

CONSTITUTION  
OF  
CRANDON LAKES COUNTRY CLUB, INC.  
*(last reviewed June 23, 2018)*

ARTICLE I

*NAME*

This organization shall be known as the CRANDON LAKES COUNTRY CLUB, INC., hereinafter referred to as the "CLUB".

The CLUB'S seal shall be affixed to all appropriate documents

ARTICLE II

IDENTITY

The CLUB is owner of all common use facilities, such as \* beaches, etc., in the community known as CRANDON LAKES, hereinafter referred to as the "LAKES". The CLUB functions as a corporation in the State of New Jersey in managing the LAKES' ownership. The CLUB's Certificate of Incorporation was filed with the Secretary of State of the State of New Jersey on May 10, 1988. (As amended on October 19, 1991).

The LAKES are more specifically identified as those enumerated in the deed, dated November 10, 1988, from BARASH REALTY CORP. also known as CRANDON LAKES BEACH CLUB, to CRANDON LAKES COUNTRY CLUB, INC. and recorded in the Office of the Clerk of the County of Sussex, State of New Jersey on November 14, 1988, in Book 1609 of Deeds, Page 292. (Note: It is anticipated that the LAKES will ultimately include the so-called Lower Lake located in Stillwater Township. Accordingly, all provisions of this Constitution and Bylaws are intended to embrace that Lake.)

ARTICLE III

PURPOSES

The CLUB's general intentment is directed toward pleasure, recreation and other non-profitable purposes.

The CLUB does not contemplate pecuniary gain or profits, incidental or otherwise, to its membership. All general powers permitted under the laws of the State of New Jersey as applied to non-profit

corporations may be exercised, provided same are in accord with this Constitution and its Bylaws.

The CLUB has primary responsibility of protecting privacy of the LAKES for its membership against outside encroachments by restricting use of the LAKES and associated facilities to members and members' guests only.

More specifically, the CLUB's purposes are to promote the general welfare and common good of property owners with the community development centered around the LAKES, to promulgate policy, direction and control of community affairs affecting the peaceful character of the community; to exercise all prudent measures reasonably related to the health, comfort, enjoyment, safety and security of the CLUB membership and its properties and finally, in essence, to establish and maintain an ideal residential rural lake community.

If, at any time, the CLUB is to be dissolved and assets liquidated, the net proceeds after payment of all CLUB indebtedness, shall be distributed to shareholders based on the number of shares, fractional or otherwise, held at the time of liquidation. In no event shall shareholders receive more than the amount paid for the shares. Surplus funds and/or property remaining after such distribution shall be used in the best interest of the LAKE community in such manner as the then governing body, together with the CLUB membership in good standing may determine.

Adoption of the Constitution and Bylaws shall be effective upon the recommendation of the Board of Directors, hereinafter referred to as the "BOARD", and subsequent approval of the membership.

- A. The CLUB is authorized to act on behalf of all members in matters affecting the LAKES community and/or its environs. To that end, the CLUB is the responsible agent for the transaction of all business necessary or desirable for the best interest of the CLUB and its membership.
- B. In order to carry out its fiscal responsibilities, the CLUB is authorized to levy dues, assessments and/or special fees for use of community facilities. Such dues, assessments and/or fees constitute liens upon all real property individually owned with the LAKES. Non-payment thereof is subject to collection measures.
- C. The CLUB shall establish procedures governing:
  - 1. Admission to and continuity of membership, including the payment of all monies due and owing the CLUB;
  - 2. Use of CLUB properties and facilities, including, but not limited to measures prescribing, granting and limiting the rights of members and others as to authorized use.
- D. The CLUB shall, for the common good, oversee operation, maintenance, beautification, protection, improvement and preservation of all CLUB property, real or personal, such as \*, beaches and all other common or joint use property.

- E. Upon approval of the BOARD and the membership in good standing, where specifically provided herein or deemed appropriate, the CLUB may acquire property, both real and personal, necessary for or in the furtherance of the proper functioning of CLUB purposes.
- F. The CLUB is authorized to engage in other practical activities necessary and/or desirable in carrying out the CLUB's general purposes. Such activities include, but are not limited to:
  - 1. Payment of CLUB debts lawfully incurred;
  - 2. Enforcement of Rules and Regulations promulgated hereunder;
  - 3. Monitoring water quality;
  - 4. Providing for recreational and social activities;
  - 5. Representing interests of the CLUB and membership where appropriate, particularly in relation to local, state and federal governments;
  - 6. All other worthwhile lawful measures promoting the common good of the CLUB and its membership.

Amendments to the Constitution and/or Bylaws may be recommended to the CLUB membership upon approval of the BOARD. Notice of proposed changes and a copy thereof shall be sent to all CLUB members in good standing by mail or in person at least ten (10) days before the meeting where at such changes are to be presented for consideration. At such meeting, adoption of amendments requires a majority vote of members in good standing present or voting by absentee ballot.