

AMENDED BYLAWS

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION, INCORPORATED

DEFINITIONS

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| ARTICLE I. | TITLE, CORPORATION ASSOCIATION SEAL AND ADMINISTRATIVE GUIDELINES OF THE ASSOCIATION |
| ARTICLE II. | MEMBERSHIP |
| ARTICLE III. | OFFICERS AND DIRECTORS |
| ARTICLE IV. | ASSESSMENTS |
| ARTICLE V. | MEETINGS |
| ARTICLE VI. | COMMITTEES |
| ARTICLE VII. | DUTIES OF OFFICERS, BOARD OF DIRECTORS, EMPLOYEE |
| ARTICLE VIII. | CORPORATION ASSOCIATION AUDITS, AUTHORITY AND ASSETS |
| ARTICLE IX. | VOTING POWERS OF MEMBERS |
| ARTICLE X. | NOMINATION AND ELECTION OF OFFICERS |
| ARTICLE XI. | MISCELLANEOUS PROVISIONS |
| ARTICLE XII. | PIER APPLICATION AND COMPLIANCE, GENERAL |
| ARTICLE XIII. | BOUNDARIES |
| ARTICLE XIV. | BYLAWS |

DEFINITIONS

For these Bylaws of the Lake Como Beach property Owners Association, Inc. the following words shall be defined as set forth below:

Entity - shall mean an association or corporation that has the capacity to be held legally accountable, such as an LLC, corporation, partnership, or trust.

Member in Good Standing - shall mean a member, as that term is defined in Article 2.01 of these Bylaws, who has paid all assessments, fines, etc. in full and on time to LCBPOA, Inc.

Qualifying Parcel - shall mean a Walworth County Tax Parcel located in within the Lake Como Beach Subdivision as recorded in the Walworth County Registrar of the Deeds Office, or within the area known as “Deer Crossing Subdivision”, and otherwise meeting the requirements of Article 2.01 membership.

AMENDED BYLAWS

LAKE COMO BEACH PROPERTY OWNERS ASSOCIATION, INCORPORATED

ARTICLE I

TITLE, ASSOCIATION SEAL ADMINISTRATIVE GUIDELINES OF THE ASSOCIATION

1.01 NAME. The name of the Association shall be Lake Como Beach Property Owners Association, Inc. (hereinafter referred to as “LCBPOA” or “Association”. The Lake Como Beach Property Association, Inc. is organized as a not-for-profit 501c7, a non-stock corporation under Chapter 181 of the Wisconsin statutes.

1.02 COMPLIANCE. The Association shall have a seal which shall be in the form of a circle with the following words there: “Lake Como Beach Property Owners Association, Incorporated 1926”. The Association shall (1) operate in a manner to be compliant with all applicable federal, state and county laws; (2) shall not participate in partisan political activity; (3) shall not operate any business in such a manner as to jeopardize the not-for-profit status of the Association; (4) and shall further conduct business of the Association consistent with the provisions of these Bylaws and directed by parliamentary procedures as set in the then current edition of “Roberts Rules of Order” and as prescribed in Wisconsin Chapter 181.

1.03 MISSION STATEMENT. The LCBPOA shall carry out the programs of the Association and make effective representations on behalf of its members, manage affairs, assets, and property of the Association in a manner that promotes the best interests of its members, community assets and the interests of the community.

ARTICLE II

MEMBERSHIP

2.01 MEMBERSHIP ELIGIBILITY AND RESPONSIBILITY. Membership in the Lake Como Beach Property Owners Association, Inc. is conditioned upon ownership of a membership qualifying parcel located within the Lake Como Beach Subdivision and payment of all assessments, fees, and dues. A parcel is defined as any number of contiguous lots on which a single-family use residence can be built or has been built pursuant to the current building codes as specified in Section 9.01. A member shall be any of the following:

- a) Up to two (2) individuals who are listed on the title as owner(s) of a membership qualifying parcel in Lake Como Beach Subdivision,
- b) Up to two (2) designated Trustee(s) of a Trust which holds title to the membership qualifying parcel,
- c) A single individual designated member of an LLC which holds title to the membership qualifying parcel,

- d) A single individual designated partner of a partnership which holds title to a membership qualifying parcel,
- e) A single individual designated officer or director of a corporation which holds title to the membership qualifying parcel.

Each member shall be responsible for payment of assessments and fees which may be fixed by the Bylaws of the Association and the Board of Directors and approved by the members of the Association. It is the responsibility of each member to provide, update and confirm that accurate member contact information, (billing address, phone number(s) and e-mail address) is provided to the Association. A member may request, and the Clerk shall provide, written verification of his or her contact information/records. The Clerk shall provide this confirmation notice in written form within ten (10) days by e-mail or U.S.P.S. When any member or entity ceases to be a real estate owner of a membership qualifying parcel within the LCBPOA, as defined herein, he or she ceases to be a member of the Association.

2.02 MEMBER PRIVILEGES. Members in good standing are granted certain privileges within the Association. Some examples of privileges are but not limited to: Parking/Beach Passes, access to Association lakefront property, Association functions and voting rights. The Board of Directors has the authority to regulate these privileges. If a member does not follow the rules, the Board may suspend these privileges. The member may request a hearing of the Board of Directors to have his/her privileges considered for reinstatement.

2.03 MEMBER COMMUNICATION. Member Communication will occur no less than monthly and will include the prior months' approved minutes along with pertinent information of the Association. Acceptable forms of communication may include direct U.S.P.S. mail to the last known address of the members of the Association, LCBPOA and/or Town of Geneva website, the Lake Geneva local newspaper, public posting at available community sites, and by approved LCBPOA social media network. All member communication will be archived in print form or electronic form and maintained by the Secretary unless otherwise designated by the Board of Directors.

ARTICLE III

OFFICERS AND DIRECTORS

3.01 OFFICERS. The governing body of the Lake Como Beach Property Owners Association, Inc. shall be its Board of Directors comprised of an Executive Board to include the offices of President, Vice-President, Secretary and Treasurer, plus ten (10) District Directors. There shall be a maximum of two (2) District Directors elected by the members within each of the five (5) designated Districts. Any member holding a position on the Executive Board, or the position of Director shall be a member in good standing of the LCBPOA and be a member as described in Section 2.01 (a), (b), (c) or (d). Members described in Section 2.01 (e) may not serve in any capacity on the Board of Directors.

3.02 EXECUTIVE OFFICERS. The Executive Officers of the Association shall be President, Vice-President, Secretary and Treasurer. All members of the Executive Officers must be a full-time permanent resident of the Lake Como Beach Subdivision and a member in good standing of the LCBPOA. No Executive Officer may hold more than one position on the Board of Directors at any one time. No Executive Officer or Board member may cast a vote on any issue brought by the Committee that they sit on. The Executive Officers or Board of Directors and District Directors shall be elected pursuant to Article X.

