Trinke Estates

Property Owners' Association, Inc.

Amended Rules and Bylaws

May 2005

BYLAWS OF TRINKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE I—ORGANIZATION

Section 1: The name of the corporation shall be TRINKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Section 2: The Board of Directors shall manage and supervise all the affairs, property, and effects of the corporation and shall have the power to suspend or remove from office any one of the Board of Directors for the violation of any of the bylaws or rules of the corporation; to expel or suspend for cause any member of the corporation in the manner provided for in these bylaws; to make, alter and maintain rules for the management policing and use of the property and effects of the corporation; to fix and remit penalties for infractions of the bylaws or rules; to employ and authorize the employment of all employees of the corporation and to fix their compensation; and the Board of Directors shall have the full discretionary power to exercise all of the authority conferred upon it *by* the articles of incorporation and laws of the State of Wisconsin as made and provided.

Section 3: The location of the principal office of the corporation shall be: Trinke Estates, Town of Linn, Walworth County, Wisconsin.

Section 4: Its corporate seal shall be a circular disk with the following words inscribed thereon, "TRINKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC." and the word "Wisconsin" and such other legend that may be required by law.

ARTICLE II—DIRECTORS

Section 1: The property, *business,* and affairs of the corporation shall be managed and controlled by a Board of Directors composed of seven members.

Section 2: Each director shall be a member of the corporation. Each director shall hold office for a term of three (3) years from the date of his election and until his successor is elected and qualified. There shall be seven member with two (2) being elected the first year hereafter, three (3) the next year, and two (2) in the third year. No director may serve more than two consecutive terms. A director must serve one year on the board before being elected an officer.

Section 3: The directors shall be elected each year at the annual meeting of the corporation.

Section 4: The newly elected Board of Directors shall hold an organization meeting immediately after the annual meeting of the corporation. At this meeting, the Board shall elect each of the executive officers of the corporation as named in Article V of these bylaws. The officers so elected shall hold their respective offices until a new Board of Directors is elected at the annual meeting of the corporation or until their successors are elected and qualified.

Section 5: If the office of any director shall become vacant by reason of the termination of membership in the corporation or by reason of death, resignation, removal or inability to act, then the remaining directors of the Board may elect a successor who, when elected, shall hold office for the unexpired term of the retired director. If a director misses two consecutive board meetings, he may be removed from the board by a vote of his fellow members.

Section 6: A meeting of the Board of Directors may be called at any time by the President or any two members of the Board: notice of the time and place of the holding of any meetings of the Board shall be by mailing, e-mailing, telephoning, or faxing the same to each director at his address as the same appears upon the records of the corporation five (5) days or more before the date of the meeting. This notice may be waived.

Section 7: Any meeting, regular or special, of the Board of Directors may be held at any place within or without the State of Wisconsin. Four members of the Board shall constitute a quorum.

Section 8: The order of business to be followed at the meetings of the corporation and at the meetings of the Board of Directors shall be as follows:

1. Roll call.
2. Reading reports of preceding meeting and action thereon.
3. Treasurer's report.
4. Reports of committees.
5. Unfinished business.
6. Reading of communication of miscellaneous business.
7. New business.

ARTICLE III—MAINTENANCE ASSESSMENTS

Section 1: The Board of Directors shall annually prepare a budget and present the same t the annual or special meeting of the corporation. The budget shall present an estimate of all of the expenses for the corporation, maintenance, and improvement of the corporation for the ensuing year including, without limiting the generality of the foregoing, all of the salaries paid to the employees, fees paid for auditing of the books of the corporation, and the necessary legal fees. If the Board of Directors determines that a matter of maintenance or other appropriate action requires immediate attention, the Board may call a special meeting of the membership to act on such matter and may, among other things, authorize contracts and maintenance assessments for the payment of said contracts in the same manner as the annual meeting with the same notice and quorum requirements. The board may not spend an amount in excess of $5,000 on any capital improvement to the grounds or purchase any equipment not approved in the budget at the annual meeting without a majority vote of the membership.

