

AMENDMENT TO THE BY-LAW CHANGES UP FOR VOTE. THIS AMENDMENT WILL BE INCLUDED ON THE BALLOT YOU RECEIVE TO VOTE.

CURRENT:

Article II Section 4 first paragraph amendment has now been changed to: Each active member shall pay the Association one annual charge not to exceed Four Hundred Seventy Five Dollars (\$475.00) for each improved lot, **IMPROVED** lot/land is defined as lot/land upon which holds any building or structure measuring 10' x 12' (120 square feet) or larger, concrete, asphalt, electricity, telephone, street access, water, natural or propane service has been added **OR** Seventy Five Dollars (\$75.00) for each unimproved lot/lots, **UNIMPROVED** lot/land is defined as land not carrying any addition of the above improved land definitions, which shall be payable on the first day of April of the calendar year of purchase and each succeeding year as long as he/she shall own property in Camelot Estates Subdivision.

REVISED:

Article II Section 4 first paragraph amendment has now been changed to:

Each active member shall pay the Association one annual charge not to exceed Four Hundred Seventy Five Dollars (\$475.00) for each improved lot or Seventy Five Dollars (\$75.00) for each unimproved lot/lots, which shall be payable on the first day of April of the calendar year of purchase and each succeeding year as long as he/she shall own property in Camelot Estates Subdivision.

IMPROVED lot/land is defined as lot/land upon which holds any of the following; a building or structure measuring 10' x 12' (120 square feet) or larger; concrete; asphalt; electricity, telephone, street access, water, natural or propane services.

UNIMPROVED lot/land is defined as land upon which does not hold any of the following; a building or structure measuring 10' x 12' (120 square feet) or larger; concrete; asphalt; electricity, telephone, street access, water, natural or propane services.

Camelot Estates Association BY-LAWS 2019

Current

Revision

Article II Section 1 (a) Active Members

An active member is defined as a lot owner by deed or a buyer purchasing property under a Contract of Purchase other than the developer, who is not in fault in any assessments or dues, or other requirements set forth in the By-Laws, and/or rules and requirements which may be adopted.

Amend the sentence by deleting

" under a Contract of Purchase, other than the developer

Article II

Amend Article II by adding a Section 6 as follows- **OUTSIDE CONTRACTORS** – Whenever it becomes necessary for CE to incur fees, commissions, expert fees, court costs of outside consultants, collection agencies, etc to resolve a dispute between an Active Member and CEA, the prevailing party shall be entitled to recover of the other party all such fees, attorney fees, court costs, commission collection agency fees, consultant/expert fees

Article II Section 3

Add this sentence - All dues, assessments, liens, penalties etc. as well as a transfer fee in the amount set by the Board of directors is due for each transfer each property

Article II Section 4 paragraph 4 – The sentence now reads - An "active member" who owns or is the contract purchaser of multiple lots is obligated to pay one annual charge for his/her unimproved lot or lots and one additional charge for each improved lot.

Amend the sentence to read - An "active member" who owns multiple lots is obligated to pay one annual charge each for his/her unimproved lot or lots and one additional charge for each improved lot, property ownership shall be determined by a Deed as recorded in the Camden County Recorder's Office.

Article IV Section 1 – The sentence now reads – The Board shall consist of nine (9) members of the Association in good standing and shall be elected from the active membership in the manner hereinafter set forth.

Amend the sentence to read – Effective 2019, The Board shall consist of no less than 5 members and no more than 7 members of the Association in good standing and shall be elected from the active membership in the manner hereinafter set forth.

Article IV Section 3 Paragraph 1 – The sentence now reads – Effective with the election of the Board for the year 1993, no more than three (3) Directors shall be property owners of the Shores of Camelot.

Amend the sentence to read – Effective with the election of the Board for the year 2019, no more than one (2) Directors shall be a property owner in Section 12.