3.03 DISTRICT DIRECTOR ELIGIBILITY. Any member of the Association in good standing who wishes to be a District Director must attend at least three (3) Board of Directors meetings within the preceding one (1) year period to be eligible for the position of District Director.

3.04 ADVISORS TO THE ASSOCIATION. The Board of Directors may designate and provide for the creation and nomination of additional Officers(s) or Director positions as may be deemed in the best interest of the Association. Any such nomination must be confirmed by a majority vote of the Board of Directors. The President may appoint non-compensated advisers to the Association subject to Board approval, including a Parliamentarian and Sergeant-At-Arms.

Parliamentarian: The Parliamentarian shall be an advisor to the President and members of the Association on matters of parliamentary procedure and specific application of Robert's Rules of Order for the orderly conduct of the meeting. The Parliamentarian acts as an impartial advisor removed from any debate or issue at hand. The Parliamentarian may be a current Board member or any member in good standing.

Sergeant-At-Arms: The Sergeant-At-Arms shall assist in preserving order at all meetings and social functions of the Association and shall perform other business duties of the Association as may be directed by the President or presiding Officer. The Sergeant-At-Arms may be a current Board member or any member in good standing.

3.05 VACANCIES. For any vacancy on the Executive Board or Board of Directors (excluding the Office of the President) occurring between regular scheduled elections, the vacant position may be filled by a candidate nominated by any member of the Executive Board or Board of Directors. Approval will be by a majority vote of the Board of Directors. A vacancy occurring in the office of the President will be filled by special election vote of the members of the Association held at a Special Meeting called for that purpose by the Board and within 60 days or by the next Bi-Annual Membership meeting. The candidate must conform to Sections 3.01, 3.02 and 3.03.

3.06 TERM OF OFFICE, DISCLOSURE. The Executive Officers and Directors of the Association shall be elected for a term of not less than four (4) years. An Executive Officer or Director may be elected to consecutive terms. Any Executive Officer or Director of the Association shall be required to disclose any compensated business, personal, or financial

relationship with the Association or its Officers that may be construed to be a conflict of interest. Such disclosures are subject to review by the Finance Committee and the Board of Directors.

3.07 REMOVAL. Any Director and/or agent of the Association may be removed at any time, with cause, and notwithstanding the contract rights, if any, of the Executive Officer, Director, or agent removed. The election or appointment of an Executive Officer or agent does not on in itself create contract rights. An Executive Officer may be removed from office by the affirmative majority vote of the members entitled to vote for the above stated positions, held at a Special Meeting of the membership called for that purpose. A District Director may be removed from office by a majority vote of the eligible voting members within that District at a meeting called for that purpose and supervised by the Board of Directors. A District Director or Executive Officer may resign at any time by delivering written notice of his or her resignation to the Board of Directors or to the Association. A resignation is effective when the notice is delivered, unless the notice specifies, and the Board agrees to, a later effective date.

ARTICLE IV

ASSESSMENTS

4.01 DUES, SPECIAL ASSESSMENTS AND FEES. The Association shall have the power to require payment of regular dues, special assessments, parking fees, pier fees and other fees for the general benefit of the Association. Any changes to dues or the determination that a Special Assessment is needed will require an affirmative majority vote of the eligible voting members at a Bi-Annual Membership or Special Meeting of the Association at which a quorum is present before any proposed change can be invoiced. All parking fees, pier fees, and all other fees will be approved by the Board of Directors at any regularly scheduled meeting and are subject to change as determined by the Board. Any and all dues and special assessments shall be paid by members owning real estate within the Lake Como Beach Subdivision by the due date. Any unpaid Dues or Special Assessments payment received after the invoiced due date shall be assessed a late fee of \$20.00 per billable parcel at the time the invoice becomes past due. The Association shall be entitled to file a lien to recover any and all unpaid invoices more than 180 days in arrears. Upon the transfer to another party of any membership qualifying parcel, the Title Company is required by Wisconsin Stats. s 779.13 law to satisfy all liens for unpaid invoices owed to the Association. The Association shall be entitled to attorneys' fees and costs to enforce payment of all unpaid invoices either from the prior owner (seller) or the Title Company if they failed to clear the lien. Any and all annual dues, special assessments, parking fees, pier fees and other fees collected by the Association shall be deposited in its general fund for the purpose of operating the community grounds, buildings, and functions of the Association; or for the purpose of making whatever improvements decided upon by a majority of the Board of Directors or members of the Association at a general or special meeting.

4.02 MEMBER SUSPENSION. A member may be suspended from the Association if he or she shall fail to pay all applicable assessments, fees, and dues as they become due. Any member's suspended shall not be entitled to the rights and privileges of membership in the Association

including the right to vote or pier privileges. Suspension from the Association does not relieve member responsibility to pay any past due or future dues or assessments. The time period being measured for suspension is from the time that the assessment and/or dues are owed. The Clerk of the Association shall provide written notice of suspension to the member(s) within 15 business days by registered mail. Members rights and privileges (except pier privileges, which will require a new application), may be reinstated by paying all past due assessments, fees, and dues up to and including the current year's assessments and dues.

4.03 MEMBER ACCESS. Under no circumstances may an owner of real estate who is in arrears for failure to pay any assessment, or beach/parking fees be a guest of another member for the purpose of utilizing the grounds, beach, Clubhouse and/or other assets of the Association. Only members of the Association who are in good standing are eligible to apply for a pier permit from the Association.

ARTICLE V

MEETINGS

5.01 MEMBERSHIP MEETINGS. Meetings of the members of the Association shall be held and participation will be open to all members in good standing. All membership meetings will be held at the community Clubhouse, W3730 Clubhouse Drive, Town of Geneva, Walworth County, Wisconsin. Notice for all publicly held meetings of the Association shall be provided through the normal communication channels of the Association. If the day fixed for the Bi-Annual Membership Meeting shall be a legal holiday, such meeting shall be held on the next succeeding Sunday. No hall rentals or activities will supersede a membership meeting or a regularly scheduled Board meeting. If the community Clubhouse is uninhabitable due to damage or construction, the membership will be notified of a change in location through the normal communication channels. All meetings at which business of the Association is to be conducted shall be governed by parliamentary procedure in accordance with the current published version of "Roberts Rules of Order" and in compliance with the Wisconsin Open Meeting Law.