Section 2: The Board of Directors, upon the adoption and approval of the annual budget by a majority of the membership or the corporation at an annual or special meeting or adjournment thereof, shall be empowered to levy an assessment to known as the Maintenance Assessment against all of the parcels of land in the subdivision known as Trinke Estates, the ownership of which entitles the owners thereof to the use and enjoyment of the properties controlled by the corporation, to declare the assessment so levied due and payable to notify lot owners thereof and to collect the same.

Section 3: The procedure hereinabove provided for in Sections 1 and 2 of this Article III shall in all respects follow, be governed by, and subject to the lien provision of Section 289.70 of the Revised Statutes of Wisconsin, except that the amount of the assessment shall not be limited as provided in said statutes. Additionally, in accord with the Revised Statutes of Wisconsin, the board is granted the power to place a lien on the property of members who fail to pay dues, maintenance assessments, special assessments or fines as levied by the association. As herein set forth, the board may also bar those members in arrears from the use of association property including the lagoon and lakefront.

Section 4: The Board of Directors shall have the power to discontinue any and all of the previous services and benefits of the corporation to members and property owners of the subdivision who are delinquent in the payment of their assessments and to forbid the use by the said delinquent members of any of the property owned and controlled by the corporation for the common benefit of the members and owners.

Section 5: Special meetings of the members of the corporation may be called at any time by the Board of Directors and shall be called upon written request of five property owners of the corporation when said request is submitted to any officer or director.

Section 6: Notice of time and place of all meetings shall be mailed to each member of the corporation at the address which he designates in writing to the secretary of the corporation at least 10 days prior to the date of the meeting. If the member does not designate this address to the secretary of the corporation, then the notice of the meeting shall be sent to the member at the post-office address as the same appears on the property tax assessment rolls of Walworth County.

Section 7: Members may be represented at all meetings by written proxy. All proxies must be filed with the secretary or treasurer of the corporation before the meeting of the members of the corporation is called to order. Proxies must be signed by the property owner and shall designate thereon who shall be entitled to vote the same. Proxies shall be good for a term of not more than six (6) months from date thereof and can be retracted upon written request of the signer of the proxy at any time prior to vote thereon.

Section 8: Member or members shall be entitle to one vote for each lot owned; if more than one members owns an interest in a lot, then the said members shall be entitled to only one representative vote for the lot owned. Any separately described parcel of land upon which a dwelling may be constructed and occupied shall be considered a lot for the purposes of these bylaws.

Section 9: The manner of voting by ballot or by a showing of hands shall be at the discretion of the presiding officer. A majority vote shall control except as to matters of amending the articles of incorporation which shall require a two-thirds (2/3) vote.

Section 10: These bylaws and any hereafter adopted may be amended at any annual meeting of the members of the corporation, adjourned session, or at any special meeting called for that purpose. Any proposed bylaw change shall be indicated in the notice for the meeting at which the proposal is to be considered. The notice shall contain the existing provision and the proposed change.

ARTICLE V—OFFICERS

Section 1: The officers of the corporation shall be president, vice president, secretary, and treasurer. The offices shall be held by more than one person.

Section 2: The Board of Directors may appoint additional officers to carry out duties which it deems for the best interest and welfare of the corporation.

Section 3: The principal duties of the president shall be to preside at all meetings, general or special, of the members, as well as of the Board of Directors, to have general supervision of the affairs of the corporation, and to execute all corporate instruments required by law to be executed by the president.

Section 4: The principal duties of the vice president shall be to discharge the duties of the president in the event of the disability for any cause whatsoever, of the president.

Section 5: The duties of the treasurer shall be to keep full and accurate accounts of the receipts and disbursements in books belonging to the corporation, and to deposit all moneys and other valuable effects in the name and to the credit of the corporation, in such bank depositories as may be designated by the Board of Directors. He/she shall disburse the funds of the corporation as ordered by the Board, taking proper vouchers for such disbursements, and shall render to the president and directors, whenever they may require it, an account of all his transactions as secretary-treasurer, and the financial condition of the corporation. He/she may be required, at the direction of the Board of Directors, to countersign and attest all deeds, leases, and conveyances executed by the corporation, and to affix the seal of the corporation thereto and to such other papers as shall be required or directed to be sealed. The duties of the

secretary shall be to record the minutes of the annual and board meetings and to timely disseminate those to the members, as well as compiling the roster of members.

