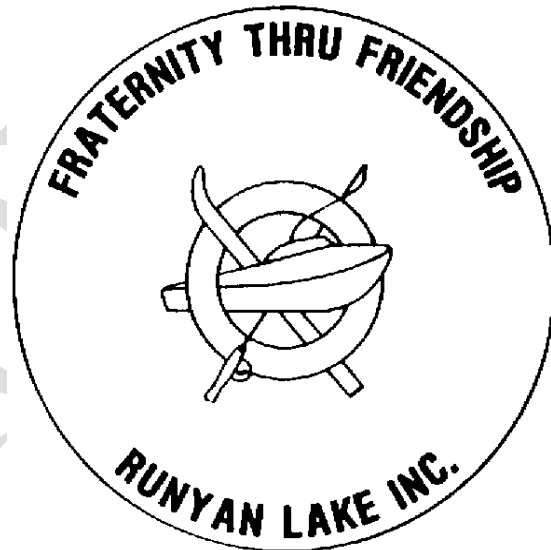


Runyan
Lake
Incorporated



**Runyan Lake Incorporated
Livingston County
Tyrone Township
PO Box 105
Fenton, MI 48430**

Bylaws Version 2011

Amended September 2, 2011

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Bylaws of Runyan Lake Incorporated

We, the individual property owners of Runyan Lake, encompassed by the Territory as described below, do hereby resolve that in order to have a cleaner, healthier, safer, and more desirable area to live in and to add collectively to its natural beauty, have hereby formed and maintain a non-profit organization known as Runyan Lake Incorporated, to promote and administer the following bylaws of the organization.

Recitals

Whereas, Runyan Lake is a medium-sized, relatively deep lake located at the northeast corner of Livingston County adjacent to U.S. 23 expressway (T.4N; R6E). A summary of the physical characteristics of Runyan Lake and its watershed is provided in Exhibit A. Runyan Lake has a surface area of 174 acres, a maximum depth of 55 feet, and a mean average depth of 32.8 feet. Runyan Lake contains about 5,721 acre-feet of water, a volume which would cover 9 square miles to a depth of 1 foot. The lake has a shoreline of 3.6 miles long and a shoreline development factor of 1.9. The shoreline development factor indicates the degree of irregularity in the shape of the shoreline. That is, compared to a perfectly round lake that has the same surface area as Runyan Lake, the shoreline of Runyan Lake is 1.9 times longer because of its convoluted shape. Runyan Lake receives water from a number of small streams, the largest being Denton Creek which enters at the north end of the lake. Water flows from Runyan Lake's outlet into Hoisington, Bennett, and Lobdell lakes before emptying into the Shiawassee River which flow to the Saginaw River and eventually into Lake Huron via Saginaw Bay. The land area surrounding a lake that drains to the lake is called the watershed, or drainage basin. The Runyan Lake watershed comprises 7,741 acres, a land area approximately 43 times the size of the lake.

Whereas, Runyan Lake Incorporated (hereinafter referred to as "RLI"), was issued a charter in the State of Michigan on November 10, 1950, under Act 137, Public Acts of 1929 Amended. On July 2, 1966, RLI won an election on certain properties described as Runyan Lake Heights, Runyan Lake Heights No.1, Runyan Lake Cove, Walnut Shores, Runyan Lake Court, Runyan Lake Court Annex, McClatchey's Runyan Lake Estates, McClatchey's Runyan Lake Hi-Lands, Parcel 110A-B-C-D, 110SA1, 112A, 126FV, 128ASV thru 129SAV, 140S thru 131SA1.

Whereas, the Members of RLI voted to merge on July 5, 1969, with the subdivisions known as Runyan Lake Point Improvement Association, Inc. Thus, properties described as Runyan Lake Heights, Heights No.1, Runyan Lake Cove, Walnut Shores, Runyan Lake Court, Court Annex, McClatchey's Runyan Lake View, Hi-Lands, Park, Acres, Grove and Estate, Subdivisions, Runyan Lake Point, and lots or parcels, 110-A-B-C-D-E-F-G-H, 112A, 126, 126A-B, 127, 127A-B, 146, the Ella Robertson Parcel, Parcels of lot 60 Walnut Shores, and all access easements to the lake (hereby referred to as the "Territory"), constitutes the jurisdiction of Runyan Lake Incorporated.

Whereas, on November 29, 1979, an election was held, in accordance to subsection (2) of Section 122, Act 327, Public Acts of 1931, as amended, during which the Articles of Incorporation were amended to change the corporate term to Perpetual, and said amendment was duly filed by the Michigan Department of Commerce on December 7, 1979. The Members voted in all respects to maintain the authority of the corporation over the lands described above which are in and about Runyan Lake.

Whereas, on May 22, 1998, without immediate knowledge of the November 29, 1979, election, an election was held, pursuant to the Summer Resort Corporation Act, to extend the life of the summer resort corporation known as Runyan Lake Incorporated for a period of 30 years from November 10, 1980, to November 10, 2010. The Members voted in all respects to maintain the authority of the corporation over the lands described above which are in and about Runyan Lake.

Whereas, on September 3, 2010, without immediate knowledge of the November 29, 1979, election, the Membership approved by vote a petition *drive* seeking majority approval to extend the life of the summer resort corporation known as Runyan Lake Incorporated for a period of 30 years from November 10, 2010, to November 10, 2040, pursuant to the Summer Resort Corporation Act. The Members voted in all respects to maintain the authority of the corporation over the lands described above which are in and about Runyan Lake. As of January 1, 2011, 82% of the RLI member properties had signed in support of the extension.