5.02 BI-ANNUAL SPRING MEMBERSHIP MEETING. The Bi-Annual Spring Membership Meeting of the members in good standing of the Association shall be held on the third (3rd) Sunday in May of every year. The Bi-Annual meeting shall be open to all members in good standing and shall be for the purpose of considering any business of the Association including but not limited to, all matters of old business of the Association including matters from the most recent prior meeting of the membership, current financial reports, reports of all standing and active committees, and any new business as brought by members in attendance. Members shall be allowed to present, debate and vote on any matter on the meeting agenda. Minutes of the Bi-Annual Spring Membership Meeting will be approved at the Bi-Annual Fall Membership Meeting,

5.03 BI-ANNUAL FALL MEMBERSHIP MEETING. The Bi-Annual Fall Meeting of the members in good standing of the Association shall be held on the second (2nd) Sunday in October of every year. The Bi-Annual Meeting shall be open to all members in good standing and shall be for the purpose of considering any business of the Association including, but not limited to, all matters of old business of the Association including matters from the most recent prior meeting of the membership, current financial reports, reports of all standing and active committees, and any new business as brought by members in attendance. Members shall be allowed to present, debate and vote on any matter on the meeting agenda. Minutes of the Bi-Annual Fall Membership Meeting will be approved at the Bi-Annual Spring Membership Meeting.

5.04 BOARD OF DIRECTORS MEETING. Meetings of the Board of Directors shall be held no less than quarterly. Board of Directors meetings are held for the purpose of conducting the business of the Association as defined on the approved Board of Directors meeting agenda. The Board of Directors can only meet in closed session in compliance with Wisconsin Open Meetings Law. Member participation at Board meetings shall be held to published agenda items, subject to recognition by the presiding Officer, or as permitted by an affirmative majority vote of the Board of Directors. New business brought by members for consideration of the Board of Directors shall be by notice to the Secretary 24 hours in advance of the workshop prior to the Board meeting for inclusion on the agenda. Members in attendance at a publicly held Board meeting may propose new business for future Board consideration under Member Comments. Member comments will be allowed at the discretion of the presiding Officer at the conclusion of the Board meeting agenda.

5.05 SPECIAL BOARD OF DIRECTORS MEETING. Special Board of Directors meeting may be held at any time or place on call of any Board member. Notice of such meeting shall be given to all Board Members by mail, in person, e-mail, or by telephone at least five (5) days prior to the date thereof. Notice of the Special Board of Directors Board meeting shall provide description of the purpose of the meeting at which no other business shall be conducted. Special Board of Directors meetings may be requested by any Board member for the purpose of addressing an immediate or pressing matter that cannot be handled in a timely manner at the next regularly scheduled meeting of the Association. Special Board of Directors meeting may not be called to create or fill vacancies on the Executive Board or the Board of Directors. Any action(s) taken at a Special Board of Directors meeting shall be reported, including published minutes of the meeting, at the next publicly held meeting of the Association.

5.06 BOARD OF DIRECTORS WORKSHOP MEETING. Board of Directors workshop meetings may be held at any time or place on call of any Board member. Notice of such meeting shall be given to all Board members by mail, in person, e-mail, or telephone at least five (5) days prior to the date thereof. Workshop Meetings are restricted to Board member preparation for scheduled Board of Directors or Membership meetings. No vote affecting the business affairs of the Association shall be conducted at a Board of Directors Workshop meeting. All such matters that require a Board of Directors vote shall be conducted at a publicly held Board, Bi-Annual Membership or Special Board of Directors Meeting called for that purpose.

5.07 SPECIAL MEMBERSHIP MEETING. Special Meeting of the membership may be held at any time on call of the Secretary in receipt of a written request of twenty-five (25) or more members of the Association. Members shall receive notice of the meeting at least ten (10) business days prior to the date of the meeting. The purpose of the meeting shall be stated in the notice. No business than what is stated in the notice shall be transacted.

5.08 QUORUM, MEMBERSHIP. No business shall be transacted at a Bi-Annual Membership or Special Meeting unless a quorum is present. Twenty-five (25) members in good standing shall constitute a quorum at any Bi-Annual Membership or Special Meeting of the Association. In the absence of a quorum, the meeting may be adjourned to a time and place to be fixed by the presiding Officer of the adjourned meeting. The Secretary shall provide notice as outlined in Article II Sec. 2.03 the date, time, and location of a rescheduled meeting. The members shall be entitled to ten (10) business days prior notice of any rescheduled Membership or Special Meeting.

5.09 QUORUM, BOARD. No business shall be transacted at a Board of Directors meeting unless a quorum is present. Five (5) members of the Board of Directors shall constitute a quorum. In the absence of a quorum, the presiding Officer may adjourn the meeting to such time and place as may be deemed appropriate by the Board members present. Notice of rescheduled meeting shall be provided to the absent Board members by direct contact from the presiding Officer of the adjourned meeting.

5.10 OFFICER AND DIRECTOR ABSENCE. Any Executive Board member or Director may be absent from three (3) meetings of the Association including the Board of Directors Workshop, Special, Bi-Annual Membership meetings per calendar year, without being excused by the President. Any Executive Board member or District Director absent for more than three (3) meetings without being excused by the President may be subject to suspension by the Board of Directors. The Secretary shall notify him or her of the pending suspension by certified mail. The suspended Board member may appear at the next Board of Directors meeting and explain his or her reason for absence. The Board of Directors may, by majority vote, reinstate or expel such Board member. Failure to appear at the next Board of Directors meeting following notification by the Secretary, shall automatically sustain the expulsion of the Board member in question.

5.11 MEETINGS, ORDER OF BUSINESS. At all Bi-Annual Membership or Board of Directors meetings the order of business shall be:

1. Pledge of Allegiance.
2. Roll Call of Officers and Directors and introduction of special invited guests, speakers or attorney and purpose of their attendance.
3. Approval of Agenda.
 - a. Old Business to include current tabled items until resolved.
 - b. New Business.
4. Presentation of the Minutes of the prior Board or Bi-Annual meeting as applicable.

5. Presentation of the Treasurer's Report, Clerk's Report, Financial and Audit Report.
6. Executive Officer Report
7. Standing Committee Reports
 - Activity/Welcoming
 - Bylaw
 - Clubhouse
 - Finance
 - Fundraising
 - Lakeshore
 - Pier
8. Other Committee Reports
9. Members' comments at the discretion of the presiding Officer
10. Adjournment

5.12 SPECIAL MEETINGS, ORDER OF BUSINESS.

1. Pledge of Allegiance
2. Roll Call of Officers and Directors and introduction of special quest(s), speaker or attorney and purpose of their attendance.
3. Approval of Agenda
4. Members' comments at the discretion of the presiding Officer
5. Adjournment.

