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STATE OF MICHIGAN - GLADWIN COUNTY
RECORDED

BY-LAWS OF VENICE SUBDIVISION PROPERTY OWNERS ASSOCIATION

I - ORGANIZATION AND PURPOSE

The Venice Subdivision Property Owners Association is organized for the purpose of protecting the interests of persons who own property within the Venice Subdivision as described by the Covenant, Appendix A (attached), which was authored at the time the Venice Subdivision was physically established and is legally recorded with the Register of Deeds of Gladwin County in the state of Michigan. The primary purpose of the Association is to maintain the common lake-front lot described in Appendix A, hereafter referred to as the Association Covenant, by paying taxes and insurances through the collection of annual dues. Furthermore, the Association is also organized to protect the natural environment surrounding the areas of property ownership and for any other valid and lawful purpose as the membership might direct.

II - MEMBERSHIP

All persons of voting age with any interest in real estate in Venice Subdivision are, by the mere fact that they are property owners in Venice Subdivision, members of the Association and bound to pay annual dues (reference point fourteen of Appendix A), insofar as it enhances their property values whether they utilize the lot or not. Moreover this is further clarified and enforced by the legally registered Association Covenant. For purposes of determining who are members, joint resident owners with any interest in real estate described shall be considered as separate membership entitling them to membership in their own right. Contiguous ownership of parcels of property, even though designated as separate lots, shall be treated as one lot where the ownership is common among these parcels. Joint resident owners shall have a separate vote for all purposes but shall be charged only a single annual dues amount.

It is expected that all owners of property in the Venice Subdivision (Association members), will comply with these By-Laws as well as with the tenants of the Association Covenant. As far as is practicable and within legal bounds, especially as regards the legal payment of dues, enforcement will be incumbent upon the Association President and other members of the governing body.

Association members will be entitled to vote on any questions raised at a regular or special meeting of the Association and participate in discussions concerning any matters of interest to the Association.

Every member agrees to be bound by actions taken by the Association in accordance with these By-Laws.

Residents who do not own any interest in real estate described above are ineligible for membership and are not entitled to any of the rights appertaining thereto.



Ann Manning-Clayton - REGISTER OF DEEDS
4/13/2023 11:01 AM

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III – DUES AND SPECIAL NEEDS

Dues shall be charged each property owner in the Association in an amount not less than \$15.00 per year. These dues will normally be collected by check or money order following annual notification via mail; they may also be collected at the annual meeting or by a person designated among the membership of the Association such as the President, Secretary, Treasurer, or Block Representatives. Such dues will be disbursed as authorized in these By-Laws only. Records concerning the collection and disbursement of these funds shall be open to any member of the general membership upon request.

From time to time, where it appears that the activity of the Association may incur expenses in excess of amounts then collected or reasonably anticipated to be collected by way of dues, the Association may request of each member an amount in addition to the dues regularly assessed. The notice of the meeting of the membership, usually the Annual Meeting, at which this special request will be discussed, shall be given to each member of the Association and said notice will specifically state that a special request will be discussed. This notice shall be given at least fourteen (14) days prior to the meeting. Members who are unable to attend will have the opportunity to express their response in writing. In order to obtain additional funding, a majority, (more than 50%), of the Association members, as determined by the number of members on the meeting date, present at said meeting or represented by written response, must give approval. Similarly, any increase in annual dues shall only be implemented following approval utilizing the aforementioned procedure.

IV – MEETINGS

Meetings of the Venice Subdivision Property Owners Association shall be held at least annually on a Saturday in later May or early June as determined at said meeting. Notice of each annual meeting along with the Treasurer's Report, officer nomination form, or any special voting issues will be mailed at least fourteen (14) days prior to the meeting. Additional meetings may be called at the instance of any member of the Block Representatives, the President, or five percent (5%) of the members of the Association by making a written request to the President. A meeting will be held within thirty (30) days after this request.

If any meeting other than the regular annual meeting is to be held, notice of the time, place, and date of said meeting shall be given to each member at least fourteen (14) days prior to the date set for this meeting, where possible.

If a revision in the By-Laws or amendments is proposed, a study group shall be appointed by the President and this group will report out to the President and general membership its recommendations; this may be accomplished at a meeting and/or membership-wide mailing. A second meeting/ mailing to vote on the proposed revision(s)/ amendment(s) shall be called.

