



**BEAUMONT'S SEVEN HARBORSWHITE
AND DUCK LAKE ASSOCIATION**

BY-LAWS

ARTICLE I – NAME AND PURPOSE

Sec. 1. The name of this corporation is **BEAUMONT'S SEVEN HARBORS WHITE AND DUCKLAKE ASSOCIATION**.

Sec. 2. This corporation is organized under the provisions of Act 137, Public Acts of Michigan for the year 1929, as amended (hereinafter referred to as "Act 137") and its purpose is to exercise the jurisdiction, rights and powers granted in Act 137 over its lands, its members, and the lands owned by its members.

ARTICLE II – MEMBERSHIP

Sec. 1. Freeholders owning land within the below described territory are members of this corporation by execution of grants of authority or by election as prescribed in Act 137. The territory included in this corporation is as described as:

**BEAUMONT'S SEVEN HARBORS, WHITE AND DUCK LAKE
ASSOCIATION**

ARTICLE III – OFFICERS

Sec. 1. The General Membership shall elect a President, Secretary, Treasurer, and one or more Vice Presidents. The term of office shall be for two (2) years. Executive Board Members (Officers) rotate each year (2 one year and 3 the next).

Sec. 2. The General Membership shall also elect a Board of Trustees. The Board of Trustees shall consist of eight (8) members and one (1) alternate whose terms shall run for one two (2) years. The alternate shall act for a trustee in their temporary absence or as a permanent replacement in the event that a trustee resigns or is deemed inactive by the majority of the remaining Board of Trustees. Trustees (Officers) rotate each year (4 one year and 5 the next).

Sec. 3. The Board of Trustees may also appoint such other officers and agents as they may deem necessary for the transaction of the business of the corporation. All officers and agents shall respectively have such authority and perform such duties in the management of the property and affairs of the corporation as may be designated by the Board of Trustees.



Sec. 4. The names of all officers, trustees, and committees shall be noted to all members via the Monthly News Letter.

Sec. 5. Board members cannot be in the same household I.e. Household defined as same physical address.

ARTICLE IV – DUTIES OF OFFICERS

Sec. 1. The President shall be the chief executive officer of the corporation. The President shall preside at all meetings of the trustees and all meetings of the members, unless otherwise determined by a majority vote of all of members present in person or by proxy.

Sec. 2. In the event the office of President shall become vacant by death, resignation, or in the case of the absence of the President or inability to discharge the duties of the office, such duties shall, for the time being, devolve upon the Vice President by a special vote of the General Membership called for that purpose.

Sec. 3. First Vice President. The duties of the First Vice President shall be to act for and in place of the President in the President's absence, and the First Vice President will be vested with the same powers and authority when so acting.

Sec. 4. Second Vice President. A Second Vice President may be elected annually and shall succeed the two previous officers when they are not present or at the will of the President and First Vice President.

Sec. 5. Treasurer. The Treasurer shall collect all maintenance fees and such other monies that may accrue from members of the Association or other sources, and give receipts thereof. The Treasurer shall pay all orders drawn that are signed by the President or Board of Trustees and take receipts for all monies. The Treasurer shall pay and keep plain and regular accounts of all monies received and paid in a book kept for that purpose and shall turn over all monies, books, papers, and other property belonging to the Association to the Board of Trustees at the termination of their office.

Sec. 6. Secretary. The Secretary of the corporation shall record and keep minutes of all the meetings of the members and Board of Trustees in a permanent minute book provided for that purpose and shall attend to the giving and receiving of all correspondence of the corporation. The Secretary shall sign, with the President or Vice President, in the name of the corporation contracts authorized by the Board of Trustees, and when necessary shall affix the corporate seal of the corporation thereto. He/she shall perform such other duties as may be delegated by the Board of Trustees.

Sec. 7. The Secretary and Treasurer can be compensated for their services as determined by the Board of Trustees.



Sec. 8. Executive Board. There shall be an Executive Board consisting of the elected officers and eight trustees elected by the members of the Association. Their duties shall be to carry on all business of the Association, assure that all committees as are necessary are appointed and functioning, and assure that all properties of the Association are properly maintained.

Sec. 9. The election of the officers and the Board of Trustees shall take place annually in September and the elected officers shall take office on October 1.

Sec. 10. Any paid-up member of the Association may run for election or any elected office.

ARTICLE V – AUDITING COMMITTEE

Sec. 1. It shall be the duty of the President membership to appoint volunteer during a Q2 general membership meeting to participate on an Auditing Committee of three (3) subject to the approval of the Board of Trustees. The duty of the Auditing Committee shall be to inspect the books of the Treasurer annually and make a report to the General Membership Meeting

VALIDITY

Should any of these By-Laws be subsequently declared invalid, the remainder shall be given full force and effect as if such invalid By-Laws has never been a part thereof.