ARTICLE VI

COMMITTEES

6.01 COMMITTEES. The Board of Directors may establish one or more committees and nominate members subject to an affirmative vote of the Board of Directors, except the Pier and Finance Committees. Each committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven ((7). Unless otherwise provided by the Board of Directors, members of a committee shall serve in the best interest of the Association. To the extent specified by the Board of Directors, in the Articles of Incorporation or Bylaws, each committee may exercise the powers of the Association, except that a committee may not do any of the following: (a) appoint counsel; (b) appoint consultants or advisors; (c) sign, execute or acknowledge deeds, mortgages, loans, notes, bonds, stock certificates, contracts, leases, reports, checks, and all other similar documents or instruments. No committee shall cause expenditure of Association funds without the express approval of the Board of Directors. A budget is created by the Board of Directors with the assistance of the Finance Committee. Each committee will present a preliminary budget to the Board of Directors and receive approval prior to any expenditures. The Association is required to adhere to the budget, and, if changes are made in the budget, to have motions and approval by the Board of Directors.

6.02 FINANCE COMMITTEE. The Finance Committee shall be comprised of a minimum of three (3) Committee members in good standing of the Association. It shall be elected by the membership of the Association and serve for a period of four (4) years. Election of the Finance Committee (minimum of three (3) Committee members) shall coincide with the election for Vice-President, Secretary, Finance Committee (minimum of three (3) Finance Committee members), Pier Committee (minimum of three (3) Pier Committee members), two District Directors for District 1 and 2 as outlined in Article X Sec. 10.02. Only one (1) Director and no Executive Board members may serve on the Finance Committee. Any budget or finance related matter initiated by or affecting the Association may be subject to review by the Finance Committee upon call of the membership by majority vote at any legal meeting of the Association. The Finance Committee shall be charged with reviewing budget and related financial matters affecting the Association and preparation of the annual budget. These duties shall include but are not limited to, oversight of all financial functions and records of the offices of the Treasurer and Clerk. Two of the three (3) members of the Finance Committee shall review and approve all disbursements, payments, drafts, or checks made to any person or entity from Association assets prior to disbursement. The Finance Committee shall have open access to all financial records of the Association and shall be responsible for the reconciliation of all Association bank statements on a monthly basis. Further, it shall be the responsibility of the Finance Committee to assure that all vendor, supplier, contract, or service provider expenses that will exceed \$500.00 are subject to a sealed competitive bidding process requiring a minimum of (3) three vendor/supplier bids when available. If any member of the Board of Directors (including immediate family members) is a bidder for the purpose of providing compensated goods or services to the Association, the Finance Committee will ensure that no conflict of interest exists if that member would be awarded a contract resulting in compensation with Association assets. The Finance Committee shall present subsequent recommendations to the Board of Directors prior to the award of any bid or contract or incurring any such expense. Recommendations of the Finance Committee shall be reported at the regularly scheduled Board and Membership meetings of the Association.

6.03 PIER COMMITTEE: A standing Pier Committee shall be elected by the members of the Association from among their number and serve for a period of four (4) years. Positions on the Pier Committee shall be filled by majority vote of the membership held in conjunction with elections for the positions of Vice-President, Secretary, Pier Committee (minimum of three (3) Pier Committee members), Finance Committee (minimum of three (3) Finance Committee members) and 2 District Directors each for Districts 1 and 2 as outlined in Article X, Sec. 10.02. The Pier Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) members. Only one (1) member of the Board of Directors may serve as a member of the Pier Committee. The Pier Committee will not have the power or right to revoke a member's pier privilege or pier waiting list position. It shall be the responsibility of the Pier Committee to make recommendations to the Board of Directors regarding all matters relating to pier privilege assignment, pier applications, pier waiting list status, and pier Policies and Procedures. All Pier Committee recommendations to revoke either existing pier privilege or position on the pier waiting list must be confirmed or rejected by a majority vote of the Board of Directors at a publicly held Board or Membership meeting. Further, it shall be the responsibility of the Pier Committee to provide oversight of pier applications, assignments, installations and removals, pier size and location compliance, and to maintain a current, reconcilable pier

application and assignment list. Pier list may be encoded by tax key number or other suitable coding method to assure the privacy of those listed. Access to these lists will be to any Association member in good standing. The Board of Directors shall hold the sole authority to confirm Pier Policies and Procedures and approval of assignment or rejection of member pier privileges or eligibility status. The Pier Committee will be responsible for written communication with a then current pier holder(s) or applicant(s) regarding any pier or pier applicant privileges. Notice to the affected member(s) will be made via registered U.S. mail at least ten (10) business days prior to the meeting at which such action will be considered by the Board of Directors. The affected member(s) have the right to appeal a pending decision regarding pier eligibility, by written notice to the Board of Directors, within 30 days of receipt of such written notification. If a member's pier privileges or waiting list status are revoked by Board vote, the affected member(s) shall be notified by the Board by certified mail within five (5) business days of that decision. The Board of Directors shall allow a member presentation, (at a closed Board session if requested by the member), at a legal meeting of the Association to appeal a rejection of Pier privileges or waiting list status.

6.04 LAKESHORE COMMITTEE. The Lakeshore Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) members who shall be responsible for the review and recommendations to the Board of Directors and membership regarding all matters relating to the health, maintenance, water quality, revetment, and erosion control of the north shoreline of Lake Como. Further responsibilities include monitoring and recommendations regarding; safety and cleanliness issues, lighting, lakeshore recreational equipment and patrolling of the lakeshore, beaches, and launch facilities. Additionally, the Lakeshore Committee shall act in the capacity of liaison for the Association with local, state, and national conservation and DNR agencies.

6.05 FUND-RAISING COMMITTEE. The Fund-Raising Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) members and shall be responsible for the identification, development and implementation of strategies and processes to generate additional revenues to support Association needs. These duties specifically include development of and maintaining a list of potential donors and sponsors for the support of Association projects including identification, application, and management of any federal, state, or local matching funds, loan or grant programs. Duties shall also include oversight of all Association sponsored local fundraising efforts. The Fundraising Committee shall maintain all revenues generated in separate bank accounts with all revenue dedicated solely to the defined project or result defined prior to revenue generation. The committee will maintain and report its financial records using generally accepted accounting practices (GAAP) as defined in Article VII, Sec 7.04. At no time shall any revenues generated by the Fund-Raising Committee be comingled or integrated with the general operating accounts or other funds of the Association. All Fund-Raising Committee books shall be subject to oversight and audit by the Finance Committee at any time. The Fund-Raising Committee shall maintain its books, records, finances and reporting consistent with the manner and methods defined in Articles Sec. 6.01, 7.04, 8.01 as applicable and as defined elsewhere within these Bylaws.

