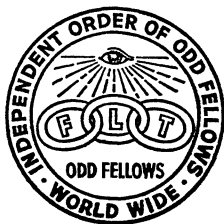


BY-LAWS
RULES AND REGULATIONS



of the
ODD FELLOWS SIERRA
RECREATION ASSOCIATION
1966

By-Laws of the
Odd Fellows Sierra Recreation
Association, Inc.

ARTICLE I

Name and Purpose

Section 1. This Corporation shall be known as the Odd Fellows Sierra Recreation Association and shall be a non-profit Corporation.

Section 2. It shall be dedicated to the recreation of the members of all branches of the Independent Order of Odd Fellows desiring to assist in the promotion of such recreation.

ARTICLE II

Membership

Section 1. A member of any duly constituted Subordinate or Rebekah Lodge of the Independent Order of Odd Fellows, or any Lodge which is a branch of the Independent Order of Odd Fellows, may become a member of this Association by purchase of a lot in the Subdivision, or by investment in said Association in an amount equal to the minimum price of lots as set by the Board of Directors. This in no way shall effect any membership in the Association held previous to March 1, 1954.

Section 2. The Board of Directors shall have power to prescribe the conditions under which Associate Memberships may be issued. Said Associate Memberships to be issued at such time when considered necessary by the Board of Directors.

ARTICLE III

Officers

Section 1. Officers of this Association shall consist of a President, Vice-President, Secretary, and Treasurer, who shall be members of the Executive Committee, and five Directors, the nine members constituting the Board of Directors. There may also be, at the discretion of the Board of Directors, a Recording Secretary, who will be selected by the Board of Directors, in addition to the above named officers. Said Recording Secretary may or may not be a member of the Board of Directors.

Section 2. The Board of Directors shall have power to combine the offices of Secretary and Treasurer, should it be deemed necessary for the proper functioning of the duties of these offices.

Section 3. Any member who is eligible to vote in the Association is also eligible to election to the Board of Directors and to the Executive Committee positions.

Section 4. Each member (or a group or groups owning a lot or lots, jointly) as described in Art. II Sec. 1 of these By-laws, is entitled to one vote in this Ass'n, and it must be cast in person. No one except a member of some branch of the Independent Order of Odd Fellows may vote in this Association, and it must be cast at the time of the Annual Meeting or any Special Meeting of the Association.

Section 5. The President, Vice-President, Secretary and Treasurer, (or Secretary-Treasurer) shall be selected from the members of the Board of Directors by the Directors at their first meeting after the annual meeting of the Association, and shall hold office for one year or until such time as their term of office shall expire from any cause.

Section 6. Of the nine directors, three shall be elected at the annual meeting to be held in 1949 for a term of one year, and three shall be elected for a term of two years, and three to be elected for a term of three years, and at each annual meeting thereafter the outgoing directorships shall be filled for terms of three years each.

Section 7. Five members of the Board of Directors shall constitute a quorum for any meeting of the Board of Directors.

Section 8. Twenty-five percent (25%) of the voting power shall constitute a quorum for the Annual Meeting of the Association or any Special Meeting.

Section 9. Any officer may be recalled either by a majority of the votes cast at any Annual or Special Meeting or by a two-thirds majority of the Board of Directors.

Section 10. If an officer is absent from three (3) consecutive regular Board meetings without due cause the Board of Directors shall declare the office vacated.

Section 11. When an officer shall be recalled, his office declared vacated, or shall resign, his office shall be filled by appointment of any duly qualified member of the Association, whose appointment shall be made by the President of the Board of Directors upon recommendation of the major-

ity of the Board. This appointment to run until the next Annual Meeting only.

Section 12. The annual meeting of this Association shall be held at the Odd Fellows Hall in Stockton, when available, on the third Sunday in February of each year. A notice of such meeting shall be sent to each member of the Association no less than 15 days prior to the meeting.

Section 13. A special meeting may be called by the Board of Directors and notification of said special meeting shall be sent to each member not less than 30 days prior to said meeting.

ARTICLE IV

Duties of Officers

Section 1. The Board of Directors shall have charge of all property of the Corporation and the Executive Committee shall have authority to carry out all orders of the Board of Directors, when said Board of Directors is not in session.

Section 2. The Board of Directors is the governing body of the Corporation. It shall adopt all Park rules and regulations, enter into all agreements, execute the purchase of property, or sale thereof, negotiate with lodges, individuals, and/or Corporation, and at all times, when delegating its power to the Executive Committee, be in complete charge of the property and affairs of the Corporation.

Section 3. The Board of Directors shall meet from time to time as they see fit and in such places as they may determine, or as may be determined by the Executive Committee. However, should any three directors make a request for a meeting, the Executive Committee shall call such meeting. Any business may be discussed at any regular or special meeting of the Board of Directors.

Section 4. The Board of Directors, or the Executive Committee under its direction, may employ any person or persons as may be required for the proper functioning of the Recreation Park and shall fix the salaries or wages of all such persons employed.