BYLAWS

For its Bylaws, the Members of Runyan Lake Incorporated agree as follows:

Article I. Membership

Section 1.01 *Eligibility or Qualification for Membership*

Each joint tenant, tenant in common, tenant by the entireties, land contract vendee, and person who holds an undivided interest in fee, as well as each life tenant of property located within the Territory, is a "freeholder," and each such freeholder is eligible and shall be Members of RLI in accordance with Public Act 137 of 1929, and per Michigan Attorney General opinion 7230, and each Member is further granted the right to vote under the Act. Members rights, privileges, benefits and obligations associated with said Membership are governed by this document. All RLI dues shall be based upon tax identification numbers as maintained by Tyrone Township. If a Member owns multiple lots with multiple tax identification numbers they will receive a billing for each lot owned. The Board shall declare that a Member is not a Member in good standing because of past unpaid dues, fines, late charges, interest, legal fees and/or any other unpaid RLI assessment(s) and a member's benefits and privileges, other than the right to vote, may be suspended until such past unpaid amounts are paid in full.

Section 1.02 *Classes of Members*

The following classifications exist for RLI Members:

(a) Regular Member

Members who own riparian property on Runyan Lake. Regular Members, in good standing, are entitled to RLI ramp and docking privileges.

(b) Shared Ownership Member

Members who own off-water property in the Territory and have access to Runyan Lake through deeded undivided shared ownership of riparian property on Runyan Lake. Shared ownership Members, in good standing, are entitled to RLI ramp and docking privileges. (e.g. off-water properties on Carmer Rd. with deeded undivided shared ownership of riparian lot)

(c) Ingress/Egress/Regress Member

Members who own off-water property in the Territory and have access rights to Runyan Lake through/over riparian property in which they have no deeded ownership interest. Ingress, egress, regress Members have no RLI ramp or docking privileges. (e.g. off-water properties within Runyan Lake Heights and Runyan Lake Heights #1)

(d) No Access Members

Members that own property, parcels, lots, and/or condominium units that are non-riparian and result from the split, division or subdivision of land or from establishment of a condominium project. Members in this class have no access to Runyan Lake and no RLI ramp or docking privileges on Runyan Lake.

Section 1.03 *Annual Dues*

Annual dues shall be approved by the Membership based upon a proposed budget presented by the Treasurer for the upcoming year. The budget will be presented for consideration and approval of the Membership and voted upon each year at the Fall General Membership Meeting. The proposed budget will differentiate proposed dues based on operating budget, special assessments and proposed projects for the upcoming year and classes of Membership. No other assessments may be levied at any time for any purpose except by prior written notice and approval by majority of the Members at a legal meeting.

Section 1.04 Delinquency of Dues

Dues are invoiced January 1st of each year and due by January 31st of same year. Special cases of hardship will be reviewed by the Board. The Board is authorized to revise assessment of dues on a case-by-case basis. The Board shall have the authority to waive Membership dues for those Trustees or individuals whose time or labor is of equal or greater value to RLI. A Member shall be considered in good standing when his/her dues and special assessments are paid on time. Dues and special assessments not timely paid may become a lien upon land of the delinquent Member as authorized by state law pursuant to Section 21.769 of Michigan Public Act 137 of 1929, as amended. The lien shall include cost of preparation, recording and collection, including court costs and reasonable attorney fees. RLI shall have the right to foreclose the lien in a state court. The lien shall include future dues, assessments and interest at the rate of 15% per annum or the maximum amount allowed by law, whichever is less.

Section 1.05 Special Assessments

The corporation shall have the authority to impose and collect assessments for a specific area, or group of individuals, in the Territory requested by a specific group of property owners after approval by two thirds vote of such property owners. An assessment for a specific area, or group of individuals, of the Territory shall be levied against only the properties in the area, or group of individuals, which are benefited. The Board shall have discretion to accept or reject a request for an area, or group of individuals, assessment.

Section 1.06 Private Roads, Drives, and Public Utilities

Private roads are to be maintained by the area being serviced and private drives are to be maintained by respective property owners. Utilities are to be maintained by the appropriate utility providers. RLI has no obligation or duty for maintenance of private roads, drives or public utilities.

Article II. Trustees and Officers

Section 2.01 Board of Trustees

The RLI Board of Trustees, herein referred as the "Board", shall consist of eleven (11) Members. Trustee representation will be determined by the following provisions (refer to Figure 1. Map of RLI designated areas). Each of the five areas indicated on Figure 1 will be represented by 2 Trustees. To facilitate a term of office (see Section 2.03), nominations and elections, each area will have an "A" Trustee and a "B" Trustee designation, such designation to be recorded and maintained by the Recording Secretary. Trustees must own property within the area they represent (this excludes Trustee-at-large by definition) and be a Member in good standing.

Section 2.02 Nominations and Elections of Trustees

Nominations of Trustee(s) shall be requested at the Spring General Membership Meeting. Candidates interested in a Trustee position must notify a Board Member at the Spring General Membership Meeting, or at least thirty (30) days prior to the Fall General Membership Meeting. Voting/election of Trustees shall take place at the Fall General Membership Meeting by ballot and majority vote of Members attending the meeting. Elected Trustees shall assume responsibilities immediately following adjournment the Fall General Membership Meeting.

Immediately following the adjournment of the Fall General Membership Meeting a President Pro-tem shall be elected by the Trustees for the period before the election of Officers.

Section 2.03 Term of Office - Trustees

Each elected Trustee shall serve a term of two years or until their successors are elected. Trustee positions designated "A" shall be open for nomination/election in every even numbered year. Trustee positions designated "B" shall be open for nomination/election in every odd numbered year. Any Trustee wishing to continue in their respective role must run for re-election at the end of their corresponding term. Trustee-at-large position shall be selected by the Board in every even numbered year and their term shall continue until their successor is selected.