Article IV Section 3 Paragraph 2 – The sentence now reads – At least 8 weeks prior to the annual meeting the Secretary of the Association shall notify all Active Members (by certified mail, return receipt requested, at the Board's discretion) of the time and place of the annual meeting, including a blank application for nomination to the board

Amend the sentence to read –

At least 8 weeks prior to the annual meeting the Secretary of the Association shall notify all Active Members by mail of the time and place of the annual meeting, including a blank application for nomination to the board

Article II Section 4 paragraph 5 (a). The paragraph now reads - All tenants of a single-family residential building, a multi-family residential building or a condominium unit shall pay an annual Tenant User Fee of One Hundred Twenty Dollars (\$120) to CEA. All Tenants shall have the privileges of an Active Member with respect to use of all club facilities and recreational amenities in the Subdivision during his/her tenancy (Tenants, not being a property owner, shall not have the voting rights of a property owner). The Tenant User Fee shall be based upon a monthly pro-ration of an annual Tenant User Fee beginning with the month of occupancy of the rental unit through march of the next year when the next full year of the tenant user fee shall be due. Refunds if the tenant user fee shall be pro-rated from the next month following the termination of a rental agreement with the Owner of the rental unit. No refunds of the Tenant User Fee shall be made until CEA staff verifies that all other fees and/or charges due CEA by the tenant have been paid. Said charges to the tenants shall be in addition to the annual dues charges made to the owner, though an active member who is also a tenant shall not be subject to any charge as a tenant. Each tenant shall be subject to the same rules and regulations governing such use as an active member. In the event that the tenant does not pay the tenant user fee within 30 days of invoice date, the homeowner is responsible for paying the tenant user fee. The association shall send to the owner notice of unpaid tenant user fee and an invoice shall be due within 30 days. Failure to pay this fee will accrue the same penalties as unpaid assessments. Additionally every owner who leases shall pay an administrative fee to CEA in the amount of \$20 for each tenant. It is the owners responsible to notify the CEA office of changes in occupancy.

The paragraph will read -TENANTS - An Active Member owner of any single-family residential building, multi-family residential building or a condominium desiring to rent said property, in accordance with the Association covenants, shall pay an annual non pro-rated Tenant User Fee of One Hundred Twenty Dollars (\$120) to CEA. The Active Member shall be billed and responsible to pay along with the annual dues, \$120.00 each year thereafter during the pendency of said tenancy. The Landlord is to furnish office with the names of the current and all subsequent tenants. (Said Tenant User Fee is in addition to the Annual Dues owned by the Active Member and will be subject to the same penalties as those prescribed for delinquent Annual Dues as set forth in the Covenants of the Association.) An Active Member that is also a Tenant shall not be subject to any charge as a tenant. All tenants shall have the same privileges of its active member with respect to use of all club facilities and recreational amenities (with sponsorship of the Active Member) in the subdivision during his/her tenancy, so long as the Active Member owner is in good standing. (Tenants not being a property owner, shall not have the right to speak at any Board meeting or the right to vote.) Each Tenant shall be subject to the same rules and regulations governing such use as the Active Member including all amenities will be withheld from the property until all charges of the Active Member have been paid. The Active Member is responsible for any damages to CEA property caused by the Tenant.

Article IV Section 7 - The sentence now reads - Special meetings of the Board may be called by the president or any 5 members of the Board.

Amend the sentence to read - Special meetings of the Board may be called by the president or any 3 members of the Board.

Article II Section 4 First Paragraph - The sentence now reads - Each Active Member shall pay the Association one annual charge not to exceed Four Hundred Seventy Dollars (\$475.00) for each improved lot or Seventy Five Dollars (\$75.00) for each unimproved lots which shall be payable on the first day of April of the calendar year of his/her contract of purchase and each succeeding year as long as he/she shall own property in Camelot Estates Subdivision.

Amend the sentence to read - Each Active Member shall pay the Association one annual charge not to exceed Four Hundred Seventy Dollars (\$475.00) for each improved lot, IMPROVED lot/land is defined as a Lot/land that is no longer Raw land upon which any addition to or alteration of the lot/land including any structure or building that involves the expenditure of more than \$1000.00 or it more useful or valuable or purposes such as to utilize it for other natural or man-made purposes. See Amendment Change to this access, water or sewerage. The cost of such improvement shall not exceed One Hundred Seventy Five Dollars (\$75.00) for each unimproved lot. The land is defined as raw land. A lot/land which is not raw land shall be payable on the first day of April of the calendar year or his/her contract of purchase and each succeeding year as long as he/she shall own property in Camelot Estates Subdivision.

Article V Section 5 Paragraph 2 - The sentence now reads - The Treasurer shall mail each Active Member at his address as shown on the records of the Association before May 20th of each year a statement of his annual charge and same shall be due before June 1 of each year.

Amend the sentence to read - The Treasurer shall mail each Active Member at his/her address as shown on the records of the Association before April 10th of each year a statement of his/her annual charge and same shall be due before May 1 of each year.