

**SOUTH SHORE GLEN EASEMENT CORPORATION BYLAWS  
AMENDED MARCH 29, 1995**

**1. NAME**

This organization shall be known as the South Shore Glen Easement Corporation, a nonprofit corporation organized under the laws of the State of Oregon.

**2. PURPOSE**

The purpose of the corporation shall be the management and development for boating, swimming, and other recreational purposes of the South Shore Glen Easement, Clackamas County, Oregon, in which the members of this corporation are the grantees.

**3. MEMBERSHIP**

Membership in the corporation shall be limited to the owners of property or parties in actual possession of property in South Shore Glen, Clackamas County, Oregon, as duly recorded in the plat and map thereof on file and of record in Clackamas County.

Membership in the corporation and the right to use the easement lot shall be subject to and conditioned upon payment of an initiation fee and annual uniform fees and assessments as may be determined from time to time by the Board of Directors. Subsequent to the payment of the initiation fee, active membership in the easement shall be established annually upon payment of annual uniform fees and assessments. Membership in the easement will terminate upon the sale of property. New owners of property are required to pay the initiation fee to become eligible for membership in the easement.

\* An owner of property who is not a member in good standing may become one by paying the current year's annual fee plus any assessments that may have occurred in the past five years. Renters'/lessees' eligibility for membership requires payment of the initiation fee by owner or his designee. Renters'/lessees are required to pay an annual uniform fee and assessment to be determined by the Board of Directors to activate membership.

#### 4. MEETINGS

Annual meetings of the corporation shall be held in the first quarter of each calendar year, at a time and place determined by the Board, which shall notify in writing each member of the corporation of such meeting at least five days prior to the date fixed for such meeting.

Special meetings of the corporation may be called by the president or by a majority of the Board. The secretary/treasurer shall notify in writing each member of the corporation of such meeting at least five days prior to the date fixed for such meeting, stating the time and place of the meeting and purpose thereof.

#### 5. OFFICERS/DIRECTORS

At each annual meeting of the corporation, there shall be elected, each for a term of one year, a president, a vice president, a secretary/treasurer and two directors. There is no limit to the number of terms a person can hold any position in the corporation. The officers and directors shall constitute the Board of Directors.

The Board of Directors shall be the executive body of the corporation and shall determine the uniform membership fees and assessments required of members and shall transact the corporation's business and direct its activities. Three members of the Board shall constitute a quorum for transaction of business. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

#### 6. ELECTIONS

Candidates for officers and directors of the corporation shall be nominated from the floor at the annual meeting. If a nominee is not present at the meeting, a signed statement from said nominee must evidence his/her willingness to serve if elected.

Election of the officers and directors from among the nominees will be accomplished by a majority vote of those in attendance at the annual meeting.

Any vacancy which shall occur in the offices or in the Board of Directors during the year shall be filled for the remainder of the year by appointment by the Board of Directors.

**7. BOAT MOORAGE**

Boat moorage and allocation will be governed by the following:

- a. Application for moorage should be submitted to the Board. The moorage fee will be determined annually by the Board of Directors and is to be paid in advance by the user.
  
- b. Any member mooring the previous year has the option to moor in the current year. Application should be submitted before April 1 to protect this option for space. Applications submitted after April 1 will be considered on a first-come, first-served basis, with the point system determining priority.
  
- c. Allocation for available moorage will be based on a seniority point system wherein one point will be awarded for each consecutive year that a family of residence has been a paid member.
  
- d. Moorage space will not be transferable.

**8. AMENDING BYLAWS**

Any proposed changes to the bylaws shall be submitted in writing to the general membership at least two weeks prior to the annual meeting or special meeting called by the Board of Directors. Ratification of the amended bylaws shall be by majority vote of those properties in good standing and in attendance at the time of the annual or special meeting.

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