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BY-LAWS
OF
WHITETAIL MOUNTAIN FOREST WILDERNESS CLUB
HAZEL M PETERS
RECORDER OF DEEDS
CENTRE COUNTY

ARTICLE I
NAME

Section 1. The name of this organization shall be Whitetail Mountain Forest Wilderness Club, with its principle place of business at Box 0, Cambra, PA 16811.

ARTICLE II
PURPOSES

Section 1. The purposes of this organization are to establish and maintain a secluded mountain recreational facility for the benefit of the members, and to provide for the routine maintenance of the club roads and common areas, if any.

ARTICLE III
MEMBERSHIP

Section 1. The membership of this club shall consist of all property owners of Whitetail Mountain Forest Subdivision, situate Liberty Township, Centre County, Pennsylvania.

Section 2. Membership will constitute one (1) vote per each of the 77 individual lots in the operation of Whitetail Mountain Forest Wilderness Club, a non-profit organization.

Section 3. Dues assessment upon members shall be made sixty (60) days prior to January 1st of the calendar year in writing to their last known address. Assessments shall be made of each lot on an equal basis as it relates to the entire subdivision with each lot owner assessed 1/99th of a total assessment. Dues shall not exceed \$35 the first year and shall not exceed more than a 20% increase per year in subsequent years.

Recorded in the office for the recording
of Deeds, etc in and for Centre County
RECORDS
in Book No. 722 at page 218
6TH day of OCT. A. D. 19 93
Witness my hand and seal of office
Hazel M. Peters
Recorder

ARTICLE IV
MEETINGS OF THE MEMBERS

Section 1. All meetings of the members of the club shall be held at such place and time as shall be designated by the Board of Directors.

Section 2. The annual meeting of the members of the club shall be held on the Saturday immediately preceding Labor Day of each year.

Section 3. Special meetings of the members of the club may be called at anytime by the president, or shall be called by the president, upon the written request of ten members, provided the request specifies the subject of subjects to be discussed at the special meeting. Written or printed notices of special meetings indicating subjects to be discussed shall be given to the secretary and mailed at least ten days in advance of the meeting to the last known post office address of the members.

Section 4. At any regular meeting or special meeting of the members of the club, a 51% vote of those voting members present of the club, shall constitute a binding motion subject to Article IV Voting Rights.

ARTICLE V
ELECTIONS

Section 1. A nominating committee of five (5) members, not more than two (2) of whom shall be directors shall be appointed by the president at least sixty (60) days before the annual meeting of the club. The nominating committee shall submit their selection of nominees to the president at least twenty (20) days before the annual meeting.

Section 2. Officers and members of the Board of Directors shall be elected by ballot.

ARTICLE VI
OFFICERS AND DIRECTORS

Section 1. The officers of the club shall be a President, a Vice-President, a Secretary and a Treasurer all of whom shall be members of the Board of Directors as elected at the annual meeting of the members of the club.

Section 2. The officers shall serve for a term of one (1) year or until their respective successors are duly elected. Newly elected officers shall take office on the first day of January of each year.

Section 3. The Board of Directors may appoint such administrative officers as they deem necessary, who shall have such authority and perform such duties as from time to time may be prescribed by the Board.

ARTICLE VII
BOARD OF DIRECTORS

Section 1. The affairs of the club shall be managed by a board of seven directors.

Section 2. The Board of Directors shall be elected at each annual meeting for a term of one (1) year.

Section 3. The Board of Directors shall have such power and authority as indicated in the Pennsylvania Non-Profit Corporation Law. In addition thereto, the Board of Directors shall the following authority:

(a) To adjust and change the annual dues of the membership of the club.

(b) To make and alter any rules and regulations, not inconsistent with these by-laws for the conduct of the business and purposes of the club.

(c) To purchase or otherwise acquire for the club any property and to make improvements, additions and alterations to real estate owned by the club and to purchase equipment for use by the club at such price and upon such terms and conditions as they shall from time to time see fit; provided however, that no expenditure exceeding the sum of \$1,000 shall be made or contracted for without prior consent of the membership at a regular or special meeting of the club.

(d) To provide for the management of the affairs of the Club and also to appoint committees and to delegate any of the powers of the Board of Directors to any standing or special committee or to any officer.