ARTICLE VI – TRUSTEES AND MEETINGS OF TRUSTEES

Sec. 1. The business and property of this corporation shall be managed and controlled by a Board of Trustees within the limitations prescribed by Act 137. The number of Trustees shall be eight (8), but the number may be changed from time to time by the alteration of these By-Laws. The first Board of Trustees named in the Articles of Incorporation shall hold office for the respective number of years designated in such Articles and until their successors have been duly elected and qualified. If any Trustee is absent without excuse from three successive regularly called meetings of the Board of Trustees, their office may be declared vacant by the remaining Trustees. If a vacancy occurs on the Board of Trustees, the remaining Trustees may elect a person to serve in such vacancy until the next election meeting of members.

Sec. 2. A majority of the Board of Trustees in office shall constitute a quorum (7 board members (officers) excluding the President) for the transaction of business. All decisions are based on a majority vote of the quorum. In the event of a tie, the President, or in his absence, the Vice President, shall cast the tie-breaking vote.

Sec. 3. No trustee or officer shall receive any salary or compensation for his services, except the Secretary and Treasurer.



ARTICLE VII – MEMBERSHIP MEETINGS

Sec. 1. The meetings of the general members of the corporation shall be held at a minimum of once per quarter with 30 days notice in the County of Oakland, Michigan.

Sec. 2. Special meetings of the members may be called by the President and Secretary at the request in writing by twenty (20) members of the corporation who have their maintenance fee paid up to date, or by a majority vote of the Board of Trustees.

Sec. 3. Each member shall be entitled to one vote. Husband and wife owning by the entireties shall each be entitled to one vote. Any member may vote by proxy in writing filed with the secretary of the meeting prior to the beginning of the meeting.

Sec. 4. The President shall call meetings of the members to order and shall act as chairman of such meetings, unless otherwise determined by the majority of the members present in person or by proxy. The Secretary shall act as secretary of all meetings of the members, but in the absence of the Secretary at any meeting, or in the event of his/her inability to act as secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Sec. 5. Meetings of the members and of the trustees shall be conducted in accordance with Robert's Rules of Order.

ARTICLE VIII – AMENDMENTS

Sec. 1. These By-Laws may be altered, amended, added to or repealed in accordance with the provisions of Act 137. Should any of these by-laws be deemed unconstitutional, the remainder shall remain in effect.

ARTICLE IX - DUES

Sec. 1. Maintenance fees shall be collected from each property owner in each subdivision, to be used for maintaining all subdivision roads, parkways, beaches, and such property owned by the Association for the use of all property owners who are paid-up members in the Association, and for incidental expenses incurred in carrying on the work. All property owners (except for the Association) shall pay these fees on or before June 1st of each year.

Sec. 2. The maintenance fee for each undeveloped lot(s) and all lots with buildings thereon will be set at the General Membership meeting each year by Sidwell members.

Sec. 3. By vote of a majority of the property owners present at the General Membership meeting, the maintenance fees may be increased or decreased as required for the upkeep, and maintenance of the Association and its properties and roadways. Senior citizens and handicapped individuals may receive



special consideration by approval of the Board.

Sec. 4. Delinquent maintenance fees will be a lien against the properties which are assessed. Liens for maintenance fees may be foreclosed by appropriate action in the Circuit Court of Oakland County in which such properties are situated.

Sec. 5. Maintenance fees shall be payable on the day of June 1 in each year. All maintenance fees or special assessments shall be subject to a 25% of the annual dues penalty for non-payment for each one year period in which they remain unpaid. Penalty for non-payment of annual assessments shall be forfeiture of all rights and privileges in the use of all common property and a lien applied to the property in question. The lien will be renewed each two-year period with additional penalties applied.

Sec. 6. Special assessments may be levied against the lands of the members by a majority vote of the members present in person or by proxy at a meeting called for that purpose. Special assessments shall be liens upon the lands against which they are assessed and shall be enforced in the same manner, and be subject to the same penalties, as maintenance fees.

ARTICLE X – OUT-LOTS, THEIR USE, AND MAINTENANCE

**“THE OUTLOTS, LAKE FRONTAGES, PARKS, BOAT LAUNCHES AND ROADWAYS ARE
RESERVED FOR THE BENEFIT OF ASSOCIATION MEMBERS FOR BOATING, BATHING
AND
ACCESS TO AND FROM THE LAKE”** (Language from old Beaumont deeds.)

Sec. 1. The out-lots, parks and lots owned by the association are maintained by the Board of Trustees and all decisions regarding their use and landscaping are in the sole discretion of the Board of Trustees membership. All decisions regarding their use require a majority vote of the membership at a general membership or special meeting. No member shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon any of the Association property without the prior written approval of the Board of Trustees. No trees or vegetation may be removed from the Association property without the prior approval of the Association. No outlot may be used for the benefit of any adjacent lot owner for a use that is not social or recreational or that is for construction or landscaping of the adjacent property without the specific written request of and permission granted by the Board of Trustees.

