

BY LAWS OF ESS LAKE OWNERS ASSOCIATION

ARTICLE I
Corporate Powers

The corporate powers of this corporation shall be vested in a board of seven (7) directors, and four (4) directors shall constitute a quorum for the transaction of business.

ARTICLE II
Membership

Section 1. The members of this corporation shall be Matthias Development Company, Inc., Ess Lake Development Corporation and the purchaser of each lot or building site in Ess Lake Estates. Adjacent property owners on or near Ess and Long Lakes may join voluntarily, at the discretion of the Board of Directors.

Section 2. With the purchase of portions of said property by acceptance of deeds or by the signing of purchase agreements or land contracts, whether from subsequent owners, the purchasers shall automatically become members and shall become personally liable for payment of dues levied by the Board of Directors including penalties for late payment and legal fees required to enforce payment.

Section 3. Certificates of membership shall be of such form and design as the Board of Directors may adopt, and each certificate shall be signed by the president or vice president and by the secretary or an assistant secretary, and shall set forth on its face its number, date of issuance, name of the member to which it is issued, and a statement of the rights of the member with respect thereto.

ARTICLE III
Dues

Section 1. The directors of the Association may levy dues in an amount not to exceed twenty dollars ~~(\$20.00)~~ per year on each lot or building site that has been sold by the developers, Matthias Development Company, Inc. or Ess Lake Development Corporation, or subsequent owners. Unsold lots held for sale by these corporations shall not be subject to dues.

Section 2. Dues shall be due October 1 of each year for the year commencing October 1. Such dues shall be delinquent and subject to a penalty of twenty-five dollars (\$25.00) on June 30th of the following calendar year.

Section 3. The penalty amount has deliberately been made large in relation to the size of dues, to encourage prompt payment and minimize the collection efforts required of the non-paid association treasurer, and to discourage willful non-payment of dues.

Section 4. Delinquent dues and penalties shall become a lien on the property from the date of notice of delinquency and may be recorded against the title as such. The purchaser or owner shall be liable for all costs of recording and in the case of foreclosure, all other fees and expenses including reasonable attorney's fees. Such delinquent dues, and penalties shall run with the land so that successor purchasers in turn become liable for the payment of such charges, assessments and penalties which shall have become a lien thereon.

ARTICLE IV
Voting Rights

Members shall have one vote for each lot or building site owned by them. The developers, Matthias Development Company, Inc.. and Ess Lake Development Corporation shall have the right to one vote for each unsold lot owned by them.

ARTICLE V
Office

The corporation shall maintain its principal office in Ess Lake Estates, County of Montmorency, State of Michigan, but may have offices and transact business at such other places as the Board of Directors may from time to time appoint.

ARTICLE VI
Board of Directors

Section 1. Election. The directors of this corporation shall be elected by ballot at the annual meeting of the members, to serve for one year or until their respective successors are elected. Their term of office shall begin immediately upon election. Directors shall be elected by a plurality vote, and members shall not be entitled to vote cumulatively in electing directors.

Section 2. Vacancies. Any vacancy or vacancies in the Board of Directors resulting from death, incapacity, resignation, expiration of term of office, removal, or otherwise, shall be filled by the remaining directors then in office even though less than a quorum.

Section 3. Qualification. Each of the directors of this corporation shall be either a member of this corporation or an authorized representative of a member of this corporation.

Section 4. Powers. Without prejudice to or limitation of the provisions of Article I of these by-laws, the Board of Directors shall have the following powers:

First: To select and remove all the other officers, agents, and employees of the corporation, prescribe such powers and duties for them as may not be inconsistent with law, with the articles of incorporation or the by-laws, fix their compensation, and require from them security for faithful service.

Second: To conduct, manage, and control the affairs and business of this corporation, and to make such rules and regulations therefore not inconsistent with law, with the articles of incorporation or the by-laws, as they deem best.

Third: To change the principal office for the transaction of the business of this corporation from one location to another within Ess Lake Estates; to designate any place within the Montmorency County for the holding of any directors' or members' meetings; and to adopt, make and use a corporate seal and to alter the form thereof from time to time as in their judgment they may deem best, provided such seal shall at all times comply with the provisions of law.