Section 6: All officers of this corporation shall perform such additional or different duties as shall from time to time be imposed or required by the Board of Directors, the president, or as may be prescribed from time to time by the bylaws.

Section 7: The officers and directors of the corporation shall receive no compensation.

Section 8: Any director or officer of the corporation who shall be made a party to any action, suit, or proceeding, by reason of the fact that he/she is or was director, officer, or employee of the corporation, shall be indemnified by the corporation for all reasonable expenses, including the attorney's fees actually and necessarily incurred by him in connection with any appeal adjudged in such action, suit, or proceedings that such officer, director, or employee is adjudged liable for negligence or misconduct in the performance of his duties.

ARTICLE VI—COMMITTEES AND THEIR APPOINTMENTS AND DUTIES

Section 1: The president shall have the power to appoint such committee or committees as he may deem necessary or expedient for properly conducting the business and affairs of the corporation, and may invest such committees with *such* powers as he may deem advisable.

TRINKE ESTATES PROPERTY OWNERS ASSOCIATION RULES

Amended 7/2023

1. All members of the association MUST accompany guests at the lakefront.

2. Please remove all cans, bottles, trash, etc, when you leave the beach area.

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3. No dogs or pets are allowed on the pier or beach area.

4. Boat slips in the lagoons are for the use of the members or the members of the immediate family and are not to be loaned or rented to non-members.

5. For the look of conformity, any shore station that is installed or modified must have white wooden posts and forest green awnings. The overall height of the structure shall be a minimum of 9 feet and shall not exceed 10 feet. Awnings must be installed from Memorial Day to Labor Day. Any changes to a lagoon boat slip, including lifts, awning frame or canvas covering, requires board approval.

6. NO smoking, open fires, or fireworks within 200 feet of lagoon slips or common pier. Fine is $250 per occurrence. No burning may be done on Trinke Estates common property.

7. Any and all electrical work, upgrades, or re-wiring at the lagoon slips must be done by a Board approved vendor.

8. There is no parking on Trinke Estates common property unless permission is obtained from the Board of Directors in advance. Parking is allowed in designated areas only.

9. Property owners must maintain their property and mow at least once every two (2) weeks. Weeds and grass may not exceed the height of 12 inches, per the law of Linn Township.

10. Association dues are to be paid by May 15 of each year. A late fee of $100.00 will be charged for each week that dues are in arrears. Non-paying members are not allowed use of the beach area or docking of boats in slips until dues are paid. Non-paying members are liable for any legal fees incurred by the association to collect unpaid dues.

11. Any damage to Trinke Estates common property caused directly by or on the behalf of a property owner shall be the responsibility of the property owner to rectify.

12. No one under the age of 12 may operate any "recreational vehicles" on Trinke Estates common property. The Association is not responsible or liable for any accident, damage,

or injury that may occur due to the use of a recreational vehicle on common property. No one shall exceed a speed limit of 10 mph.

13. Non-payment of fines levied by the Board of Directors or late fees for Association dues, will result in restricted usage of the beaches and lagoons and all other Trinke Estates common property, beaches and lagoons.

14. Violation of the Trinke Estates Property Owners Association Rules or the By-laws may result in restricted usage of the Trinke Estates common property, beaches, and lagoons.

15. Construction hours should be between 7:30 AM and 6:00 PM on weekdays and 8:30 AM and 5 PM on weekends. Please eliminate weekend construction between Memorial Day and Labor Day.

16. Boats, trailers, RVs, motor homes, personal water crafts, etc. may not be stored on your property if visible from the street or to other Trinke homeowners.

17. Rentals can only be for a period of not less than thirty (30) days pursuant to Town of Geneva Ordinance No. 77. Renters are not permitted to use the Association's common property.

18. Fences are not permitted to be added.

19. Barns, unattached garages and "out" structures are not permitted to be added.

20. Change of ownership requires board notification, survey, and review of previously unapproved improvements to property.

All members of the association are encouraged to report any violation of these rules to a member of the board. Unless otherwise specified in the rules above, any violation may result in the following upon board of director review:

- First violation: $100 fine due 30 days after formal written notice.
- Second violation: $250 fine due 30 days after formal written notice.
- Third violation: Referral to Trinke Estates Attorneys for Assessment of additional penalties. Violator to pay all attorney's fees and costs.