Section 5. The Board of Directors shall establish rates of charges for use of Camp Grounds, Trailer Parks or other such facilities at the Recreation Park.

Section 6. The Board of Directors shall require the posting of a Surety Bond by the Treasurer in an amount not less than \$5,000.00.

Section 7. The Board of Directors shall have the power to levy an assessment against the members of the Association when voted by the members by a two-thirds majority of the members at the annual or any special meeting of the Association.

Section 8. The President shall preside at all meetings, see that all regulations of the Board of Directors, all sections of the By-laws, and all duties of each officer and employee are faithfully performed for the benefit of the members of the Association and the welfare of the Park.

Section 9. The Vice-President shall function for the President in the absence of that Officer, and shall have all power so delegated to him when so functioning.

Section 10. The Secretary shall keep and preserve all records, financial or otherwise, pertaining to the business of the Association. The Recording Secretary shall assist the Secretary as directed by the Board of Directors.

Section 11. The Treasurer shall receive all monies due the Association, and deposit same to the account of said Association, paying it out

only by order of the Board of Directors, keeping accurate records of money so received and paid out.

Section 12. The Board of Directors shall give a report of their activity and accomplishments at each Annual Meeting of the members of the Association, and a copy placed on file for future reference. The financial committee shall submit a proposed budget for the coming year. The books of the Association shall be audited at least once a year and a report given.

ARTICLE V

Lot Ownership

Section 1. All sales of lots are under control of the Board of Directors. All applicants for purchase of any lot shall submit to the Board evidence of membership in some branch of the Independent Order of Odd Fellows. No Sale can be considered final until the applicant has signed an application for membership in the Association agreeing to comply with all the laws, rules and regulations, upon submission of which application the Board shall approve the applicant. No individual, husband and wife, or group of persons shall be permitted to purchase more than two (2) lots in the subdivision.

Section 2. Each lot owner shall pay an annual Association Fee per lot for the administration, maintenance and improvement of the Park, its roads and water system and recreational facilities. This fee shall be set each year by vote of the membership at the annual meeting.

Section 3. Should a lot owner die, than a member of his family may retain possession of said lot and improvements; but should the property be for sale, then sale can be made to a member

of the Order only, and said sale shall be subject to the approval of the Board of Directors.

Section 4. Should the owner of a lot be suspended, leave or from any other cause become disassociated from the Independent Order of Odd Fellows, the Board of Directors shall require the owner to place the lot and improvements for sale. If not sold within one year from the date of disassociation from the Order, the owner must assign the Deed to the lot to the Association under a special arrangement which would then permit the Association to sell the lot and improvements, reimbursing the disassociated owner with all proceeds of the sale, less the costs of selling and fees accrued and payable to the date of sale.

Section 5. All construction on lots shall be in conformity with the California Uniform Building Code.

Section 6. Each lot owner shall pay all property taxes assessed against the lot before delinquency. Should a lot owner fail to pay all such taxes before the delinquent date, the Association may pay them and shall have all the rights of a creditor provided by law against such lot owner in addition to any powers vested in the Association as provided in Section 7.

Section 7. Should a lot owner become delinquent in his property taxes for a period of two years and the Association pays the taxes up to date, or should a lot owner become delinquent in his Association Fees or Assessments for a period of two years, the Board of Directors shall sue for the amount of delinquent taxes, fees and assessments. If a judgement is not satisfied, a lien shall be recorded against the Deed to the lot with the County Recorder of Tuolumne County. Concurrently, the owner shall be required to assign his Deed to the Association under the terms as stated in Article V, Section 4.

ARTICLE VI**Amendments**

Section 1. These by-laws may be amended by a majority vote of the members of the Association voting at any regular or special meeting, providing written notice of such intended amendments is placed in the hands of the Secretary at least 30 days before such meeting and the Secretary shall send notice of such intended amendment by reference to Article and Section number and briefly outlining the changes involved to each member at least 15 days before such meeting.

**DECLARATION OF RESTRICTIONS
ON I.O.O.F. ODD FELLOWS SIERRA CAMP
SUBDIVISION No. 1**

1. All lots in the said subdivision shall be known and described as residential lots, and no structure shall be erected upon any lot other than one detached single family dwelling.

2. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

3. No business building or buildings shall be erected on the whole or any portion of any of said lots, it being the specific intention of the subdivider that only residential buildings, as hereinabove indicated, may be constructed thereon.

4. No trailer, tent, shack, garage, or barn, or any other out-house or building erected in the tract and on any of said lots shall at any time be used as a permanent residence. The Board of Directors of the Odd Fellows Sierra Recreation Association shall have the authority to remove any unsightly structure after 60 days written notice

to the owner of the property on which same is located.

5. Before the occupancy of any building on any lot in said subdivision there shall be installed thereon an adequate septic tank together with a drain field not less than 50 feet in length for the disposal of sewage and no cesspools may be installed on any said lots. Septic tanks must be built of 2" redwood or better, steel or concrete.