6.06 CLUBHOUSE COMMITTEE. The Clubhouse Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) and shall be responsible for

the supervision and oversight of all operations of the Clubhouse facilities. These duties shall include supervision of all Clubhouse use including recommendations for hiring and supervision of all employees, contractors, vendors providing compensated services, security, rentals, LCBPOA usage, scheduling, reporting, reconciliation of all rental revenues and expenses. Further, the Clubhouse Committee shall evaluate rental rates and make subsequent rental rate recommendations to the Board of Directors. The Clubhouse Committee shall also supervise all canteen (bar) and kitchen operations including stocking, inventory, and reconciliation and reporting of all revenue and expenses monthly to the Association. The Clubhouse Committee shall prepare an annual budget for presentation at each Bi-Annual meeting for membership approval. The Clubhouse Committee is also responsible for supervision of the maintenance and upkeep of the building and grounds and to make recommendations to the Board of Directors as needed.

6.07 ACTIVITY/WELCOMING COMMITTEE. The Activity/Welcoming Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) members of the Association whose responsibilities shall be to promote, and advertise social events, community activities, and to assist with set-up and clean-up of these events/activities. The Clerk distributes to the appropriate Director a Welcome Postcard for mailing to new members. The Activity/Welcoming Committee will also sponsor a meet-the-candidates night at least one month prior to regularly scheduled elections. All Activity/Welcoming Committee books shall be subject to oversight and audit by the Finance Committee at any time. The Activity/Welcoming Committee shall maintain its books, records, finances and reporting consistent with the manner and methods defined in Article 6.01, 7.04, 8.01 as applicable and as defined elsewhere within these Bylaws.

6.08 BYLAW COMMITTEE. The Bylaw Committee shall consist of an odd number of members with a minimum of three (3) and a maximum of seven (7) and shall be responsible for the receiving, reviewing, investigating, and assessing requests from members in good standing to alter, amend, repeal, or add new Bylaws. All Bylaw changes must be received by the Secretary a minimum of 90 days before the Bi-Annual meeting. Bylaw Change Requests submitted must have a brief statement as to why the change is being submitted and how this change benefits the Association. The Bylaw Committee will review all Bylaw Change Requests and give a written opinion to the membership as to the effective change to the Association. Bylaw Change Requests once submitted and voted on by the members cannot be resubmitted with the same or similar language, or for same or similar intended purpose using different language, for a period of 4 years. All Bylaw Change Requests will be assessed by the Committee and presented to the Board of Directors for review, and legal review, if deemed necessary, before being presented to the membership for vote.

ARTICLE VII

DUTIES OF OFFICERS, BOARD OF DIRECTORS, EMPLOYEE

7.01 PRESIDENT. The President shall be the principal executive officer of the Association and subject to the control of the Board of Directors, will supervise all day-to-day business affairs, employees, or contractors of the Association. The President shall, when present, preside at all meetings of the membership and the Board of Directors. The President shall have the authority as defined within these Bylaws to appoint such agents, and employees of the Association as he or

she deems it necessary to prescribe their powers, duties and compensation and delegate authority to them subject to approval of a majority vote of the Board of Directors. Such agents and employees shall retain their position at the discretion of the Board of Directors. Only the President has the authority to contact or speak to the attorney regarding legal opinion with the approval of the Board of Directors or to authorize others to consult or speak with the attorney. The President shall have the authority to sign, execute and acknowledge on behalf of the Association all deed, mortgages, loans, notes, bonds, stock certificates contracts, leases, reports, checks, overdrafts and all other similar documents or instruments necessary or proper to be executed during the Association's regular business and authorized by resolution by the Board of Directors. The President shall have responsibility as one of two signatories required for the withdrawal of Association funds. Withdrawal of Association funds shall require two (2) signatures, one which shall be the President along with the Treasurer. Except as otherwise provided by law, the Board of Directors, or the Bylaws of the Association, the President may authorize the Vice-President or other Officer or agent of the Association to sign, execute and acknowledge such documents or instruments in his or her place. The President shall perform all duties incidental to the Office of President and other duties as may be prescribed by the Board of Directors or Membership.

7.02 VICE-PRESIDENT. In the absence of the President or in the event of his or her death, inability, or refusal to act, or in the event it shall be impractical for the President to act personally, the Vice-President shall perform the duties of the President and act within the authority of the Office of the President. The Vice-President shall perform other duties and have authority as may be delegated or assigned to him or her by the President or the Board of Directors. When so acting, the execution of any instrument of the Association by the Vice-President shall be conclusive evidence to third parties of his or her authority to act on behalf of the President.

7.03 SECRETARY. The Secretary shall co-sign all deeds, mortgages, loans, notes, bonds, stock certificates, contracts, leases, reports and all other similar documents or instruments necessary or proper to be executed during the Association's regular business, or which shall be authorized by resolution of the Board of Directors. Except as otherwise provided by law or the Board of Directors the Secretary shall: (a) affix the seal of the Association to papers executed on behalf of the Association as required or directed to be sealed; (b) keep any minutes of all meetings of the members of the Association and of the Board of Directors meetings that may be prepared in one or more books provided for that purpose; (c) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (d) be custodian of the Association records; (e) prepare the approved minutes for distribution; (f) receive, secure, date stamp, and log all incoming mail a minimum of three days per calendar week; (g) distribute the mail as appropriate and perform all duties incidental to the Office of Secretary and have such other duties and exercise such authority as assigned to him or her by the President or by the Board of Directors. The Secretary shall maintain the Association records in written form or in another form capable of conversion into written within a reasonable time. All documents and communications generated by the Secretary shall require signature of both the Secretary and the President. The Secretary is required to audio tape all public meetings of the Association and present transcribed minutes prior

to the next meeting of the Association. The transcribed minutes will accurately represent the actions taken at any given meeting. The Secretary is to post all notices, agendas, etc., by all means legally available to the Association.

7.04 TREASURER. The Treasurer handles all the financial business of the Lake Como Beach Property Owners Association. The Clerk position is a direct report to the Treasurer.

It is required that the Treasurer and Clerk will be given a bond for the faithful discharge of their duties. The cost of such a bond shall be borne by the Association. The Treasurer shall maintain and reconcile petty cash (petty cash is defined as on hand cash not to exceed \$500.00). All financial records of the Association are subject to review by the Financial Committee at any time.

7.05 CLERK. The Clerk executes the financial matters of the Association for its members. This position works under the direction of the Treasurer.

Vacancies for the position of Clerk; a Candidate Review Committee will make recommendations to the Board of Directors regarding prospective candidates for the position of Clerk.

