

**SHORE HILLS COUNTRY CLUB
P.O. BOX 208
WONDER LAKE, ILLINOIS
Incorporated Not For Profit 1938**

**BY-LAWS
(Ratified July 1988, Most recent update, May 30, 2014)**

Officers

President _____

Vice President _____

Treasurer _____

Secretary _____

Prepared by _____

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last Recorded McHenry County August 26, 2009 #2009R0044014)**

ARTICLE ONE

Sec. I. NAME: The name of the corporation shall be **SHORE HILLS COUNTRY CLUB**.

Sec. II. LOCATION: The principal office of the corporation shall be located in the subdivision known as **SHORE HILLS COUNTRY CLUB**, in the Township of McHenry, McHenry County, Illinois. At the Discretion of the Board of Directors, the corporation may establish and maintain offices in such other places as may be deemed best for the interest of the corporation.

ARTICLE TWO

Sec. I. MEMBERSHIP: Any persons owning 1/2 or more lots in the **SHORE HILLS COUNTRY CLUB** shall be a member of the corporation. Such membership shall be held and maintained only in accordance with the by-laws of the corporation and the lawful covenants and restrictions contained in the instruments of conveyances of record of any lot or lots in the subdivision known as **SHORE HILLS COUNTRY CLUB**. A member in good standing is a property owner who is not in arrears for any payment billed by **SHORE HILLS COUNTRY CLUB**.

Sec. II. NON-STOCK: This Corporation shall have no capital stock: and no pecuniary profits shall be paid to or divided among its members.

ARTICLE THREE

Sec. I. MANAGEMENT: The property, business and affairs of the corporation shall be managed and controlled by a Board of Directors to consist of ten (10) members of the corporation who shall be elected from the membership at large of the corporation.

A) Election of Board of Directors. At the annual membership meeting the three directors' positions whose three-year terms have expired shall be filled by election.

B) Election of Officers - The Board of Directors shall meet immediately after the annual meeting of the membership and elect among themselves the following officers:

| | |
|----------------|-----------------------------|
| President | Road Commissioner |
| Vice-President | Park Commissioner |
| Secretary | Master Association Director |
| Treasurer | |

All officers shall be elected for a one (1) year term.

C) Term of Office of Directors - Only member in good standing shall be eligible to hold office. Each director shall retain his office for the term of three (3) years, and until his successor is duly elected and qualified. Termination of membership in the corporation shall automatically terminate a directorship. A successor to such a director whose membership in the corporation is terminated shall be elected at the next regular or special meeting of the corporation. Any Director may submit his/her written resignation to the Board of Directors stating his/her reasons for the resignation. If such resignation is accepted, the vacancy is to be filled in the same manner as in the case of termination of membership. Until the vacancy of a director is filled by election at the next regular or special meeting of the corporation, the President may appoint a member to fill the position. The Board must approve the appointment.

Sec. II. MEETINGS: The Board of Directors shall hold not less than one meeting per year, but may meet as often as they shall deem best for the discharging of the business of the corporation. Special meetings of the Board of Directors may be called at any time by the president or by any two directors, by written notice to each director of the time and place of such special meeting, and the business to be transacted, not less than five (5) days before the date of such special meeting. Five (5) members of the Board of Directors at any properly called meeting to such Board shall constitute a quorum. At all meetings of the Board of Directors each director present shall be entitled to one vote.

Sec. III. COMPENSATION: No officer or director, with the exception of the Treasurer, shall receive compensation for services performed. The Treasurer shall be compensated at a per annum fee agreed on by the Board of Directors and specified in the budget annually. Any change in the amount of compensation to be paid to the Treasurer shall be voted upon by the membership at the annual meeting.

ARTICLE FOUR

Sec. I. MEETINGS OF THE CORPORATION:

A) Regular Meetings- The regular meeting of the member of the corporation for the election of directors and the transaction of other business of the corporation shall be held in the month of October at the appointed place, date and time established by the Board of Directors. Notice of such meeting shall be mailed by the secretary of the Board of Directors ten (10) days in advance to each member of the corporation at his last known post office address as shown by the records of the corporation.

B) Special Meetings - A special meeting of the member of the corporation may be called by the president of the Board of Directors or by any two directors or by any fifteen members at any time. The president, directors, or members authorizing such meeting shall give written notice of the time, place and business of the meeting by mail, such notice to be addressed to each member of the corporation at his last known post office address as shown by the records of the corporation.

ARTICLE FIVE

Sec. I. VOTING RIGHTS:

A) Absentee Voting - Members in good standing may vote at any meeting by proxy. No proxy shall be valid later than thirty (30) days from its date.

B) Quorum for Voting - At any regular or special meeting, twenty (20) members in good standing shall constitute a quorum. The act of a majority of the members in good standing present at a meeting at which a quorum is present shall be the act of the Corporation.

