

By-Laws – Approved

LAKE WILLIAMS BEACH ASSOCIATION

BY-LAWS EFFECTIVE JULY, 1969

The following by-laws presented to, voted upon, and accepted by the Lake Williams Beach Association membership, at a meeting held on July 13, 1969, cancels and superceds, all previously accepted by-laws of said Association.

BY LAWS GOVERNING THE ACRE AND BEACHES

Association beaches shall consist of two areas:

- a/ Parking area
- b/ Swimming area

1. No vehicles shall be allowed on the swimming area without the authorization of the Roads and Beaches chairman.
2. Parking is permitted up to the swimming area markers.
3. No vehicle or boat trailer shall obstruct the access or exit of any other vehicle either on the beaches or at the acre.
4. No changing of clothes in cars.
5. There shall be no fires or camping on the beaches or Acre without a permit from the Roads and Beaches Chairman.
6. Boats must be docked only at the sides of the beaches.
7. No trash is to be thrown in the water or left on the beaches or Acre.
8. No fishing from the beaches.
9. Only members and their guests are allowed on the beaches or at the Acre.
10. After boats are launched all boat trailers must be returned to property of members. No boat trailer is to be left on beaches or parking area.
11. No overnight parking will be allowed on beaches or at the Acre without prior permission from Roads and Beaches Chairman.
12. Deadline for them to remove vehicles will be posted. They are to be the daylight hours from dawn to dusk.

BY-LAWS GOVERNING HEALTH AND SANITATION

1. All sewerage and disposal systems must be approved by the Health and Sanitation Chairman.
2. Garbage and rubbish of any description must be disposed of in a manner satisfactory to the Health and Sanitation Chairman.
3. No rubbish or garbage dumps will be established within Association territorial limits.
4. The Chairman of the Health and Sanitation Committee shall have the authority to take all actions set forth on page 2, section C. of the Charter.

BY-LAWS GOVERNING LAW AND ORDER

1. Property owners shall be notified by the Chairmen of the Law and Order Committee to clean up any fire hazard on their property.
2. Boats are not to be tied to the shore without the owner's permission.
3. No boats shall be used without the owner's permission.
4. All persons bathing in the lake or parking on beaches do so at their own risk.
5. Law and Order Committee shall have power to enforce all LWBA By-laws.
6. Money collected from violations must be paid to the Law and Order Committee. Said Committee will give money to Treasurer to be deposited in the General Fund.

For any violation of the by-laws established by the Lake Williams Beach Association, a pecuniary forfeiture of \$5.00 and cost is hereby established except a zoning violation shall be \$10.00. Each separate instance of violation of such regulation shall be deemed a violation within the meaning of this by-law, except in the case of erection of a forbidden structure or structures upon the lot of members, in which case, each week of maintenance of such structure or structures shall be deemed a violation.

BY-LAWS FOR BOARD OF DIRECTORS AND COMMITTEES

The two committees Roads, and Association Property and Equipment Committees, shall be known as the Roads and Beaches Committee chaired by one individual.

1. The Board of Directors may authorize expenditures and vouchers for payment of bills which will be given the treasurer by the secretary on a Director's or Association vote.
2. The Board will meet shortly after an annual meeting to approve seven committees. When approved, Secretary will mail to each appointee a list of officers and committee members showing name, address, and name of committee he serves.
3. The Board may spend two hundred (\$200.00) dollars total and no more unless approved by the Association.
4. The Board will not contract or incur obligations or borrow unless approved by the association.
5. Directors will set the amount of bonding for treasurer, tax collector, and constable.

FINANCE

The Finance Committee shall meet before annual meeting
and present at annual meeting a budget for coming year, to be voted upon by the association.

SECRETARY

The secretary will keep record in duplicate of all minutes of meetings and director's meetings. Duplicate copy must be given to the president.

The secretary will keep record of all votes, orders and acts of association or Board of Directors.

The Secretary will keep record of all voters of the territory of the association.

Secretary will be paid honorarium as approved by the Association

TREASURER

The treasurer will keep record of taxes, assessment and fines laid by the association.

The treasurer will be under rules and regulations of the directors.

Directors will approve the bank in which treasurer deposits funds.

At the end of each fiscal year he will show income, expenses, and cost of operation (itemized).

The books will be closed two weeks before the annual meeting and between that time auditors will check books before presentation to the annual meeting.

He will be bonded (bond to be paid by Association).

All bills must be approved and signed by the treasurer and the president.

TAX CLERK (known as Tax Collector)

He shall tax data, maintain records as required by Directors, and unless ordered otherwise, will keep record of changes of real estate.

He will notify treasurer as to the amount of taxes due or expected for the year. He will also be Assistant Treasurer and Help the Treasurer in any way required by Treasurer.

BY-LAWS COVERING GRIEVANCES

Every member agrees to abide by the by-laws, and any member who feels agrieved by the decision of any officer or committee, may appeal to the Board of Directors. whose decision will be

final, except as mentioned in the Charter.

BY-LAWS GOVERNING AUDITOR

The Auditors shall audit the books of the corporation and submit a written report at the annual meeting.

BY-LAWS GOVERNING CHANGES

There shall be no change of the by-laws of the Association unless said change is recommended by the Board of Directors and approved by a two-third vote of the corporate members present at an assembly meeting.

BY-LAWS OF SIGNS

Permits must be obtained from the signs committee for any sign placed for advertising purposes.

ZONING BY-LAWS

The zoning board shall have the moral obligation to uphold the by-laws of the Lake Williams Beach Association which governs all property owners of said association.

1. No outhouses (i.e. toilet facilities) will be permitted.
2. No building shall be erected without approved plans by the zoning board.
3. Permits for tool sheds, beach houses, etc. to be erected on vacant lots shall be issued only once. Said permit shall be granted for a period of three months. Once a cottage has been constructed tool shed, beach house etc. may be maintained.
4. The fee for all building permits shall be one dollar (\$1.00) Said fee shall be given to treasurer and a receipt given.
5. No unregistered vehicles will be allowed on any lot at Lake Williams.
6. No house shall be erected with less than 600 square feet of living space.
7. No house trailers will be permitted on any lot. No campers tents will be permitted, without permission of zoning board. A temporary permit for such will be granted by the Zoning Board.
8. No livestock, animals, or poultry allowed other than household pets.
9. Cottages and other dwelling shall be used for only residential purposes.

10. No building shall be constructed unless 8 feet from adjoining property. Houses must be built at least 15 feet from the road line and 30 feet from the Lake.
11. All roofs must be of fire resistant material. Chimneys must be lined with tile.
12. No trees on the association property shall be trimmed or cut without first obtaining a permit from the Zoning Board.
13. Foundations must not be constructed of loose stone or wooden piers. Pipes or lolly columns and foundations must be a minimum of three feet deep.
14. There shall be no multi family dwelling erected.
15. Floor plans must be approved by Zoning Board before a permit shall be issued.
16. A copy of the plot plan must be submitted to the Zoning Board for approval and retention before construction begins.
17. All plumbing must meet State Building standards.
18. All electric wiring must conform with the National Board of fire underwriters and must meet the following minimum requirements.
 - a/ Service will be at least 100 Amp
 - b/ All lighting circuits will be at least #14 wire.
 - c/ All utility circuits will be at least # 12 wire.
 - d/ All range circuits will be at least #8 wire
 - e/ All receptacles must be grounded.
 - f/ All outside receptacles must be weatherproof.