7.06 DISTRICT DIRECTORS. Each Director must attend and participate in organizing, from start to finish, at least two (2) of the activities of the Association per year and be responsible for other duties assigned by the Board of Directors. Each District Director shall have the responsibility to greet and introduce themselves, as a Director of the Association, to new members within their District, in person and if not practical, in writing as soon as possible but not to exceed 90 days. Non-completion of the requirements shall result in no Director pay upon majority vote of the Board of Directors. The Director in question will abstain from participation in this vote.

7.07 OFFICER EXPENSE. The Officers and Directors of the Association shall be reimbursed for reasonable expenses approved by the Board of Directors. Emergency expenses of the Association (i.e., Clubhouse repairs) may be authorized by the President in contact with available Executive Board Members. The Officers and Directors of the Association may be paid to perform their duties from time to time by the members of the Association. The rate of compensation for the Officers and Directors of the Association will be subject to approval by the members of the Association by majority vote. Requests for reimbursement must be made in writing and approved by a majority vote of the Board of Directors. Receipts for all expenditures must be presented to the Treasurer within thirty (30) days of the date of the expenditure. Reimbursement of qualified expenses shall occur no later than 30 days after reconcilable receipts are presented for reimbursement. Expenses may be included in the annual budget and upon approval of said budget, shall be considered fixed. The maximum amount of each reimbursable expense shall be as stated in the annual budget.

ARTICLE VIII

CORPORATION AUDITS, AUTHORITY AND ASSETS

8.01 FINANCIAL AUDITS. The books, records, vouchers, funds, and complete financial information of the Association shall be presented for review by a Certified Public Accountant within 120 days of the close of every fiscal year. Every fourth (4th) year, a full financial Audit including, without limitations, a sampling of transactions and review of internal processes will be performed by an outside Certified Public Accountant within 120 days of the fiscal year. The results of all financial Reviews/Audits shall be presented to the members at the subsequent Bi-Annual meeting of the membership following the completion of the Review/Audit. The summary results of the Review/Audit shall be available for review by Association members upon request. The results of such annual audits shall be published on the LCBPOA website within 14 days of completion and presented to the members at the subsequent Bi-Annual Spring meeting of the membership. In the event a required annual audit is not performed and communicated to members as required above, compensation will immediately cease being paid to the President and Board of Directors and shall not accrue for or during the period the prescribed Audit(s) remain in noncompliance with the above requirements. It is recognized that the performance of financial audits are the responsibility of the President and Board of Directors of the Association. If in the event the prescribed Audit(s) is not performed and communicated to members by the subsequent Spring Bi-Annual meeting of the membership, the Finance Committee shall assume responsibility for performance of the Audit(s) as defined above. As a result, the President will be subject to a recall vote by a two thirds majority vote of the membership. If necessary, a Special Meeting may be called for this purpose as described in Article V, Sec. 5.07. The books, membership rolls, financial records, disbursements, deposits, and vouchers of the Association, including minutes of all Board and Special Meetings, including elections, are a matter of public record and will be available to any member in good standing at any reasonable time by written request. Any expense for copying, duplication and mailing such requested records and documents will be billed at actual cost by the Association (but not to exceed 5 cents per page if printed, and free of charge if transmitted in electronic form) and paid by the member making the request. Response to a request for such records must be provided by the Clerk within 30 days to the member(s) making the request.

8.02 AUTHORITY. Without restricting the statutory powers of the Board of Directors by implication or otherwise, except as restricted elsewhere in these Bylaws, said Board shall have, in addition to all other powers, to-wit: the Board of Directors shall have the power to improve, manage, operate, police and control all the land, roads, roadways, parks, parkways, alleyways, passageways, parking spaces, shoreline, walks, utilities and springs situated in the Lake Como Beach Subdivision. Further, the Board of Directors shall approve all contracts, vendors, contractors, and service providers to the Association based on the recommendations of the Finance Committee. No power upon private property owned by persons owning lots in said subdivision shall be granted, implied, or inferred. The Finance Committee shall retain the responsibility to estimate the budget or expenses for the operations of the Association in advance annually. The

Association shall have the authority to levy assessments on each lot in said subdivision for any of the purposes set forth in this document. Additionally, the Board is empowered to enforce said assessments via a valid and lawful lien upon each of said lots in the manner provided by law. Any unpaid assessments remain the responsibility of a member even after selling or otherwise transferring ownership to property on which such assessments were levied and can be pursued through any legal action available to the Association. The Board of Directors shall have full power and control over the business affairs, property and management of the Association and shall supervise and direct its officers in the performance of their duties. These powers are subject to the Bylaws of the Association and approval of the membership, by majority vote or as may be lawfully adopted by the membership of the Association from time to time.

8.03 ASSOCIATION PROPERTY AND ASSETS.

(a) The Association may purchase or otherwise acquire property, rights, or privileges for the benefit of the Association. Prior to contracting to purchase any property, rights, or privileges for the benefit of the Association, notice shall be made to members via posting at the venues available for such notices. The price, terms and conditions or other consideration shall be approved by the Board of Directors and submitted to members for their majority vote of acceptance or rejection of the proposed purchase or acquisition at the next regular Bi-Annual or Special Meeting of the Association called for that purpose.

(b) No Association assets, property or title of any type including but not limited to: lakefront, lakeshore rights, lakeshore access, real estate or roads shall be given, sold, surrendered or given over for public or private use or dedicated to the Town of Geneva, Walworth County, or the State of Wisconsin by the Officers or Board of Directors of this Association unless such is passed by an affirmative majority vote of the members of the Association at a Bi-Annual or Special Meetings called for that purpose.

ARTICLE IX

VOTING POWERS OF MEMBERS

9.01 PROPERTY COMPLIANCE. The Lake Como Beach Property Owners Association, Inc. was initially subdivided into very small lots. The Association requires that any residence be built in compliance with the then current lot size requirements and zoning laws as defined within State, County, Township and Town laws. No Association member rights will be restricted if in compliance with the “as built” then current lot size requirements, zoning laws and approved by the applicable authorities. No Association member shall be allowed to be a voting member, including rights to any privileges, unless the size of the lot(s) on which membership is based on is consistent with the above.

9.02 VOTING ELIGIBILITY. Each member of the Association, in good standing, shall be entitled to one (1) vote, subject to the restrictions below. A member in good standing is a member of the Association who has fully paid all assessments, fees, and dues for the current and all preceding years by the required due date. If any property shall be owned by more than two (2)

individuals, only two (2) of the said members of said property shall be entitled to one vote on any given matter. An entity or entities (a trust, LLC, partnership, corporation) holding title to a membership qualifying parcel within the Association shall have a total of one (1) vote. A corporation shall vote through its President, a trust through its designated trustee, and LLC through the designated member or a partnership through the designated partner. If a person, persons, or entity own(s) more than one parcel, they shall be treated as though they only owned one eligible parcel in the Lake Como Beach Subdivision and shall be allowed to choose only one parcel on which to base their vote. When the status of a member's voting rights is challenged on the grounds that the person is not entitled to cast a vote, proof of the person's right to vote must be furnished to the satisfaction of the presiding Officer of the meeting or election in which the right to vote has been challenged, by the member seeking voting certification, and must be certified by the Clerk.