C) Suspension of Membership Rights - Membership rights and voting rights shall be suspended in the event a member has not paid all outstanding dues, assessments, late charges, lien fees, costs of legal fees when due. Membership and voting rights shall be immediately reinstated upon payment of all outstanding sums due. The Association records shall prevail.

ARTICLE SIX

Sec. I. POWERS OF THE BOARD OF DIRECTORS: The Board of Directors shall have the power and authority to exercise, manage, and administer all powers and functions of the corporation, and in addition thereto the directors shall have the power and authority to manage, operate, police, and control all parks passage-ways, parking places, streets, park shore lines, commonly owned piers, walks, and all other commonly-owned privileges and properties pertaining to the **SHORE HILLS COUNTRY CLUB**, subject only to such rules and regulation as may be enacted and adopted by the corporation; to establish the budget of expenses for the operation and maintenance of the **SHORE HILLS COUNTRY CLUB**, for a period not longer than one year in advance; to collect a pro rata share of all expenses of operations of said subdivision from each member of the corporation; to purchase or otherwise acquire on behalf of the corporation any and all properties or interests therein, real or personal, upon such terms as the said directors may deem proper, subject to ratification of such acts by a vote of a majority of the members present at a special meeting, notice of such meeting have been mailed to each member of the corporation at his last known post office address as shown by the records of the corporation at least (10) days prior to the meeting date.

Sec. II. DUTIES OF OFFICERS:

A) President - The principal duties of the president shall be to preside at all meetings of the corporation at all meetings of the Board of Directors, and to have general supervision of the affairs of the corporation.

B) Vice-President - The principal duties of the vice-president shall be to discharge the duties of the president in the event of the absence or disability, for any cause whatever of the president.

C) Secretary - The secretary shall keep full minutes of all the meetings of the corporation and the Board of Directors; he/she shall attend all sessions of the Board, shall act as clerk thereof and record all votes and the minutes of the proceedings in a book to be kept for that purpose; he/she shall give notice of all meetings of the corporation and of the Board of Directors, and shall perform such other duties as may be prescribed by the president or the Board of Directors under whose supervision he/she shall be.

D) Treasurer - The treasurer shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all monies and other valuable effects in the name and to the credit of the corporation, in such bank depositories as may be designated by the Board of Directors: he/she shall disburse the funds of the corporation as ordered by the Board, taking proper vouchers and receipts for such disbursements and shall render to the president and to the Board of Directors, whenever they may require it, and

account of all her/his transactions as treasurer, and financial condition of the corporation; he/she may be required to give the corporation a bond in the sum and with one or more sureties, satisfactory to the directors, for the faithful performance of the duties of his office, and the restoration to the corporation in case of his death, resignation, or removal from office, of all books, paper vouchers, money, or other property of whatever kind in his possession belonging to the corporation. All checks shall be signed by the treasurer and counter signed by the president of the corporation.

E) Road Commissioner - The principal duties of the road commissioner are to act as a liaison with the Village of Wonder Lake which is responsible for maintenance of the road surface.

F) Park Commissioner - The duties of the park commissioner are to provide for grass cutting, and maintenance of the beach and parks areas, including repairing of playground equipment.

G) Master Association Director - The MPOA director is the authorized voting representative at all Master Property Owners Association meetings and is expected to keep our subdivision informed of actions taken by the MPOA. All officers shall perform such additional duties as shall from time to time be imposed or required by the Board of Directors, the president, or a may be prescribed from time to time by the By-Laws of the Corporation. No officer or director shall have power to obligate the corporation to the extent of more than one hundred (\$100.00) dollars by any one transaction without the authority of the Board of Directors by motion or resolution first passed and adopted.

Sec. II. REMOVAL OF DIRECTOR: Any director may be removed at any time as a special meeting of the member of the corporation called for such purpose, by a vote of not less than two-thirds (2/3) of the votes cast at such meeting, after written notice has been sent to the director or directors whose removal is sought, containing a clear and concise statement of the charges against such director, which notice shall be mailed not less than ten (10) days before such meeting.

ARTICLE SEVEN

Sec. I. LEGAL SERVICES: If at any time the Board of Directors determine that it is necessary to employ professional legal service to enforce any of the provisions of these By-Laws, the member against who any such action is necessary, shall be held liable for payment of all attorney's fees, as well as any and all damages, late charges, liens and court costs.

ARTICLE EIGHT

Sec I. OCCUPANCY:

A) No persons shall keep within the confines of **SHORE HILLS COUNTRY CLUB** any pig, chicken, goat, horse, cow, or other animal not commonly possessed as a house pet.

B) Dogs are not allowed in commonly-owned parks or beaches within the confines of **SHORE HILLS COUNTRY CLUB**.