Any Trustee may be removed with cause by a 2/3 vote of the Trustees at any regular or special meeting of the Board of Trustees.

(a) Trustee Vacancies

The Board is empowered to appoint a new Trustee to complete the unexpired term of any Trustee leaving office prior to the expiration of their term. The appointed Trustee shall be voted in by a 2/3 majority of the Trustees and meet all requirements of Trustees. The newly appointed Trustee shall serve until the next corresponding election for the vacated position.

(b) Records

A Trustee vacating a position must submit to RLI all records belonging to RLI which are in their position including, but not limited to the Trustee's Manual, membership list, and e-mail address list.

Section 2.04 Officers

The RLI Board of Trustees, herein referred as the "Board", shall consist of eleven (11) Members. From the 11 Trustees, the Board shall elect, by majority vote, a President, Vice-President, Treasurer, and Recording Secretary. The terms of these Officers shall be for one year.

Within four weeks or at the first Board meeting following the adjournment of the Fall General Membership Meeting the Officers and Trustee-at-large shall be elected by the Trustees. Changes in Board membership and changes to the appointment of Officers shall be notified to all Members by regular mail, e-mail or web site within 30 days following the election of the Officers.

Any Officer may be removed with or without cause by a 2/3 vote of the Trustees at any regular or special meeting of the Board of Trustees.

Section 2.05 Duties of Officers and Trustees

(a) President

The President shall be the chief executive officer of RLI, and shall: serve as chairperson of the Board; have power to appoint special committees subject to the approval of the Board; be responsible for maintaining good public relations with the community; be granted reimbursement for any reasonable expenses incurred in the performance of his/her duties and for any Membership dues in other organizations as approved by the Board; and be an ex-officio member of all committees.

(b) Vice President

The Vice-President shall assume the duties of President in the absence of the President, and shall serve as assistant to the President in his/her efforts for the good of the organization. The Vice-President shall chair meetings of the Board in the absence of the President, and shall assume the office of the President in the event of resignation, disability or death of the President.

(c) Treasurer

The Treasurer shall be responsible for the collection of dues, assessments, and for the receipt and deposit of financial contributions and income into accounts at such banks and financial institutions as the Board shall direct. The Treasurer shall keep accurate records of monies received and expended and shall make a financial report at each Board and Membership meeting. At the end of the fiscal year, if approved by the Membership during a General Membership Meeting as set forth in Section 3.05, the Treasurer shall be responsible for securing the services of a state certified public accountant, or auditor, to issue a letter of opinion regarding RLI financial report conformity with generally accepted accounting practices. This can be in the form of an audit or lesser review. The Treasurer will be the chairman of any, and all, budget and finance committees, and shall prepare and submit a yearly budget to the Board and the Membership for the adoption, at such times as the Board shall direct.

(d) Recording Secretary

The Recording Secretary shall be responsible for keeping accurate minutes of all RLI meetings. The Recording Secretary shall have custody of the RLI Seal, if there shall be one, and affix same to all documents as required. The Recording Secretary shall be responsible for sending notices of meetings and letters of appointment to committees and appointed officers. Communications or notices including, without limitation, notices of meetings, may be distributed through regular mail, electronic mail and/or RLI web site. The Recording Secretary shall have other duties as prescribed by the Board or by standing rule.

(e) Board of Trustees - Powers

The Board of Trustees shall have the management and control of all business and all the property of RLI and shall represent RLI with full power of authority to act for it in all things legal whatsoever.

The Board of Trustees shall:

- Act in accordance of this Article and all bylaws
- Review the budget for presentation to the Membership for their consideration and vote
- Approve an accountant or accounting firm selected by the Treasurer to review the books in accordance with Section 2.02(c)
- Receive grievances from the Membership and act upon their complaints to the best interest of RLI
- Review all bylaw amendments submitted by the Members
- Submit proposed bylaw revisions and amendments, as they deem appropriate, to the Members.
- Ensure retention of records of RLI conduct of business as required by law and as needed for the effective management of RLI business
- The Board shall have the authority to waive Membership dues for those Trustees or individuals whose time or labor for the benefit of RLI is of equal or greater value to RLI.
- Trustees may be granted reimbursement for any reasonable expenses incurred in the performance of their duties and for any membership dues in other related organizations as approved by the Board
- Have the ability to hire third party contractors, professionals, or consultants necessary for the effective management of RLI business and Board meetings.

Section 2.06 Indemnification

(a) Indemnification of Trustees, Officers and Committee Members

Each person who is or was a Trustee, Officer or member of a committee of RLI, and each person who serves or has served at the request of the Board, as a non-director/Trustee or volunteer shall be indemnified by RLI to the full extent permitted by the laws of the State of Michigan as they may be in effect from time to time. RLI may purchase and maintain insurance on behalf of any such person against any liability asserted against and incurred by such person in any such capacity or arising out of his or her status as such, whether or not RLI would have power to indemnify such person against such liability under the preceding sentence.

(b) Indemnification of Employees and Agents

With respect to an employee or agent, other than a Trustee, Officer or non-director/Trustee or volunteer, RLI may, as determined by the Board of Trustees, indemnify and advance expenses to such employee or agent in connection with a proceeding to the extent permitted by and in accordance with the corporation laws of the State of Michigan. RLI may purchase and maintain insurance on behalf of any such person against liability asserted against and incurred by such person in their capacity or arising out of his or her status as such, whether or not RLI would have power to indemnify such person against such liability under the preceding sentence.

Article III. Financial

Section 3.01 Fiscal Period

The RLI Fiscal period shall be from January 1st to December 31st of each year.