9.03 PROXY. Any member in good standing and unable to attend a Bi-Annual membership or Special Meeting may vote by a written, duly executed proxy if he or she so desires, except for the election of Officers and Directors of the Association. The Secretary prepares and submits for Board of Director approval the official LCBPOA proxy form that specifically itemizes the matter(s) being voted on. The official proxy form shall be made available two (2) weeks before the Bi-Annual or Special Meeting and is also available at the Clerk's office. The official proxy form is also available on the LCBPOA website (www.lakecomobeachpoa.com). The Clerk verifies all proxy forms before the start of the meeting.

9.04. ABSENTEE/EARLY VOTING BALLOT ("ABSENTEE BALLOT"). All members in good standing can request an absentee ballot be mailed or emailed to them for any reason. Members must request their absentee ballot in writing to the Secretary.

The Secretary shall first confirm that the member is in good standing prior to mailing or causing delivery to him or her. Once confirmed, the Secretary shall issue a ballot, ballot envelope and a self-addressed stamped envelope with the necessary instructions for completion and return of the absentee ballot. The ballot envelope shall be marked only with the word "ballot", the voting member's name, and applicable tax key.

*Deadline for Secretary to send absentee ballots to members in good standing-*The Secretary can begin mailing or emailing ballots once ballots are created after the March Board of Directors meeting and nominations of candidates are made.

*Deadline for In-Person Absentee-*Members can request and vote an absentee ballot in-person in the clerk's office during normal business hours until the Friday before the Sunday election.

*Deadline to Return Absentee Ballot-*If you have already received an absentee ballot, you must return your absentee ballot by mail or delivery to the Secretary. Your ballot must be received by the Secretary no later than 5:00 p.m. on Election Day.

On Election Day, the Secretary will check the name and tax key written on the envelope to verify that such member is still in good standing prior to inserting the sealed ballot envelope in the ballot

box. Any absentee ballot received that is not sealed upon receipt shall be marked spoiled and will be excluded from balloting.

At 5:00 p.m. when the Election is closed, the Secretary shall, in the presence of a 3-person non-partisan poll worker that has previously been approved by the Board of Directors at the April meeting, open the envelope, and place the sealed ballot envelope into the ballot box. The poll workers only shall then open each ballot and calculate the ballots.

9.05 ABSTENTION. If any matter directly affects a Board member or his/her immediate family is called to a Board of Directors or Membership vote, that Board member shall abstain from participation in said vote.

ARTICLE X

NOMINATION AND ELECTION OF OFFICERS

10.01 DISTRICTS. The Association has divided the subdivision into five districts to contain as nearly the same number of residents as practical. The boundaries of each District may be changed or confirmed every three (3) years or when necessity requires by a majority vote of the Board of Directors or more frequently if the Board of Directors deems it appropriate. All elected officers of the Association shall be for a term of four (4) years with alternating nominations and elections every two years as defined below.

10.02 NOMINATIONS AND ELECTIONS, STAGGERED. Nominations of candidates for the position of Vice-President, Secretary, Pier Committee (minimum of three (3) Pier Committee members), Finance Committee (minimum of three (3) Finance Committee members) and two (2) District Directors each for District 1 and 2 will be held beginning in the year 2027 at the March Board of Directors meeting. Subsequent nominations for these positions will be at the March Board of Director meeting every four (4) years thereafter. Elections for these positions will be held at the Clubhouse at Lake Como Beach on the first (1st) Sunday in May every four (4) years. Nomination of candidates for the position of President, Treasurer and two (2) District Directors each for District 3, 4 and 5 will be held beginning in 2029 at the March Board of Directors meeting. Subsequent nominations for these positions will be at the March Board of Directors meeting every four (4) years thereafter. Elections for these positions will be held at the Clubhouse at Lake Como Beach, on the first (1st) Sunday in May every four (4) years. Upon proper notice pursuant to Article V, Sec. 5.01 nomination for any office may be made by and shall be open to every member of the Association in good standing and in compliance with applicable residency requirements.

10.03 DISTRICT VOTING ELIGIBILITY. The members of each District shall nominate candidates to fill two (2) positions for District Director within their respective District. Only members residing within the districts eligible for nomination and election of District Directors during any election cycle shall be allowed to nominate and vote for positions within their District. All eligible voting members will be allowed to nominate and vote for positions on the Executive Board during each applicable election cycle.

10.04 CANDIDATE, INTENT TO SEEK OFFICE. Any member seeking an elected position in the Association shall provide a Letter of Intent, including a statement of qualifications to the

Secretary of the Association, immediately following nomination and in any event no later than ten (10) business days prior to voting for the position being sought. Every nominee for elected office within the Association shall be eligible to cast his/her vote but shall not be allowed to be present at the election site prior to or following casting his/her vote. Each candidate shall be allowed to return to the polling place upon the conclusion of the election.

10.05 OATH OF OFFICE. All elected Officers of the Association shall be required to take an Oath of Office prior to assuming any elected office. The Oath of Office shall be administered by the current President. Administration of the Oath of Office to newly elected Officers and Directors of the Association shall be the last official duty of a departing President. Oath will be administered by the current Secretary of the Association to a newly elected President. Newly elected Officers and Directors will assume office, before the close of the Bi-Annual membership meeting following the election. OATH OF OFFICE: “ I _____, do solemnly swear and affirm that I will faithfully execute the duties of the office of _____ as a member of the Lake Como Beach Property Owners Association, Inc. to the best of my ability and in accordance with the laws of the United States, the State of Wisconsin, the Town of Geneva and the Bylaws and policies of the Lake Como Beach Property Owners Association, Inc.”.

ARTICLE XI

MISCELLANEOUS PROVISIONS

11.01 OFFICER BONDING. All officers and employees handling money of the Association shall give bonds in such amounts with such conditions and such surety as the Board of Directors may determine. The cost of such bonds shall be paid by the Association. The Association shall purchase a liability policy protecting any Officer, Director, or employee from liability for and while in the performance of his or her official duties.

11.02 POLICY/PROCEDURE MANUAL. Policies and Procedures are set by the Association Board. The Policy and Procedure Committee shall have an odd number of members with a minimum of three (3) and a maximum of Seven (7) Board Members. Policy and Procedures may be added, revised, or deleted at any time with Board of Directors approval.

