

SOUTH VIEW CLUB EASEMENT BY-LAWS

The following rules and regulations were originally adopted and accepted by founding members of the South View Club by unanimous vote in a meeting August 25th 1964 and became the by-laws. These by-laws were updated, ratified and accepted on October 4th 2007 by current members of the organization.

DUES AND INITIATION FEES

Initiation fee	\$ 1000.00
LOC assessment -	\$ 1978.00 ('06, '07)
Annual Swim only fee	\$ 75.00
Annual Boater fee	\$ 511.00 (shared ownership requires each pay this)
Capital Improvement fee	\$ - Determined at annual meeting.

Property owners and renters are subject to these fees and will be considered non-refundable. Dues are payable by March 31st of each year. All voting rights are suspended until dues are paid. Use of all easement facilities shall be denied those members not paying dues. Renters shall hold no club office and are denied voting rights, but are welcome to all club meetings. Only landlords or property owners shall have the right to vote.

OFFICERS

South View Club will have three Officer positions elected annually by the South View Club membership. The three positions will be President, Treasurer and Secretary. No two Officers shall be from the same household to ensure proper checks and balances. In the event of calling a meeting in the President's absence, the Treasurer or the Secretary will serve as acting President at their discretion.

SWIMMING EASEMENT

Property immediately west of 880 Lake Shore Rd. and east of 890 Lake Shore Rd. is designated for use of all members in good standing for swimming purposes only.

The following rules for South View Club swim easement apply at all times:

1. No water skiing or wake boarding permitted from swimming dock or float.
2. This easement will not be used for moorage of powerboats with the exception of temporarily mooring to pick up or drop off passengers.

Swim easement, continued:

3. All powerboats entering or leaving the area shall be subject to all safety rules to safeguard swimmers in accordance with the Lake Corporation rules.
4. Life preserver ring buoy on the premises shall be kept in place at all times and will only be used for the purpose intended.
5. No open fires are allowed on premises.
6. Individual members will share and cooperate to remove all litter after use of facilities.
7. Members shall exercise discretion in the number of guests they bring to the easement on hot days, weekends, and holidays to avoid over-crowded conditions.
8. A member must accompany all guests during their visit.
9. Lock on easement gate shall be locked by each individual as he or she enters or leaves the premises.
10. All members shall cooperate to do their share of work and labor in connection with the maintenance of the easement and any improvements thereon.
- 11.** The number of non-power boats located at the swim easement shall be limited to one paddleboat, two canoes and two kayaks.

BOAT EASEMENT

Property located between 1125 Lake Shore Rd. and 1103 Lake Shore Rd. is designated for use by all members for swimming and is the only easement to be used for mooring powerboats.

The following rules for South View Club Boat easement apply at all times:

1. The number of boats moored shall be limited to the utmost physical capacity of the facilities, which currently contains three slips.
2. There shall be a waiting list established for those desiring a boat and use of the facilities when all three slips are in use by current members. Application for use will be granted in order of property ownership seniority.
3. No boat slips will be left vacant. Authorized boat slip members must use their slip with a powerboat or forfeit the use of it to the next member on the list and go back on the waiting list as "next in line".

Boat easement, continued:

4. No slips will allowed to be "sub-leased" without unanimous approval of members.
5. Priority maintenance and upkeep of the boat easement will be the responsibility of those members using the facilities for boat moorage. Improvements, expansion and annual clean up will be the responsibility of all members.

PURPOSE OF ALL DUES AND INITIATION FEES

Shall be used to pay annual LOC assessment, maintenance costs of easement property, new construction, improvements, repair and such social purposes as decreed by the membership.

Club treasurer shall submit a written report to all members at the annual meeting outlining in detail all the expenditures for the preceding year and the club bank balance at the time of the report.

All expenditures for new construction or improvements of a major nature, which may be proposed, are subject to majority vote by the membership.

Chris Ryder: President
10/04/2007