Section 3.02 Disbursements

Disbursements of \$600.00 or an amount to be established annually at the Fall General Membership Meeting shall require the signatures of two Officers. Disbursements in excess of \$1500.00 or an amount established at the Fall General Membership Meeting shall require majority approval of the Membership at a regular or special meeting.

Section 3.03 Banking

RLI shall maintain an account with a federally insured financial institution in Fenton, Michigan for the deposit of RLI funds. Any checks issued by RLI shall be regulated by the above Section 3.02 and made valid by signatures of the Officers listed with the bank as determined annually by the Board.

Section 3.04 P.O. Box

RLI shall rent a post office box in Fenton, Michigan, for the convenience of conducting business. The box number shall appear on all Corporation stationary and be provided to Members in regular newsletters and other electronic and regular mail correspondence.

Section 3.05 Audit of Corporate Finances

The finances of the Corporation shall be reviewed annually as directed by majority vote of the Membership during a General Membership Meeting, The Membership shall vote to select one of the following financial review methods:

- (a)** The Membership shall appoint a Financial Review Committee made up of not less than two (2) Members in good standing, with no two (2) committee members being related, to review the financial records of the Corporation, with support from the Treasurer. The committee shall report its findings during the next General Membership Meeting. The Membership shall at that time either accept the findings of the Financial Review Committee or direct the Board, by majority vote of the Membership, to perform a financial review as specified in Section 3.05.(b); OR
- (b)** The Treasurer shall secure the services of a state certified public accountant, or auditor, to issue a letter of opinion regarding RLI financial report conformity with generally accepted accounting practices. This can be in the form of an audit or lesser review.

Article IV. Meetings

Section 4.01 Annual Membership Meetings

There shall be two (2) General Membership Meetings annually. Both meetings begin at 7:00 pm unless otherwise notified to all Members within the meeting notice. Reminder notices of these meetings will be sent to Members. Each meeting will be held at Tyrone Township Hall with the following logistics and agendas:

(a) Spring General Membership Meeting

The RLI Spring General Membership Meeting will occur annually on the Friday evening preceding Memorial Day, or other date as established at an annual General Membership Meeting and noted to all Members by either regular mail or by e-mail twenty one (21) days prior to said meeting.

Standing Spring General Membership Meeting Agenda

1. Call to Order
2. Approval of the previous minutes
3. Reports of officer, boards, and standing committees
4. Reports of special committees
5. Unfinished business
6. New business (may be entered by prior letter to a Board member, or from floor of the meeting)
7. Nominations of Trustees for election at the Fall General Membership Meeting
8. Announcements
9. Adjournment

(b) Fall General Membership Meeting

The RLI Fall General Membership Meeting will occur annually on the Friday evening preceding Labor Day, or other date as established at an annual General Membership Meeting and noticed to all Members by either regular mail or by e-mail twenty one (21) days prior to said meeting .

Standing Fall General Membership Meeting Agenda

1. Call to Order
2. Approval of the previous minutes
3. Reports of officer, boards, and standing committees
4. Reports of special committees
5. Unfinished business
6. New business (may be entered by prior letter to a Board member, or from floor of the meeting)
7. Budget presentation and vote
8. Proposed bylaw changes
9. Election of Trustees as described in Sections 2.02
10. Announcements
11. Adjournment

(c) Parliamentary Authority

The rules contained in the *most* current edition of *Robert's Rules of Order Newly Revised* shall govern RLI in all cases to which they are applicable and in which they are not inconsistent with these bylaws and any special rules of order that RLI may adopt.

(d) Rules of Debate

No person may speak more than twice or longer than two minutes on each question without permission of the President. Debate on any one subject shall be limited to twenty-minutes unless extended by the President.

(e) Special Meetings

Special meetings of the Membership may be called by the Board, provided that notice of such meetings shall be sent to all Members by either regular mail or by e-mail at least twenty-one (21) days prior to the date of the meeting. Notice shall include the specific business to be conducted at the meeting.

(f) Quorum – Membership Meetings

The quorum for annual meetings and any special meetings of the Membership shall be ten percent (10%) of the total Membership, provided at least seven (7) Trustees are present.

(g) Voting Procedures

RLI voting rights are defined in Section 1.01. Proxy votes, in writing, shall be allowed. RLI Members shall be notified not less than twenty-one (21) days in advance of such items and provided the option to vote by proxy. All proxy and/or ballot submissions must be received by a Board member before commencement of a meeting, or via RLI PO Box forty-eight (48) hours prior to commencement of a meeting, to be counted. Members in attendance will be provided appropriate ballots and colored voting cards based on RLI voting rights in order to participate during the meeting. Color of voting cards will change on an annual basis. The Board reserves the right to act on, or table any new or modified items that may arise during annual General Membership Meetings, and which requires a vote of the General Membership.

Additional voting opportunities may arise as the result of special meetings and Members will be notified accordingly.

Section 4.02 Board Meetings

(a) Quorum

A quorum for meetings of the Board shall be seven (7) of the Trustees then in office.

(b) Board Meetings

Board of Trustee meetings shall be held at least quarterly at a time and place to be determined by the President. A minimum of seven (7) days notice shall be given of such meetings. Board meetings shall be open to any Member. Non-Members may be invited by the Board to appear for purposes of reports and receipt of other information.

(c) Special Meeting of the Board

Special meetings of the Board may be called by the President or a minimum of three (3) Trustees. Notice of the special meeting shall be sent to Trustees at least seven (7) days prior to the date of the meeting.