Sec. II. BUSINESS: No professional gambling and no sale of intoxicating liquor shall be permitted in **SHORE HILLS COUNTRY CLUB**. In no case shall any business maintain a dancing place, nor any

person raise or cause to be raised in **SHORE HILLS COUNTRY CLUB** any such pets as dogs or cats for commercial purpose.

ARTICLE NINE

Sec. I. BUILDING LINE: The building line as shown on recorded plate at the County recorder's Officer at Woodstock, Illinois, shall contemplate construction of very structure so that no part thereof including porches, steps or stairways, handrail or balusters shall extend beyond such building line.

Sec. II. BUILDING RESTRICTIONS.

- A)** No outdoor toilet shall be erected anywhere on property within the confines of **SHORE HILLS COUNTRY CLUB**.
- B)** No garage shall be constructed on any lot before a dwelling house is erected on said lot.
- C)** Not more than one dwelling house shall be constructed on any single lot.
- D)** No construction of a permanent nature shall be done outside of owner's property lines without the consent of the **BOARD OF DIRECTORS**.
- E)** No culvert less than 12 inches inside diameter shall be used or laid in any street gutter.
- F)** Construction of all buildings shall conform to the ordinances of McHenry County Zoning Board, or Building code.

Sec III. STREET REGULATIONS:

- A)** In the interest of community safety and preservation of **SHORE HILLS COUNTRY CLUB**, the Board of Directors shall adopt rules and regulations when traffic and highway conditions warrant such action. Subject to the best judgment of the Board of Directors, and solely with its discretion, said rules and regulations may conform where appropriate and within reasonable limits of the "Illinois Motor Vehicle Code", the "Illinois Highway Code" and the Illinois Manual on Traffic Control Devices".
- B)**
 - i)** Parking of any vehicle is prohibited on any **SHORE HILLS COUNTRY CLUB** street or roadway between the hours of 12:00 midnight and 6:00 A.M. daily.
 - ii)** Parking on any **SHORE HILLS COUNTRY CLUB** street or roadway is prohibited both day and night, in the event of a two (2) inch measurable snowfall which necessitates a snow removal operation by the Association.
 - i)** The Board of Directors is authorized to provide for the removal and storage of vehicles parked or abandoned in contravention of this Section.
 - ii)** Members agree to pay all reasonable charges for such removal and storage which result from above violations by said member, his agent, tenant, or any other party authorized or directed by said member.

C) The Board of directors may employ professional legal services to enforce the contractual responsibilities in this Article pursuant to Article VII.

ARTICLE TEN

Sec. I. DUES: Any person or person owning property in **SHORE HILLS COUNTRY CLUB** subdivision shall be assessed dues at a yearly rate to be determined at the annual meeting by a majority vote of the members in good standing present.

The annual dues shall become due and owing and payable on January 1st of each year. After February 1st of each year, all unpaid dues for the current year will be delinquent, and if any or all of the amount due remains delinquent then a late charge of \$5.00 per month per lot shall be added to the amount due. A lien (which shall include lien fees, late fees, attorney fees and any and all costs, including but not limited to filing fees, recording fees, postage, title/tract search fees and court costs) shall be placed against the property in the event dues and/or charges of any portion remain unpaid as of April 30 of the year.

Delinquent accounts of only the current year's annual dues and applicable late charges will be turned over to the subdivision attorney on or after May 1 of the current year for collection action including but not limited to filing a lien against the property and/or lawsuit to collect such delinquent accounts.

Members with delinquent accounts in arrears, prior to January 1 will continue to be delinquent and late charges of \$5.00 per month per lot will continue to be added. An updated lien and/or judgment (which shall include lien fees, late fees, attorney fees, and any and all costs, including but not limited to filing fees, recording fees, postage, title/tract search fees and court costs) shall be placed against the property on or after February 1 of the current year in the event any amount remains unpaid on a Member's account, including but not limited to dues, late charges, costs, attorney fees, etc.

The Board of Directors may employ professional legal services to collect delinquent dues and/or judgment amounts, and the Board of Directors shall have complete discretion to determine the appropriate manner to pursue and collect said delinquent accounts, i.e. lien property, file and/or defend lawsuit. The provisions in Article VII shall apply if said services are employed to enforce any of the provisions of this Article.

ARTICLE ELEVEN

Sec. I AMENDMENT OF BY-LAWS: Amendment of the By-laws of the corporation may be offered in a resolution setting forth such amendments and amendments and adopted at any regular meeting of the members of the corporation, provided the resolution is passed by a majority of 2/3 of the votes cast by the members in good standing. No proposed amendment shall be in order at any special meeting, unless the statement of the purpose of such meeting in the notice thereof shall contain a brief statement of the substance of such amendment.