Sec. 2. Trespassing on out-lots is not permitted. A person will be considered a trespasser if unable to produce identification or as a properly authorized guest of such a member.

Sec. 3. Responsible parties will be liable for repair of any damage to out-lot properties and facilities resulting from their negligence. It is expected that members will accept such responsibility for their invited guests.



Sec. 4. The hours during which outlots may be used is dawn to dusk. Any person creating undue disturbance at any hour will be required to leave the outlot property. Drinking of alcoholic beverages any of the Association properties is not permitted. Glass of any kind is not permitted.

Sec. 5. **BOAT LAUNCH.** Boat launch utilization is for all current members. A lock key is available to all paid current members upon request. After use of the launch, vehicles must be removed immediately.

Sec. 6. **PARKING AND TRAILER STORAGE.** No out-lots may be used for personal storage of any kind with the exception of temporarily (24 hours) parking a vehicle after boat launching at the outlot associated with the boat launch. There is no parking at any launch sites or out-lots less than ¼ acre.

Sec. 7. When any member is in doubt or has any questions about these regulations, they should attend the next scheduled meeting for clarification or discussion.

ARTICLE XI - RENTERS

Sec. 1. Any person or persons renting a residence belonging to any lot owner who has not paid their dues can receive a Membership Card with a letter R in the upper right hand corner signed by the President and Treasurer identifying them as such, an occupant, with the remittance of a full access fee. This card will be furnished by the Association and will permit such person or persons renting such property all privileges of property owners except the right to vote or have voice. This does not relieve the owner from their responsibility of maintenance fees, provided maintenance fees have been paid for such rented property.

Sec. 2. If the property owner neglects to pay the maintenance fees and the renter desires the privileges of the Association, except the right to vote and have voice, he may pay the maintenance fees on the property himself. However, this does not negate the responsibility of the property owner to pay the annual maintenance fee which will be placed as a lien against his property.

ARTICLE XII – FENCES AND YARDS

Sec. 1. Follow Highland Township code of ordinances for fences and yards

Sec. 2. Review any changes to yards with the Board prior to pulling permits

ARTICLE XIII – GARBAGE AND REFUSE

Sec. 1. Garbage and refuse shall be kept in covered containers upon the premise and within five (5) feet of the side or rear of the residence or garage.



Sec. 2. Follow Highland Township code of ordinances for garbage and rubbish

ARTICLE XIV – PETS AND OTHER ANIMALS

Sec. 1. Pets must be kept on premises (invisible fences are permissible). and leashed if not penned. If because of the manner of its keeping or its actions (barking, howling, threatening demeanor) constitutes a nuisance or danger in the sole judgment and discretion of the Board of the Association or such committee as they may designate to enforce this provision. The owner is subject to punitive action if due notice is ignored. No poultry, cattle, horses, fowl, or swine shall be kept within the Association as pets or for livestock purposes. Clean up after your pets off premise.

ARTICLE XV – COMMERCIAL VEHICLES

Sec. 1. Commercial vehicles larger than passenger vehicles shall only be parked on driveways.

**ARTICLE XV – PARKING ON RESIDENTAL
ROADS**

Sec. 1. Parking on residential roads within 7 Harbors Duck and White Lake cannot block or obstruct emergency vehicles or residential driveways at any time. Parking on either side of the road at the main bridge on Beaumont Drive is not permitted within 25 feet of the bridge. If the owner cannot be contacted or refuses to move the vehicle after being notified within 30 minutes the HOA reserves the right to engage a towing company to remove obstructing vehicles at the owner's expense.

ARTICLE XVI – ASSOCIATION ASSETS

Sec. 1. All real estate owned or controlled by the Association, with the exception of Parcel I.D.# 11-12-251-001-140-HVAL, cannot be sold, leased, or given away for any reason. The above described property is exempt from this since it was purchased by the Members of the Association and, therefore, was not a part of the original gift and agreement which formed the Association. Other assets such as utility vehicles, raw material, etc., may be bought and sold as the Board of Trustees deems necessary. Any such purchase which exceeds 15% per month of the previous year's "collected" fees must also have the approval of a General Membership vote as described in Article VII.

**Beaumont's Seven
Harbors White & Duck
Lake Association**



**BY-LAWS AS A
CORPORATION ORGANIZED
UNDER ACT 137 P.A. 1929 AS
AMENDED**

President _____

Vice President _____

Treasurer _____

Secretary _____

Trustees _____

The 6-10-21- bylaws are revised hereby on October 1st, 2022 as per vote of the majority general membership on September, 27th, 2022