Publication copy

Plaintiff's Exhibit E-3 - HA Book of Regulations

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This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT E-3

2004-06 LCPHA Book of Regulations

LCPHA BOOK OF REGULATIONS

"Book of Regulations" shall mean the document containing regulations adopted by the Directors of the Association, or a duly authorized [redacted] thereof, as the same may be from time to time amended, for the regulation of The Properties, this Association and such other matters as are required by the Declaration, this Certificate and/or By-Laws of the Association or deemed desirable by the Board of Directors.

1. Any owner who is not current (over 30 days) on their association dues or fines will not be allowed to vote or hold office without the majority consent (vote) of the association.

2. The only individuals allowed to operate the dam gates are members of the Dam [redacted] If the [redacted] decides that the dam must be opened because of pending weather or an abnormal amount of water in the lake two [redacted] members are responsible for making that decision and raising the gates. However, they must first contact an elected official of the Lake Association. No one else is authorized to operate the gates.

3. The Dam [redacted] is solely responsible for filing all appropriate permits for the operation and maintenance of the dam. The Dam [redacted] will also be responsible for the updating of the Emergency Action Plan and Operation and Maintenance Manual.

4. Only the Board of Directors is responsible for conducting the business of the Association and has the authority (by a Board majority) to spend fees up to $500 (five-hundred dollars) in LCPHA matters without first receiving approval from the members of the association.

5. A majority (6) of the LCPHA owners must approve association business or decisions for any expenditure over $500 (five-hundred dollars).

6. LCPHA owners are entitled to have guest on association property. An association owner or a designated person will be responsible for guests under the age of 12. If challenged, all guests will have some form of identification (i.e. business card) from their sponsor. Guests are entitled to all privileges granted them by their sponsor on the LCPHA common grounds only; private property of other owners is excluded. Sponsors of guests are responsible for any damage caused by guests to LCPHA property (private or common).

7. A majority vote by The Board of Directors, is authorized to levy fines against association members up to $250 (two hundred fifty dollars) without a majority vote from the owners. Any fine over $250 (two hundred fifty dollars) must be approved by a two-thirds vote (6) of LCPHA owners.

8. A majority (6) of the LCPHA owners must approve any change or adoption to the LCPHA "Book of Regulations."