(d) Emergency Action by Written Consent

Any emergency action deemed to be required or permitted to be taken at any meeting of the Board of Trustees or a committee thereof may be taken without prior notice and without a vote, if nine of the eleven Trustees or committee members entitled to vote thereon consent in the affirmative. Additionally, all eleven (11) Trustees must be contacted and their consent requested. Any action required or permitted to be taken must be concluded within a 72 hour period. Written consents shall be filed with the minutes of the next Board of Trustees meeting and shall have the same effect as a vote for all purposes.

Article V. Committees

Section 5.01 Special Committees

Special committees may be appointed, or discharged, by the President or the Board. Responsibilities and objectives of such committees shall be documented in writing as part of meeting minutes.

Article VI. Restrictions

Section 6.01 Building

All building construction within the Territory is held to the applicable regulations of the Michigan DNR and DEQ, the State of Michigan, the County of Livingston and the Township of Tyrone. RLI has no jurisdiction or obligations in these matters.

Section 6.02 Lake Frontage

Enclosed permanent boat houses, enclosed boat wells, or property line fences shall not be constructed beyond the normal shore line (defined as: the accurate demarcation line between land and water at the normal water level for Runyan Lake). In the interest of public health and safety, all docks and other items within the lake boundaries deemed by the Board to be unsafe, or in unusable condition, including remnants of docks, shall be removed from the lake.

Section 6.03 Lake Access/Usage

No RLI lake property owner shall use said property for a public access or additional easement(s) to Runyan Lake. No property in the Territory of RLI shall be used for business purposes associated with the lake (i.e. marinas, boat/PWC (personal watercraft) rental, ski schools, restaurants, etc.). Owners of property outside of the Territory and Section 1.02 (d) No Access Members shall not have access to Runyan Lake.

Section 6.04 Keyholing

Common use (“Keyhole”) restrictions shall apply as described in the current Tyrone Township Shoreland Regulations Ordinance and other Tyrone Township ordinances referring to such matters.

Section 6.05 General/Public Nuisance

All matters of public nuisance or disturbance, unlawful littering, public safety, and animal control within the Territory are held to the applicable regulations of the State of Michigan, the County of Livingston and the Township of Tyrone.

Section 6.06 Use of the Island

RLI owns the following property located within Runyan Lake, Tyrone Township, Livingston County, Michigan described as:

The Island portion only of Lot 5, McClatchey’s Runyan Lake Estates, being a part of the Northwest quarter of the Southwest quarter of Section 10 and all of the Northeast quarter of the Southeast quarter of Section 9, Town 4 North, Range 6 East, as duly laid out, platted and recorded in Liber 4 of Plats, Page 47, Livingston County Records, hereinafter referred to as “The Island.”

Only RLI Members identified in Section 1.02 as (a) Regular Member, (b) Shared Ownership Member or (c) Ingress/Egress/Regress Member and their guests are entitled to the use and enjoyment of RLI Island and its facilities.

The following restrictions, covenants, conditions, rights and limitations are imposed upon the continued use and ownership of The Island:

- i. No building or structure shall be placed or built upon The Island.
- ii. No more than one dock or mooring structure shall be placed upon or built at The Island.
- iii. There shall be no overnight camping on The Island.
- iv. There shall be no overnight mooring or placement of watercraft at or upon The Island.
- v. There shall be no glass on the island for the safety of the Members.
- vi. The Island shall be subject to additional rules or regulations that may be imposed by RLI from time to time.
- vii. No commercial use or endeavor shall be operated upon The Island.
- viii. The Island shall be used by RLI Members identified in Section 1.02 as (a) Regular member, (b) Shared Ownership Member or (c) Ingress/Egress/Regress Member and their guests only, and, in the event of dissolution of RLI, only by the owners of The Runyan Lake Properties as defined by legal description within RLI Resolution 040903.
- ix. Members are financially responsible and will reimburse RLI for any and all damages on the island they cause including but not exclusive to damage to the dock, flagpole, picnic facilities, shoreline and plant growth. All pets on or around the island must be picked up after by their owner. All garbage, trash or litter brought onto the island must be removed by the member(s) using the island.

Section 6.07 The Lake Access Property

RLI owns the following property within Tyrone Township, Livingston County, Michigan described as:

SEC 9 T4N R6E RUNYAN LAKE COVE, BEG SW COR LOT 19, TH S63*E 63.64 FT, TH N29*E 30FT, TH N60*W 51.02 FT, TH S50*W 36.02 FT TO FOB. ALSO LOT18. CHANGED FROM 401-021, 10/85 COMBINED ON 04/27/2005 WITH 4704-09-401-019 INTO 4704-09-401-044.

The above described property is hereinafter referred to as “The Lake Access Property.”

The following restrictions, covenants, conditions, rights and limitations are imposed upon the continued use and ownership of The Lake Access Property:

- i. The Lake Access Property shall be used exclusively as a boat launch and shall be preserved to the extent feasible (i.e. other than the maintenance of the improvements that have been made as of September 3, 2004) in its natural condition.
- ii. The Lake Access Property shall be used only by the Regular Members and Shared Ownership Members of RLI, as defined in Section 1.02 of the RLI Bylaws, or as otherwise provided by the Bylaws of RLI in effect from time to time. In the event of dissolution of RLI, The Lake Access Property shall be used only by owners of The Runyan Lake Riparian Properties as defined by legal description within RLI Resolution 040903.
- iii. No public access shall be permitted.
- iv. No structure of any nature shall be placed upon The Lake Access Property.
- v. No more than one dock shall be placed at The Lake Access Property.
- vi. Mooring of watercraft shall be temporary and only in the assistance of loading or unloading a watercraft.
- vii. The Lake Access Property shall not be used for beach, lounging or picnicking purposes.
- viii. There shall be no overnight camping on or at The Lake Access Property.
- ix. There shall be no overnight mooring or placement of watercraft at or upon The Lake Access Property other than those owned by RLI. The number of watercraft that may be moored or placed upon The Lake Access Property by RLI is limited to one.
- x. The Lake Access Property shall be subject to additional rules or regulations that may be imposed by RLI from time to time.
- xi. No commercial use or endeavor shall be operated upon The Lake Access Property.
- xii. There shall be no campfires upon The Lake Access Property.
- xiii. The Lake Access Property shall be used exclusively (to the exclusion of all other persons) by boats registered with RLI.

