

Pocono Mountain Lake Forest
Community Association Inc.

CONSTITUTION

Constitution
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ARTICLE I. IDENTITY

The name of this corporation shall be Pocono Mountain Lake Forest Community Association, Inc.

ARTICLE II. PURPOSE

The Corporation shall exist to:

1. Insure the present and future residential living conditions relating to health, safety, public morals, convenience, comfort and beauty in a development of lands in Delaware Township, Pike County, Pennsylvania, known as Pocono Mountain Lake Forest, and for any other lawful purposes for which a Non-Profit Corporation may be formed under the Non-Profit Corporation Law of 1972, Act 271.
2. Serve every member of the community in the way that best accomplishes that goal.
3. Operate as a self governing, nonprofit organization.
4. Regulate and control all facilities and equipment located in Pocono Mountain Lake Forest, Sections 1-14, and more particularly described in plot plans of record in the office of the recorder of deeds of Pike County, Pennsylvania.
5. Strengthen effectiveness by seeking affiliation with other organizations having similar objectives.

ARTICLE III. GENERAL PRINCIPLES

Section 1. The structure of the Community Association and its method of operation shall be such as to facilitate and stimulate the broadest possible voluntary participation in the community leadership and in the execution of the programs of the Community Association.

Section 2. There shall be full respect for all shades of opinion and all members shall have freedom of expression.

Section 3. Majority vote shall prevail throughout, and all members shall respect and support all decisions of the majority.

ARTICLE IV. FINANCES

The finances of the Association shall be managed in compliance with Federal, State and Local regulations and accepted accounting and security guidelines.

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ARTICLE V. MEMBERSHIP, RIGHTS AND DUTIES

Section 1. Membership in the Association shall be composed of owners of land either improved or unimproved within the territorial area of the Development. Membership is required of all lot owners.

Section 2. Rights of all members

A. Every member shall have the right to make recommendations and proposals or to make criticism of any phase of Association activities, or committees.

B. Every member shall have the right to present charges against any member, officer, or committee and receive fair and open hearing on those charges.

C. Every member shall have the right to attend Association General Membership Meetings.

Section 3. Rights of paid up members i.e. owners whose dues and assessments are paid up to date on all lots owned.

A. Every paid up member shall have the right to vote in all elections and on all business at membership meetings. Regardless of the number of owners, each lot for which the dues and assessments are paid in full shall be entitled to one vote, up to a maximum of three lots, provided that all lots owned by such individual or group are also paid up.

B. Every paid up member shall have the right to serve on Association committees, be a candidate for elective post and participate in the leadership of the Association.

C. Every paid up member shall have the right to participate in all social, cultural, and recreational activities of the Association.

Section 4. Duties of members.

A. Every member shall have the duty to comply with all relevant laws, governing documents of the Association and majority decisions of the membership.

B. Every member shall have the duty to serve whenever possible in order to develop this community to its greatest potential.

C. Every member shall have the duty to share the cost of operation of the Association by payment of yearly dues and such assessments as the Membership may adopt. Members in arrears, shall be subject to late charges and denied use of common facilities and social functions, and may be subject to legal action.

D. Every paid up member shall have the duty to share in the supreme authority of membership by exercising his right to vote.

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ARTICLE VI. BOARD OF DIRECTORS, OFFICERS

Section 1. The affairs of this Association shall be administered by a Board of Directors. The number on the Board shall be fixed by the Association. Board members shall be shall be elected by a Vote of the General Membership.

Section 2. Officers shall be elected by the Board of Directors, and they shall be members of the Board of Directors. They shall consist of a President, a 1st Vice President, a Secretary, a Treasurer and such other officers as shall be deemed necessary.

ARTICLE VII. GENERAL MEMBERSHIP MEETINGS

Section 1. There shall be at least two General Membership meetings each year, to be held during weekends in the Spring and Fall.

Section 2. Special meetings shall be called as necessary.

ARTICLE VIII. AMENDMENTS

The purpose of this Constitution is to provide an effective guide to the members efforts to advance their interests. Should any provision herein fail or cease to facilitate such efforts, it may be amended by a 2/3 vote of the members present at any meeting of the General Membership, provided the Membership is notified in writing of such proposed amendments at least 30 days prior to the meeting. All amendments must be proposed in writing to the Board of Directors at Least 60 days before a General Meeting, and shall have the signatures of at least 10 different lot owners from at least 10 different lots. All proposed amendments must be approved by a majority of the Board of Directors before being submitted to the General Membership.

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REVISIONS

Description of Change	Date	Approval
ARTICLE V. MEMBERSHIP, RIGHTS AND DUTIES Section 3. Rights of All Members, Section C. (3 Vote Limit)	29 Apr 01	G.M.M.