to attend all annual meetings of the Association held during the “tenure” of their committees (as well as special meetings, when appropriate) and to be prepared to present a report at those meetings whenever requested by the President.

ARTICLE X

BUDGET

Section 1 – Budget Formulation

The annual budget proposal for regular, recurring items shall not exceed eighty (80) percent of the previous year's annual dues income, with the remaining twenty (20) percent to be earmarked as an ongoing contingency fund (to be applied to, but not limited to, such "non-recurring" expenses as weather-related damage, vandalism, beach preservation, beach security, legal fees, "improvements" for Association-owned property, and maintenance of the private road).

Section 2 – Dues Assessment

Each membership shall pay an equal share of the dues approved yearly by the memberships.

Section 3 – Membership Notification

The proposed budget and yearly dues assessment, including a breakdown of all "major" items in the budget proposal, shall be included annually with the member notification of the Spring Meeting (as well as with the notification of any special meetings held subsequently regarding that proposal). The board may also, at its discretion, include on the agenda (for discussion at the Spring Meeting) items submitted to it by individual officers, committee chairs or other Association members (for budget consideration) that do not have the recommendation of the board.

Section 4 – Approval

Approval of both the annual budget and the annual dues assessment (as well as any other charges or assessments placed upon the membership) shall require, for approval, an affirmative vote of a simple majority of the eligible memberships present and voting at the Spring Meeting (or if not resolved at the Spring Meeting, at a subsequent special meeting).

Section 5 – Expenditure Limit

The Association shall not expend more money within any one (1) year than the total amount of the assessment for that particular year, plus any surplus which it may have on hand from previous assessments, nor shall the Association enter into any contract whatever binding the assessment of any future year, except for contracts for utilities.

ARTICLE XI

FISCAL YEAR

The fiscal year of the corporation shall end on the 31st day of December of each year.

ARTICLE XII

FINANCES

Section I – Checking and Savings Accounts

All Association funds shall be maintained in checking accounts, savings accounts, certificates of deposit or demand notes approved by the Executive Board.

Section 2 – Special Charges and Assessments

Special charges and assessments may be placed upon the membership by a two-thirds (2/3) affirmative vote – or, for any charge or assessment amounting to more than \$150.00 per year per membership, but a four-fifths (4/5), or 80%, affirmative vote – of the members present and voting at either an annual or special meeting of the Association, with the notice of that meeting and the notice of the proposed charge or assessment being required to be made to the memberships at least fourteen (14) days prior to the meeting.

Section 3 – Deposits and Withdrawals

Disbursements from Association funds shall be made only for supplies or services authorized by the budget and shall be made by check only. All checks shall be signed by at least one board officer, specifically the Treasurer or, in the absence of the Treasurer, the President. Checks signed by either the Treasurer or the President (or, in the absence of both, by the President's designee) may be used for the purchase of authorized supplies or services in amounts up to \$2,000.00, but all checks for amounts greater than \$2,000.00 shall require the signatures of both the Treasurer and the President (or, in the absence of either one, the signature of the other plus the signature of one of the remaining board members).

Section 4 – Contracts

All contracts for services to the Association shall be signed either by the President or by the President's designee.

ARTICLE XIII

PROFITS

In the event the Association shall conduct any activities from which a profit is derived, there shall not be any profit, dividend, or share of anything of value returned to, or paid to, any individual member of the Association. All such profits shall be used for the benefit and purposes of the Association only.

ARTICLE XIV

ORDINANCES

Section 1 – Compliance with Public Regulations

All building, sanitation and boating specifications and/or regulations pertaining to lots or other property within the jurisdiction of this corporation shall not violate any State, County or Township laws, ordinances and regulations now in effect, or any that will come into effect in the future.

Section 2 – Compliance with Building and Appurtenance Restrictions

All property owners and/or residents, and all buildings and appurtenances thereto located within the subdivision, shall comply with the Protective Covenants of the subdivision, as recorded at the office of the Oakland County Register of Deeds, and all subsequent amendments, as well as the Consent Judgment in Oakland County Circuit Court Case No. 75-131266-CH.