Fourth: To appoint an executive committee and other committees, and to delegate to the executive committee any of the powers and authority of the board in the management of the business and affairs of this corporation, except the power to adopt, amend or repeal the by-laws. The executive committee shall be composed of two or more directors. Such other committees as the Board of Directors may appoint need not be composed of members of the Board of Directors.

Fifth: To determine, levy, and assess annually the dues and assessments referred to in the restrictions applicable to the property described in Article Two of the articles of incorporation of this corporation or therein referred to as "said property" to fix the rates of such charges and assessments within the limitations fixed by said restrictions, and to expend all moneys received on account thereof for the purposes enumerated in such restrictions.

Sixth: To exercise for this corporation all power and authority vested in or delegated to this corporation by any such restrictions.

Section 5. Compensation. The directors of this corporation shall receive no compensation for their services as such.

Section 6. Duties. It shall be the duty of the directors of this corporation:

First: To cause to be kept a complete record of all their minutes and acts, and of the proceedings of the members, and present a full statement at the regular annual meeting of the members, showing in detail the assets and liabilities of this corporation and generally the condition of its affairs. A similar statement shall be presented at any other meeting of the members when required by members who are entitled to exercise at least one-half of the voting power of this corporation.

Second: To supervise all officers, agents, and employees and see that their duties are properly performed.

Third: To cause certificates of membership to be issued to the members of this corporation. All such certificates shall be signed by the President or Vice President and Secretary and have the seal of this corporation affixed.

Section 7. Place of Meeting. Regular meetings of the Board of Directors shall be held at any place which has been designated from time to time by resolution of the board or by written consent of all members of the board. In the absence of such designation, regular meetings shall be held at the principal office of the corporation. Special meetings of the board may be held either at a place so designated or at the principal office.

Section 8. Organization Meeting. Immediately following each annual meeting of members, the Board of Directors shall hold a regular meeting for the purpose of organization, election of officers and the transaction of other business. Notice of such meeting is hereby dispensed with.

Section 9. Other Regular Meetings. Other regular meetings of the Board of Directors shall be held when called as decided by the board, but no less than 2 meetings shall be held annually.

Section 10. Special Meetings. Special meetings of the Board of Directors for any purpose or purposes shall be called at any time by the president, or if he is absent or unable or refuses to act, by any two directors,

Written notice or oral notice of the time and place of special meetings shall be delivered personally to the directors or sent to each director by mail or by telephone, charges prepaid, addressed to him at his address as it is shown upon the records of this corporation, or if it is not so shown on such records or is not readily ascertainable, at the place at which the meetings of the directors are regularly held at least forty-eight (48) hours prior to the time of the holding of the meeting.

Section 11. Adjournment. A quorum of the directors may adjourn any directors' meeting to meet again at a stated day and hour; provided, however, that in the absence of a quorum, a majority of the directors present at any directors' meeting either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the board.

ARTICLE VII Officers

The officers of this corporation shall be a president, secretary, and treasurer, and such other officers as the Board of Directors may appoint. When the duties do not conflict, one person may hold more than one of these offices.

ARTICLE VIII President

Subject to such supervisory powers, if any, as may be given by the Board of Directors to the Chairman of the Board, if there be such an officer, the president shall be the chief executive officer of this corporation and shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business and officers of the corporation. He shall preside at all meetings of the members and (in the absence of the Chairman of the Board, or if there be none) at all meetings of the Board of Directors. He shall be ex-officio a member of all the standing committees, including the executive committee, if any, and shall have the general powers and duties of management usually vested in the office of president of a corporation, and shall have such other powers and duties as may be prescribed by the Board of Directors or the by-laws.

ARTICLE IX Secretary

The secretary shall keep a full and complete record of the proceedings of the Board of Directors, shall keep the seal of this corporation and affix the same to such papers and instruments as may be required in the regular course of business, shall make service of such notices as may be necessary or proper, shall supervise the keeping of the books of this corporation, and shall discharge such other duties as pertain to the office or as prescribed by the Board of Directors.

ARTICLE X Treasurer

The treasurer shall receive and safely keep all funds of this corporation and deposit the same in such bank or banks as may be designated by the Board of Directors.

Such funds shall be paid out only on the check of this corporation signed by the officers designated by the Board of Directors as authorized to sign the same.