Article VII. Changing of Bylaws

These bylaws are subject to amendment or revision by a 2/3 majority vote of RLI Members in attendance, or by proxy, at the Fall General Membership Meeting or special meetings as described in Section 4.02. Amendment opens for consideration only specific Sections to change for which notice is given. Revision opens the entire document to review and change. It involves rewriting the existing document and substituting a newly revised written document. Application for a change in bylaws may be submitted for consideration by the Board or by petition signed by twenty-five (25) RLI Members in good standing and submitted to the Board for action. The Board is authorized to table petition until next annual Fall General Membership Meeting or to call a Special Meeting as defined in Section 4.01 (e).

Section 7.01 Amendments/Revision

These bylaws may be amended/revised by a two-thirds majority vote at the Fall General Membership Meeting or at a special meeting as described in Section 4.03, provided that notice of the proposed amendment shall have been given to the Membership at least twenty-one (21) days prior to the meeting by regular mail or by e-mail. The notice shall include the complete text of proposed amendment/revision.

All bylaws, so established by RLI, shall take effect 30 days after passage. Each of said bylaws, and any subsequent changes, shall be mailed or e-mailed to every Member on record within 30 days after passage. Such mailing shall be entered on the records of RLI. Complete and accurate copies of all bylaws shall be kept by the Board of RLI for public inspection. It is the Member's responsibility to maintain their copy and provide subsequent owners of real property with such copy upon transfer of property.

Article VIII. Boating

Section 8.01 RLI Guidelines

(a) Owners

All boats owned by property owners, identified in Section 1.02 as (a) Regular member or (b) Shared Ownership Member entitled to use Runyan Lake must be registered with the RLI and display the nontransferable registration sticker on the right side of the hull immediately aft of the Michigan boat registration decals, or on the right side of the windshield.

This bylaw was further amended by Special Meeting Vote on July 5, 1987, to provide that all eligible property owners, in good standing, within the Territory, must each year register their boats with RLI and receive a serial numbered, nontransferable sticker for each boat owned by the property owner. Further, all stickers must be attached to the boat prior to being placed in the water. If the boat is not registered with RLI and a sticker affixed to the boat, then a notification of violation may be mailed to the property owner.

(b) Renters

Owners of rental properties, identified in Section 1.02 as (a) Regular member or (b) Shared Ownership Member, within the Territory are responsible for compliance to any and all applicable RLI bylaws of their renters. Upon proof of rental and boat ownership of renter, owners of rental properties may be issued two (2) stickers for renter for the length of rental or summer season, whichever is shorter. It is the Member's responsibility to approach the Board for said stickers. The Board reserves the right to award and/or revoke such stickers on a case-by-case basis.

Section 8.02 Regulations for use of RLI Boat Ramp

Boats, PWC's, and any other craft, raft, or dock equipment used on Runyan Lake and launched or recovered via the RLI boat ramp must be owned by and titled to Runyan Lake Members, in good standing, identified in Section 1.02 as (a) Regular Member or (b) Shared Ownership Member or their Runyan Lake property renters.

There is no provision for "day" use of the boat ramp, meaning that there is no provision for launching and retrieving boats via the ramp the same day or the same weekend, except in emergencies such as boat damage being incurred or boat repairs being required. It is expected that property owners will generally keep their boats at their own docks during the summer season, approximating to the period from Memorial Day to Labor Day.

Users of the RLI boat ramp are requested to use the ramp by calling their area Trustee to make a mutually agreeable appointment providing a minimum of 24 hours notice. Alternative arrangements for opening the boat ramp for the use of Members identified in Section 1.02 as (a) Regular member or (b) Shared Ownership Member may be made by the Board from time to time.

All boats, PWC's, and other craft that are required to be registered with the State of Michigan must display current State of Michigan registration, "MC" no. and validation (year).

All boats and craft used on Runyan Lake must have a current RLI boat registration sticker displayed on the right side of the hull immediately aft of the Michigan boat registration decals, or on right side of windshield. At the request of a Regular or Shared Ownership Member, RLI boat registration stickers may also be issued for the identification of craft not required to be registered with the State of Michigan, or for rafts.

To prevent bringing non-native plant and aquatic life into Runyan Lake, Members must wash and thoroughly clean any boat, PWC, or other craft or dock equipment that has been in or on another water body prior to launching it on Runyan Lake. Such washing shall include washing out live call wells, bilge and engine cooling system.

Users of the RLI boat ramp agree to indemnify and hold harmless RLI and its Trustees and Members against all and any liability for any injury to persons or damage to property including any damage to boats, PWC's, other craft, trailers, or towing vehicles associated with use of Runyan Lake Island and use of the RLI boat ramp.

Section 8.03 Michigan Boating Laws & Personal Watercraft Regulations

All RLI residents and guests of residents are expected to abide by Michigan Boating Laws and Personal Watercraft Regulations. Current copies of these documents can be obtained through:

Michigan Department of Natural Resources

Law Enforcement Division

P.O. Box 30031

Lansing, MI 48909

Or their website at: www.dnr.state.mi.us

Article IX. Bylaws Change / History Log

All future bylaw changes will be documented utilizing the following text format. Example provided for demonstration purposes only (no relation to RLI bylaws).