(e) To fill the vacancy of any office of any member of the Board for the unexpired term of such office, such vacancy to be filled by a majority vote of the remaining members of the Board. In the event that the membership of the Board falls below the number necessary for a quorum, a special meeting of the members of the Club shall be called, with necessary notices, for the purpose of filling such vacancy.

ARTICLE VIII
BOARD OF DIRECTORS

Section 1. The Board of Directors shall hold regular meetings at any place and at any time fixed by the Board.

Section 2. Special meetings of the Board of Directors may be called at any time by the President or shall be called by the President upon the request of three (3) members of the Board with thirty (30) days written notice to each Director stating the time and the object of the meeting.

Section 3. Quorum for the transaction of business by the Board of Directors shall be four (4).

ARTICLE IX
DUTIES OF THE OFFICERS

Section 1. PRESIDENT

It shall be the duty of the President:

(a) To preside at all meetings of the Board of Directors and to see that the By-Laws and directions of the Board of Directors are observed and enforced.

(b) To present annually and at such other times as he may deem necessary, a full report of the condition of the Club, accompanied by such accounts of its business as he may deem necessary.

(c) To appoint such committees as may be necessary from time to time to properly conduct the affairs of the Club.

(d) The President shall be a member ex-officio of all committees.

(e) The President shall have the privilege of voting on all questions before the Board of Directors.

Section 2. VICE-PRESIDENT

In the absence or incapacity of the President, the Vice-President shall have the power to perform all of the various duties and offices of the President.

Section 3. SECRETARY

The Secretary of the Club shall attend all meetings of the Club. He shall keep the customary books and records, except those specifically assigned to the Treasurer. He shall maintain the minutes of the meetings, the register of the members, and keep the by-laws complete and up to date. He shall send out proper notices of all meetings and conduct the correspondence of the Club. He shall sign, with the President, all contracts, deeds or other instruments of the Club.

Section 4. TREASURER

The Treasurer shall maintain the financial records of the Club and shall submit such records to an auditor, appointed by the Board of Directors, for an annual audit. He shall also have custody of all funds and securities of the Club and when necessary and proper he shall endorse, on behalf of the Club, all collections, checks, notes or other obligations, and shall deposit all funds to the credit of the Club in such bank or depository as the Board of Directors shall from time to time designate. He shall sign all receipts and vouchers for payments and together with such other officers as may be designated by the Board of Directors, shall sign all checks made by the Club. The Treasurer shall render a statement of his cash accounts, whenever required by the Board of Directors and shall regularly enter in the books of the Club, to be kept by him for that purpose, full and accurate accounts of all monies received and paid by him for and on account of the Club; and he shall at all reasonable times be prepared to exhibit his books and accounts to any member of the Board of Directors upon application at the office of the Club.

At the discretion of the Board of Directors, the Treasurer shall also be bonded with surety in such form and in such amount as the Board of Directors may require, the costs for which shall be paid by the Club.

ARTICLE X
RESTRICTIONS

1. No area within the boundaries of The Wilderness Club shall be used as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary containers and disposed of properly.
2. Right-of-way for utility service is reserved from the said premises for all utility companies. Said utilities having, and reserving the rights to install, maintain, repair, and replace said lines as determined by the utility companies and associations.
3. All roads within the subdivision are to be maintained by the club through dues. The cost of maintenance shall be divided equally among the members on a per lot basis. Said roads are to be maintained in a condition as to allow motor vehicles to transverse said rights-of-way and are to be maintained to a minimum level of improvement consistent with that established as part of the subdivision development as approved by the Liberty Township Planning Commission. At no time are the rights-of-way to be blacktopped without the unanimous consent of all members unless done so by Liberty Township. However, a majority of the members shall determine when maintenance is necessary and the extent of said maintenance.
4. Timbering and woodcutting is limited to clearing a driveway and an area for individual building sites on the lots. The club determines cutting within established rights-of-way.
5. Courtesy and sportsmanship is expected of all members. Hunting is to be conducted in conformance with rules and regulations of the Pennsylvania Game Commission.
6. No animals, livestock, or poultry of any kind shall be raised or bred or kept except dogs, cats, or other household pets.
7. Only small signs shall be erected not to exceed 5 square feet in size and shall be for site identification only.