ARTICLE XV

BEACH RULES

Section 1 – Compliance

Beach rules, presented for approval each year at the Spring Meeting and subsequently disseminated with the annual beach passes to memberships in good standing, are to be adhered to by all persons visiting the beach area. Subdivision residents are expected to assist in maintaining the appearance and cleanliness of both the private beach and beach facilities.

Section 2 – Enforcement

When circumstances are conducive, members should call violations of the beach rules to the attention of the violator(s) whenever an infraction is observed. Members should exercise caution and tact at all times in order not to place either themselves (being perceived as an “enforcer”) or others at risk, but should instead, as follow-up, bring any such “unresolved” infractions to the attention of the Beach and Security Committee and/or the Executive Board for appropriate response or action. Either the subdivision security personnel on duty (contracted seasonally by the Association on a limited basis) or the Oakland County Sheriff’s Department should be contacted whenever safety or trespassing issues arise.

ARTICLE XVI

AMENDMENTS TO BYLAWS

These Bylaws may be amended by an affirmative vote of two-thirds (2/3) of the memberships in good standing present and voting at either an annual or special meeting of the Association,

provided notice of such intention to amend these Bylaws has been given to the memberships by mail at least fourteen (14) days prior to such meeting. All amendments to these Bylaws shall be dated and a copy shall be attached separately to all original and previously amended copies of the Bylaws maintained by the Association. Copies of all new amendments shall, upon their approval be provided to each membership and an “official” copy shall be inserted into the Association historical file by the Vice President.

The following is a list of Bylaw amendments that have been approved over the years and are included in the bylaws above:

2010/2011 Approved Amendments to Deer Lake Farms by-laws

Article IV, Section 6 - Electronic Transmission - Any notice required by these By-Laws may be sent by email to each DLFA Member, provided that such Member has delivered to the Secretary of the Association, in written form or electronically, authorization to send notices by email in lieu of first class mail. Such authorization may be revoked by the Member at any time, upon thirty (30) days notice to the Secretary.

Article V, Section 7 - Voting by Executive Committee - Voting by the Executive Committee may take place by email or similar electronic transmission, in lieu of such vote being physically cast at a meeting.

October 27, 2014 Approved Amendments

Article IV - Section 4 - Voting

(d) Absentee ballots are allowed for all matters to be decided by the membership.

(e) Absentee ballots shall be allowed for purposes of determining consent for development of recreational facilities as described in Article 4, Section 21 B (e) of the Deer Lake Farms Declaration of Protective Covenants.

April 4, 2017 Approved Amendments

Article V - Executive Board - Section 1 - Term of Office - Members of the Executive Board shall be elected at the Spring Meeting for a one-year term of office which shall begin immediately at the conclusion of the Spring Meeting.

Article VI - Officer Duties - Section 1 - General - It shall be the responsibility of the officers (unless excused by the President) to attend all regular and special meetings of the Association; to prepare prior to the Fall Meeting, a projection of the annual expenses necessary for the fulfillment of their duties (as officers of the Association) in the coming year for inclusion in the annual budget presented at the Fall Meeting; and to perform such additional duties appropriate to their positions as may be assigned by the President.

Article VII - Standing Committees - Section 1 - General

(d) The chairs of each of the five (5) standing committees shall submit a proposed annual budget for their respective committees to the Treasurer not less than thirty (30) days prior to the Fall

Meeting. Once the budget is approved by the membership, each of the chairs shall have the authority to review submitted invoices related to their committees and recommend to the Treasurer that said invoices be paid or rejected.

(g)The Executive Board shall have the responsibility and authority to review and approve or deny payment of all invoices submitted by the committee chairs. The Executive Board also has the responsibility and authority to review and approve or reject all administrative decisions made by the committee chairs.