Date of Change Article, Section and Title affected
Current Verbiage:
Revised Verbiage:
Rationale:

*** Example *****

01/01/01 Article III, Section 3.01 Dues
Current Verbiage: The annual dues shall be \$xxx, payable on or before December 1st.
Revised Verbiage: The annual dues shall be \$yyy, payable on or before December 1st.
Rationale: The increase is needed to maintain a balance in the maintenance fund.

*** Example *****

Change / History Log:

September 2, 2011 Revised the Recitals to reflect the perpetual corporate status originally approved by vote of Membership on 11/29/79 which is on file with the state of Michigan, revised Section 2.05(c) and created Section 3.05 to permit a Financial Review Committee made up of RLI members to audit the financial records rather than incur the costs of a full audit; all changes adopted by vote of Membership at Fall General Membership Meeting. Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/2/2011, and Trustees Meetings of 9/2/2011 and 9/14/11.

September 3, 2010 Revised Sections 1.01, 4.01(g), and VII to comply with Attorney General Opinion 7230 as adopted by vote of Membership at Fall General Membership Meeting. Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/3/2010, and Trustees Meeting 9/3/2010.

September 4, 2009 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/4/2009, and Trustees Meeting 9/4/2009.

November 3, 2008 Attachment A updated – Dates updated to reflect General Meeting 8/29/2008, and Trustees Meetings 8/29/2008 and 11/2/2008, elections and appointment of trustee at-large with no changes to trustees or officers.

August 31, 2007 Changes to address RLE, resignation of Board, indemnification, emergency meetings, and general updates throughout adopted by vote of Members at Fall General Membership Meeting.

September 1, 2006 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/1/06 and trustees meeting 9/1/06.

September 2, 2005 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/2/05 and trustees meeting 9/2/05.

September 3, 2004 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/3/04 and trustees meeting 9/3/04. Articles 2.02(c), 3.03, X revised, articles 6.06 & 6.07 added, as recorded in minutes of General Meeting 9/3/04.

- September 29, 2003 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/12/03 and trustees meeting 9/28/03. Articles 4.01 (a) & (b) and 4.03 (a) & (b) revised as recorded in minutes of General Meeting 9/12/03.
- September 27, 2002 Attachment A updated – Trustees list updated to reflect changes as recorded in minutes of General Meeting 9/13/02 and trustees meeting 9/23/02.
- June 17, 2002 Attachment A updated -- Al Jarosz appointed by the Board as interim trustee to replace Don Godmar, Area 1 "A," who resigned .
- May 24, 2002 Complete bylaws Articles I thru X, Exhibit A, Attachments A & B, approved and adopted by vote of Members at Spring General Membership Meeting.

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Article X. Dissolution, Resignation of Board

Section 10.01 Replacement of Resigned Board of Trustees

If the entire RLI Board resigns the following shall take place:

(a) Any two members in the territory who are in good standing (as provided by Article I, Section 1.01) shall call for an Emergency General Membership Meeting. Notice of the meeting shall be sent to all Members by mail or e-mail at least 14 days prior to the date of the meeting. A quorum for an Emergency General Membership Meeting following the resignation of the entire RLI Board shall be at least 2 Members in good standing as provided by Article I, Section 1.01. The order of business shall be to elect a President and Vice President for the purpose of conducting RLI business.

(b) During the Emergency General Membership Meeting the newly elected President and Vice President shall set a date and time for a Special Meeting of the Board [Article IV, Section 4.02 (e)]. The order of business shall include Board of Trustee vacancies and nominations for new Trustees.

(c) During or within 10 days following the Emergency General Membership Meeting the newly elected President shall establish a committee [Article V, Section 5.01] to recruit Members in good standing (as provided by Article I, Section 1.01) to serve as Members of the Board of Trustees.

(d) During the Special Meeting of the Board scheduled in Section 10.01.b above, the President and the Vice President shall schedule a Special General Membership Meeting to elect new Board members consistent with Article II, Section 2.01. During this Special General Membership Meeting a quorum shall be at least 30 Members in good standing as provided by Article I, Section 1.01.

(e) Thereafter, at a regularly scheduled meeting of the Board, designations "A" and "B" of Trustees shall be decided [Article II, Section 2.01]. During this same regularly scheduled meeting of the Board the Board shall elect Officers and a Trustee-at-Large as provided by Article II, Section 2.04. The Membership shall be notified of the elected Officers and appointed Trustee-at-Large within 30 days [Article II, Section 2.04].

(f) During the next Spring and Fall General Membership Meetings the regular rotation of Board of Trustee nominations and elections shall take place [Article II, Section 2.02].

Section 10.02 Dissolution

Dissolution of RLI shall be affected according to the laws of the State of Michigan concerning the dissolution of corporations. In the event of dissolution, and as permitted by MCL 450.2855, the application and distribution of RLI assets shall be as follows and in the following order:

- (a) Payment of all liabilities and obligations;
- (b) Any asset held with the condition requiring their return must be returned upon dissolution;
- (c) Assets held subject to limitation permitting the use only for charitable or similar purposes must be transferred to another non-profit or charitable organization with a similar purpose;
- (d) The following assets shall be distributed in accordance with the following plan and distribution rights of the Members:
 - i. The Island. In the event of Dissolution, ownership of The Island shall automatically pass to the collective owners of the property included in the territorial boundaries of RLI, hereinafter referred to as "The Runyan Lake Properties". The Runyan Lake Properties are legally described within RLI Resolution 040903.