ARTICLE XI Meeting of Members

Section 1. Place of Meetings. All annual meeting of members shall be held at the principal office of this corporation or at any other place within the county which may be designated by the Board of Directors.

Section 2. Annual Meetings. The annual meetings of members shall be held on the first Sunday of July of each year at 2:00 o'clock P.M. of said day.

Written notice of each annaul meeting shall be given to each member entitled to vote thereat, either personally or by mail or other means of written communication, charges prepaid, addressed to such member at his address appearing on the books of this corporation or given by him to this corporation for the purpose of notice, not less than 10 days prior to said meeting.

Section 3. Special Meetings. Special meetings of the members, for any purpose or purposes whatsoever, may be called at any time by the president or by the Board of Directors, or by 10 members of this corporation. Except in special cases where other express provision is made by statute, notice of such special meetings shall be given in the same manner as for annual meetings of members.

Section 4. Quorum. The presence in person or by proxy of members entitled to exercise one third of the voting power of this corporation at any meeting shall constitute a quorum for the transaction of business. The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

Section 5. Proxies. Every person entitled to vote or execute consents shall have the right to do so either in person or by agent or agents authorized by a written proxy executed by such person or his duly authorized agent and filed with the secretary of this corporation.

ARTICLE XII Transfer of Membership

Membership in this corporation shall be transferred upon the sale or transfer of ownership of any of the lots or building sites covered by the association. Upon satisfactory evidence of such transfer, the membership of the transferor shall be marked cancelled on the books of this corporation as to the property so transferred, without requiring a surrender or cancellation of the transferor's certificate of membership, and a new certificate of membership shall thereupon be issued to such transferee.

ARTICLE XIII Amendments

Section 1. Power of Members. New by-laws may be adopted or these by-laws may be amended or repealed by the vote of members entitled to exercise a majority of the voting power of this corporation or by the written assent of such members, except as otherwise provided by law or by the articles of incorporation.

signed by the
the same.

201200052183
Filed for Record in
MONTMORENCY COUNTY, MI
TERESA WALKER, REGISTER OF DEEDS
09-21-2012 At 10:21:48 am.
RESTRICTION 14.00
Liber 521 Page 784 - 784

AMENDMENTS

TO

Instrument 201200052183
Liber Page 521 784

BY LAWS OF ESS LAKE OWNERS ASSOCIATION

LIBER 120 Page 85

Delete - Article XI, Dues; Section 11.02

Add - Article XI, Dues; Section 11.02 to read:

(A) Section 1. The directors of the Association may levy dues in an amount not to exceed thirty dollars (\$30.00) per year on each lot or building site that has been sold by the developers, Matthias Development Company, Inc. or Ess Lake Development Corporation, or subsequent owners. Unsold lots held for sale by these corporations shall not be subject to dues.

We, the Board of Directors, sign our names this 3rd day of Aug, 2012.

John Denstaedt
John Denstaedt (President) Date August 3, 2012

Shirley Daugherty
Shirley Daugherty (Vice President) Date Aug. 3, 2012

Catherine Abraham
Catherine Abraham (Secretary/Treasurer) Date August 3, 2012

Jim Abraham
Jim Abraham (Board Member) Date August 3, 012

Dennis Joyce
Dennis Joyce (Board Member) Date Aug 3, 2012

Vicki LeBarre
Vicki LeBarre (Board Member) Date Aug. 3, 2012

Jon Laskowsky
Jon Laskowsky (Board Member) Date August 3, 2012

An Acknowledgement for an individual acting in his or her own behalf may be substantially in the following form:

Prepared by: Catherine Abraham
Ess Lake Association, Secretary/Treasurer
19207 Pinecrest Circle W.
Hillman, MI 49746
989-742-4939
8/03/2012

Acknowledged before me in Montmorency County, Michigan, on August 3, 2012 by John Denstaedt, Shirley Daugherty, Catherine Abraham, Jim Abraham, Dennis Joyce, Vicki LeBarre, and Jon Laskowsky

Notary Public of Michigan
Montmorency County
Expires 12/06/2013
Acting in the County of Montmorency

Received
MONTMORENCY COUNTY
09-21-2012 09:22