If a meeting is to be held at which a vote on any issue is to be taken, the President may direct that "absentee ballots" be included with the notice of the meeting to all members. The President may also direct that in said notice, members will be informed that they have

the right to vote by ballot or in person and if they fail to vote by ballot or in person, their vote shall be counted in favor of the majority of those voting by ballot or in person at the meeting. (All ballots and/or letters requesting response must be received prior to the date of the meeting appertaining thereto).

V – ADMINISTRATION

All policy decisions concerning the activities of the Association shall be made by a voted approval of the majority (more than 50%) of the members present at any given meeting wherein the subject matter is discussed. (This would include consideration to written responses where applicable). Likewise, Association expenditures in excess of three hundred dollars (\$300.00) must have similar approval.

The day-to-day affairs of the Association shall be conducted through a Governing Body consisting of a President, Secretary, Treasurer, and Block Representatives. The Block Representatives shall volunteer and be appointed by the President at the same general meeting as are the Association officers. Generally, when possible, there will be six (6) Block Representatives residing in their respective areas. Said areas designated are (1) the south side of Red Oak Street from Grouse Court to Pine Street, (2) Grouse Court, (3) Mallard Court, (4) Fox Court, (5) Deer Court, and (6) the west side of Pine Street from Red Oak Street south to the end of Pine Street. The Association Officers and Block Representatives shall act as representatives of the Association members at all meetings as well as negotiation sessions which involve the Association's business.

Elections will be by due process at the annual meeting. This will be accomplished through nominations from members in attendance as well as from responses to the annual newsletter mailed at least fourteen (14) days prior to said meeting.

The membership shall elect one of its numbers to act as President. The President will preside over all meetings of the general membership as well as meetings of the Block Representatives. Conduct of meetings is to be patterned after "Roberts Rule of Order". The President will make every reasonable effort to meet and greet new property owners. He/she shall also make every reasonable effort to collect delinquent dues through utilization of phone calls and/or mailings.

The membership shall elect one of its numbers to act as Secretary and one to act as Treasurer, who shall counsel with the President at meetings. The Secretary shall act in the President's stead in case of the President's absence or in those instances where the President wants to make a motion during the course of a meeting. The Secretary will also maintain Minutes at all meetings, prepare all notices required by these By-Laws, and maintain a record of mailing addresses of property owners/members in the Association and a roster of paid-up and delinquent members. The Secretary or Treasurer, in consultation with the President, will mail appropriate member notice and file appropriate lien with Gladwin County for dues which are more than two (2) years in arrears. The Treasurer will have the responsibility for opening and maintaining a checking account, keeping records of receipts and disbursements, and making a report to the Association at

least annually or more frequently if requested. All records of the Association will be available for inspection by any member of the Association whose dues are paid up-to-date.

Annually, the President, Secretary, and Treasurer shall be paid a nominal amount to compensate them for expenses incurred on behalf of the Association (currently, \$100.00 for the President and \$50.00 each for the Secretary and Treasurer). Additionally, another member or members of the Association will receive appropriate remuneration of maintenance of the "Lake Lot" for such things as mowing, trimming, trash pickup, etc.

Block Representatives will be primarily responsible for representing their respective area members at meetings of the Governing Body, including providing ideas or feedback from their neighbors to the President at such meetings. It is also incumbent on these Representatives, as far as is reasonably possible, to meet with new property owners in the Association and advise them relative to dues, By-Laws and the Covenant.

All offices/positions shall be for the duration of one year.

These Venice Subdivision By-Laws are hereby fully reviewed and affirmed by the following members of the Governing Body on the 8th day of April, 2023:

Keith Popour
Keith Popour, President

Toni Boden
Toni Boden, Secretary

Bill Wiseman
Bill Wiseman, Treasurer

Monty Wiseman
Monty Wiseman, Block Rep. Pine St.

Frank Legacy
Frank Legacy, Block Rep., Pine St.

Dee Battista
Dee Battista, Block Rep., Fox Ct.

Marilyn Pratt
Marilyn Pratt, Block Rep., Grouse Ct.

Rich Ryberg
Rich Ryberg, Block Rep., Mallard Ct.

Betty Styers
Betty Styers, Block Rep., Deer Ct.

Toni Boden
Toni Boden, Block Rep., Red Oak St.



My Commission Expires
8-22-2027



STATE OF MICHIGAN
NOTARY FOR GLADWIN COUNTY
Len Ryback
LEN RYBACK