11.03 MISCELLANEOUS. No personal property, such as piers, parts of piers, watercraft, etc. may be stored on Association property for over twenty-four (24) hours without the permission of Lakefront Committee. Association property cannot be altered in any way. Cutting or planting trees and shrubs is prohibited; there shall be no landscaping of any kind without the approval from the Board of Directors. Additionally, no items may be added to Association property LCBPOA including, but not limited to, posts, ropes, benches, etc. Members will reimburse LCBPOA for the cost of repairing any damage caused by a violation of this provision and for the cost of removing disposing of said items from LCBPOA property. The LCBPOA will notify members in writing within ten (10) days of removal of their personal property from Association property. Such notification will include the location at which the property may be recovered, as well as the cost

of storage. If the member's personal property is not collected within thirty (30) days of notification, the LCBPOA may dispose of it and apply any proceeds toward the cost of removal and storage.

ARTICLE XII

LCBPOA Pier Rules and Agreement are available through the Pier Committee. The Pier Rules and Agreement contain deadlines you must comply with to maintain eligibility.

PIER APPLICATION AND COMPLIANCE.

12.01 Pier positions are the property of the LCBPOA, Inc., which reserves all rights to the lakefront property. All pier positions on LCBPOA property must be applied for through the Pier Committee and submitted to the Board of Directors for approval. Pier position privileges may only be granted to a member in good standing who owns a qualifying parcel.

(a) Except as set forth in subsection (b) below, Homeowner pier positions are non-transferable upon sale of any property, as pier positions are the property of the Association.

(b) The four lakefront business piers are transferable if the business and real estate are sold, and the business type remains the same.

12.02 The applicants for pier positions must be Association members in good standing at all times, including time spent on the pier waiting list and during pier position assignment. There may only be one applicant per pier position. If an entity owns a qualifying parcel, only one applicant of that entity may apply for pier position privileges. Applications for renewal of permits/pier positions obtained prior to passage of the 1998 Bylaws are not subject to this restriction and may be made by more than one applicant.

12.03 Pier position privileges are granted and renewable on an annual basis to applicants. Once an applicant has been assigned a pier privilege, the applicant has that privilege as long as the applicant remains in good standing in the LCBPOA, completes the Pier Committee's annual application and fee, and is confirmed by the Board of Directors. If an applicant's pier location needs to be changed due to a change in State or Local statutes or ordinances, the applicant will receive the next available pier location. The Pier Committee shall provide each applicant with the status of his/her pier position or application and shall be responsible for providing notice in writing if a pier position application or assignment may be affected by a change in law. The Association shall be responsible in maintaining an updated and accurate list showing each applicant's status.

12.04 It is the responsibility of each pier position applicant to provide accurate, updated contact and ownership information (billing address, phone number and e-mail address) to the Pier Committee. A member may request, and the Pier Committee shall provide, written verification of his or her contact information/records. Upon such a request, the Pier Committee shall respond within ten (10) business days or sooner if pier application or assignment privileges may be affected. If a pier applicant changes ownership from one qualifying parcel to another qualifying parcel, the

pier position then held will transfer with that individual applicant. It is the members obligation to insure all said information above is provided to the Association for purposes of maintaining application and status list. Failure to do so within a 90-day period will result in loss of status.

12.05 Pier position applications and waiting list applications are not transferable to heirs, relatives or friends and cannot be transferred through any form of trust, inheritance, or offered, promoted, or included in the sale or transfer of property. One time succession of pier privileges for applicants shall be granted to a surviving spouse or domestic partner, subject to approval of the Board of Directors of the LCBPOA who reserves and retains all authority, rights, and privileges. Pier position succession is not a right and if approved, shall not be extended beyond an approved occurrence.

(a) Pier position applications for four (4) lakefront business properties (hereby defined as: W3860 Lake Shore Drive (pier (39), W3920 Lake Shore Drive (Pier 65), W4086 Lake Shore Drive (Pier 123) and W4118 Lake Shore Drive (Pier 140) are deemed grandfathered-in and should they be sold and remain a same type business, the business pier shall be allowed to transfer to the new business owner, subject to the approval of the Board of directors of the LCBPOA who reserves and retains all authority, rights and privileges, and who will determine if it is the same type of business. If said business is sold and converted into a non-business property, the pier will not be transferable. Short-term rentals are not considered a business.

12.06 All piers must be in compliance with State of Wisconsin regulation, Town of Geneva ordinances, and LCBPOA Pier Rules and Agreement. The LCBPOA Pier Rules and Agreement will be submitted to the Board of Directors yearly with approval no later than the February Board meeting. The LCBPOA policies and procedures will be available to applicants when receiving an application/consent form and available to any LCBPOA member.

ARTICLE XIII

BOUNDARIES

13.01 Boundaries. In addition to the current boundaries of the Lake Como Beach Property Owners Association, Inc. subdivision maps as recorded in the Walworth County Registrar of Deeds Office, Wisconsin, District #2 will also include 21 parcels, known as “Deer Crossing Subdivision”. Property owners within the Deer Crossing Subdivision who meet the specifications defined in Article II, 2.01 herein and under Articles of Agreement for a deed in the Lake Como Beach Subdivision are by reason of such ownership a regular member of the Lake Como Beach Property Owners Association, Inc., and shall be entitled to all rights and privileges of Association upon payment of all assessments which may be fixed from time to time by the Bylaws of the Association.

ARTICLE XIV

BYLAWS

14.01 These Bylaws of the Lake Como Beach Property Owners Association, Incorporated may be altered, amended, or repealed and new Bylaws may be adopted by the membership of the Association by affirmative majority of the members present or represented at any Bi-Annual or Special Membership meeting after the mandatory review process of the Bylaw Committee.

Original Bylaws were recorded here in V.499 P.109#200399. All former Bylaws of this Association are hereby repealed and annulled.

We the undersigned, President and Secretary of Lake Como Property Owners Association, Inc. do hereby certify that these revised Bylaws of the Lake Como Beach Property Owners Association, Inc. were duly adopted at a legal meeting of the members of said Association, duly convened according to the Articles and Bylaws of said Association in effect on the date of the meeting, which was held at the Association Clubhouse located at W3730 Clubhouse Dr., Town of Geneva, Walworth County, Wisconsin on the 17th day of May 2026.

John Winters

Judy Decker

President

Secretary

STATE OF WISCONSIN)

) SS

COUNTY OF WALWORTH)

Personally appeared before me this ____ day of May 2026 the above-named John Winters and Judy Decker, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Marla K. Walsh

Notary Public, State of Wisconsin

My Commission Expires _____

Drafted by: The Bylaw Committee: Janet Kowalski