The ownership interest of the owners of The Runyan Lake Properties in The Island shall be (1) as tenants in common with all other owners of The Runyan Lake Properties, and (2) shall not be

severable from ownership of The Runyan Lake Properties, except that (3) the collective interests of The Runyan Lake Properties in The Island shall be conveyed to a charitable organization, lake improvement association, non-profit corporation, or other such similar entity upon the affirmative vote of two-thirds of all of the then owners of The Runyan Lake Properties as of April 15 of any year in which the vote is taken. The restrictions, regulations, covenants, conditions and provisions imposed by these Bylaws and by separate Declaration of Restrictions and Covenants recorded and imposed upon The Island, shall run with The Island in perpetuity, and shall be binding upon all future owners of The Island and may be enforced by RLI, any past, present or future Member of RLI and any owner at the time enforcement is sought of one or more lots or parcels included in The Runyan Lake Properties.

- ii. The Lake Access Property. In the event of Dissolution, ownership of The Lake Access Property shall automatically pass to the then owners of the Runyan Lake Riparian Properties within the RLI territory, hereinafter referred to as "The Runyan Lake Riparian Properties". The Runyan Lake Riparian Properties are legally described within RLI Resolution 040903.

The ownership interest of the owners of The Runyan Lake Riparian Properties in The Lake Access Property shall be (1) as tenants in commons with all other owners of The Runyan Lake Riparian Properties, and (2) shall not be severable from ownership of The Runyan Lake Riparian Properties, except that (3) the collective interests of the owners of The Runyan Lake Riparian Properties in The Lake Access Property shall be conveyed to a charitable organization, lake improvement association, non-profit corporation, or other such similar entity upon the affirmative vote of two-thirds of all of the then owners of The Runyan Lake Riparian Properties as of April 15 of any year in which the vote is taken. The restrictions, regulations, covenants, conditions and provisions imposed by these Bylaws and by separate Declaration of Restrictions and Covenants recorded and imposed upon The Lake Access Property, shall run with The Lake Access Property in perpetuity, and be binding upon all future owners of The Lake Access Property and may be enforced by RLI, any past, present or future Member of RLI and any owner at the time enforcement is sought of one or more lots or parcels included in The Runyan Lake Riparian Properties.

- (e) Any remaining assets shall be converted to cash and distributed pro-rata among all dues paying Members of RLI in good standing as of the effective date of Dissolution.

Exhibit A. Runyan Lake Physical Characteristics

Lake Surface Area	174 Acres
Maximum Depth	55 Feet
Mean Depth	32.8 Feet
Lake Volume	5,721 Acre-Feet
Shoreline Length	3.6 Miles
Shoreline Development Factor	1.9
Lake Elevation	893 Feet
Watershed Area	7,471 Acres
Ratio of Lake Area to Watershed Area	1:43

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Attachment A. Contact Numbers of Current Board of Trustees

Including designation of "A" and "B" for the purposes of Section 2.03.

Area 1	A	Ostrowski, Michele	Trustee	810-629-4569	10523 Lakeshore Dr. Fenton, MI 48430
Area 1	B	Verbeke, David G.	Trustee	810-919-6982	10288 Walnut Shores Dr. Fenton, MI 48430 Mail to: 6115 Englewood Dr., Clarkston, MI 48346
Area 2	A	Johnson, Kevin	Trustee	810-610-4512	10093 Carmer Rd Fenton, MI 48430
Area 2	B	Nester, Andy	Trustee	810-714-5957	10457 White Lake Rd. Fenton, MI 48430
Area 3	A	Meisel, Mark D.	President	810-629-3406	11010 Runyan Lake Pt. Fenton, MI 48430
Area 3	B	Maynard, Pat	Trustee	810-629-9254	10488 Runyan Lake Pt. Fenton, MI 48430
Area 4	A	Burke, Kenneth J.	Trustee	810-629-2439	10438 Runyan Lake Rd. Fenton, MI 48430
Area 4	B	Dan Cypher	Trustee	810-208-0351	10418 Runyan Lake Rd. Fenton, MI 48430
Area 5	A	Sporer, James	Trustee	810-629-9024	10274 Walnut Shores Dr Fenton, MI 48430
Area 5	B	Quinn, Ivan M.	Treasurer	810-629-7986	10019 Walnut Shores Dr. Fenton, MI 48430
At-large	N/A	Tim Polakowski	Trustee	810- 629-0744	10098 Walnut Shores Dr Fenton, MI 48430

Note: Refer to Figure 1, Map of Designated Areas, for your respective representatives.

This attachment updated 9/6/11 to reflect the election of new trustees at the Fall General Meeting held on 9/2/11, and appointment of officers and the At-large trustee at trustee meetings held on 9/2/11 and 9/14/11.

Attachment B. Frequently Used Numbers

Fenton FIRE Department	911
Livingston County AMBULANCE	911
Livingston County SHERIFF (emergency & dispatch)	911
Consumers Energy – Electric & Gas Emergency	800/477-5050
DNR & DEQ	517/625-4600
Livingston County Animal Control	517/546-2154
Livingston County Board of Commissioners	517/546-3520
Livingston County Building Department	517/546-3240
Livingston County Clerk	517/546-0500
Livingston County Drain Commission	517/546-0040
Livingston County Environmental Health	517/548-9858
Livingston County Equalization (Tax)	517/546-4182
Livingston County Essential Transportation Services (LETS)	517/546-6600
Livingston County Health Department	517/546-9850
Livingston County Register of Deeds	517/546-0270
Livingston County Road Commission	517/546-4250
Livingston County Sheriff (non-dispatch)	517/546-2440
Livingston County Solid Waste Control	517/545-9609
Sewer Emergency – monitored 24 hours	517/546-0040
Tyrone Township Hall	810/629-8631

Note: RLI is not responsible for any changes to these telephone numbers. It is the personal responsibility of Members to keep a note of emergency and other telephone numbers for their reference.