6. No dwelling will be allowed on any lot which does not have a minimum floor space of 250 square feet.

7. A further reservation and restriction is made on each lot in said subdivision reserving unto the undersigned owner, its assigns and successors in interest, and for the benefit of the property owners of said subdivision, all necessary easements and right-of-way for power lines and all other utility purposes.

8. If the parties hereto, or any of them, or their heirs, assigns, or any person claiming through them, shall violate or attempt to violate any of the covenants or restrictions herein contained during the period of time the same remain in force and effects, it shall be lawful for any other persons owning any other lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, either to prevent him or them from so doing, or to recover damages from him or them for such violation.

9. Invalidation of any one of the covenant or restrictions herein contained by judgement in court or otherwise shall in no way affect the validity of any of the other covenant and restrictions herein contained.

10. All lots in said subdivision shall be sold to and shall be owned by only a duly and regularly constituted lodge of the Independent Order of Odd Fellows or by duly qualified members of the Odd Fellows Sierra Recreation Association, a non-profit corporation, or in the event of the death of a duly qualified member owner, then by the members of his or her immediate family. To be a duly qualified member of said non-profit corporation, a person must be a member in good standing of either a subordinate lodge of the Independent Order of Odd Fellows, or of a lodge of Rebekahs. The immediate family of duly qualified members shall mean and include the wife, husband, son, daughter mother and father of such duly qualified members.

11. All fees and assessments levied by the members of the Association for the administration, maintenance and improvement of the Park, its roads, water system and recreational facilities shall be binding upon every lot owner as a legal and enforceable obligation which is due and payable annually on May 1st and if not paid within one year is delinquent.

12. During the period of time these covenants and restrictions remain in force and effect, any and all deeds to lots in said subdivision whether executed by the present owner or subsequent owner or owners of said lots, shall refer to this declaration of restrictions and the said declarations shall be a part thereof by reference thereto, and such reference shall take the place of including said restrictions in said deed or deeds.

13. These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them for a period of 25 years from the date of this instru-

ment and at the expiration of said period of 25 years these restrictions and covenants shall terminate.

RULES AND REGULATIONS FOR USE OF FACILITIES AT ODD FELLOWS SIERRA PARK

1. Temporary camps are to be set up in the campgrounds. No camps permitted in the meadow or in the picnic grounds.

2. Autos are not to be driven into the picnic grounds next to the tables or stoves.

3. Picnic tables are not to be moved from the picnic grounds to the camp grounds or to private lots.

4. Private garbage is to be taken to the garbage pit. (Over the hill to the south—the road is well marked.)

5. Brush and cleanings from private lots must be deposited in the area designated for this purpose. All lots should be kept cleaned of brush, debris and litter. Areas under cabins must be kept clean and enclosed according to Forest Service Regulations.

6. Lot owners having open fires **on their lots** are required to have a valid **Fire Permit**. The Association permit only covers the camp grounds. Permits may be obtained from the forest service free of charge.

7. When private persons loan their cabins to other parties, the cabin owner is totally responsible for their habits and conduct.

8. A member's friend (who is not a member of

the I.O.O.F.) when using the Park facilities should be given a card of introduction by the member. Your friends are our friends. Let's all be friends.

9. Please do not destroy the wild flowers. Especially **do not pick snow flowers** which are protected by state law.

10. All discharging of firearms is to be done on rifle range only—many of the members do not appreciate the gun man's sport.

11. Barbecue pits built on private lots must meet Forest Service specifications. This is a law put out by the Forest Service and specifications can be obtained from them.

RULES AND REGULATIONS FOR WATER SYSTEM No. 2

1. Water rate shall be included in the annual fees.

2. This yearly rate is to be adjusted as the operating cost so demands.

3. A service charge of \$5.00 will be charged each lot owner. This charge is to include a 1" line from the main water line to the location of the shut-off valve and ready for the lot owner to attach to.

4. The lot owner shall dig the ditch from the main water line to the location of the shut-off valve or pay to the Association a sum amounting to the labor cost for digging said ditch.

5. Each Lot Owner shall install a shut-off valve and drain at his cabin or stand pipe. (for owner's protection.)

6. Water will be available to each lot owner at the same time after installation of the main water line and lateral.

7. It shall be against the rules and regulations for any lot owner to receive water service for more than one lot from one Association outlet.

8. The Odd Fellows Sierra Recreation Association reserves the right to discontinue service to any lot owner who does not comply with the rules and regulations as adopted; this includes the non-payment of bills.

ODD FELLOWS SIERRA RECREATION ASSOCIATION, INC.

Building Rules and Regulations

1. All Lots in said Subdivision shall be known as residential lots and no structure shall be erected thereupon other than single family dwellings and accessory buildings.

2. Before any building shall be erected, a permit shall be secured from the Assessor's office of the County of Tuolumne.

3. "No building shall be erected on any lot closer than Five (5) feet from any property line."

4. All plans for construction or alternation must comply with California Uniform Building Code and Tuolumne County building requirements.

5. All electric wiring in and about cabins shall be free of any hazardous conditions.

6. All sanitary facilities must be free of any condition hazardous to health.