

ARTICLE I Page 1
GENERAL C PURPOSE - MAKEUP - RESTRICTIONS

SECTION I - NAME

The name of this not-for-profit property owners' park district shall be the WONDER VIEW PARKS ASSOCIATION. This corporation (hereinafter referred to as "the ASSOCIATION") is chartered under the ACT of the GENERAL ASSEMBLY of the STATE of ILLINOIS, approved JULY 17, 1943.

SECTION II - LOCATION/OFFICE

The principal office of this ASSOCIATION shall be located at the WONDER VIEW COMMUNITY HOUSE, in WONDER VIEW SUBDIVISION, situated in MCHENRY TOWNSHIP, WONDER LAKE, ILLINOIS. The mailing address shall be P.O. Box 4, WONDER LAKE, ILLINOIS, 60097.

SECTION III - CODE - SOURCE

This CONSTITUTION and BY-LAWS together shall be taken and applied as the code of rules adopted for the regulation and management of the affairs of the ASSOCIATION.

SECTION IV - PURPOSE

The purpose of the ASSOCIATION IS, "To provide for the people and families of the district an association dedicated to the improvement and maintenance of recreation grounds, parks, piers, and other community park district properties."

Specifically:

- a. to provide certificate of insurance coverage to each individual subdivision units' Board of Directors, and by doing so, insure and protect the rights of all property owners from any liability on park district properties.
- b. to restore and upkeep a working boat launch within the boundaries of said park district, on Wonder Lake.
- c. to insure the safety of all participants and users of park district properties by properly maintaining such properties.

SECTION V - RESTRICTIONS

Failure to support the park district through payment of dues shall result in cancellation of the individual subdivision units' insurance coverage, cancellation of voting privileges, and restrictions of the use of the lake and other park district properties.

SECTION VI - TERMS

Term Wonder View Parks Association (the Association), as used herein, shall be considered as consisting of the following:

The residents and property owners within Wonder View Unit #1 (Wonder View), and Unit #2 (Sunny Oaks), that remain in good standing with their Board of Directors.

ARTICLE II **QUALIFICATIONS, RESPONSIBILITIES OF MEMBERSHIP**

SECTION I - MEMBERSHIP

Membership is limited to property owners and residents of Wonder View Unit #1 & Unit #2 (Sunny Oaks), in good standing with their property owners' association. Such members shall automatically become members of the Wonder View Parks Association.

Membership shall also be extended to those individual members of Wonder View Unit #3 (Green Hill Shores), on an annual basis by paying the established fees.

SECTION II - DUES/FEES

Dues shall be paid to the association to cover the operating costs of the association by the subdivision units. The operating costs shall be shared equally by both subdivision units.

SECTION III - VOTE

The voting membership of the ASSOCIATION shall be comprised of the appointed delegates from the two aforementioned subdivision units, as well as the Presidents of such units. There will be three delegates appointed from each unit, making the total voting membership eight.

At any one meeting there must be a quorum of at least four delegates, two from each subdivision unit, or one delegate and the President, to hold a vote.

Vote shall be decided with simple majority rule. In case of a tie, no action will be taken.

ARTICLE III
MANAGEMENT OF THE ASSOCIATION

SECTION I - BOARD OF DIRECTORS/OFFICERS

The Board of Directors shall consist of the following offices:

- a. Chairperson
 - b. Co-Chairperson/Treasurer
 - c. Recording Secretary
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ARTICLE IV
BOARD OF DIRECTORS/OFFICERS

SECTION I - TERM OF OFFICE

All appointed delegates shall hold office for a term to be decided by the delegates' own subdivision BOARD of DIRECTORS. The Officers on the Board shall be elected by the members of the association, from the appointed delegates, and shall hold office for a period of two years. The Officers shall automatically regain their office unless a motion for re-election shall arise.

SECTION II - DUTIES OF OFFICERS AND BOARD OF DIRECTORS

Chairperson: The chairperson shall be the chief executive officer of the Association, and shall be present at all meetings of the Association. He/She shall appoint all committees and shall perform such duties as usually pertain to the office of chairman. He/She shall be ex-officio member of all committees.

Co-Chairperson/Treasurer: The Co-Chairperson shall, in the absence of the Chairperson, carry out the duties of the Chairperson.

He/She shall:

1. receive receipts of all monies collected and shall not disburse any money not approved by voucher and signed by the Chairperson.
2. Issue and sign all checks and have them countersigned by the Chairperson.
3. Keep an account/ledger of all monies received and disbursed.
4. Make a financial report at all Board of Directors regular meetings and at any other time that may be requested by the Chairperson
5. Make available a written financial report for any members at the current Annual meeting.
6. Oversee the special "Decal Committee" and the monies collected by such, and be sure proper records are kept by the committee.

Recording Secretary: The Secretary shall:

1. keep the minutes of all Association meetings.
2. make available at each meeting a condensed form of the minutes of the previous meetings.
3. conduct correspondence and issue notices pertaining to Association business.
4. call the roll, and keep a directory of the Board of Directors.
5. keep one book of the By-Laws with blank pages available for recording amendments.
6. keep records of all contracts, deeds, taxes, and letters.
7. notify all officers of upcoming meetings and events at least 5 days prior to such meetings or events.
8. do other such duties as usually pertain to the office of Recording Secretary.

ARTICLE V

COMMITTEES (STANDING AND SPECIAL)

SECTION I - STANDING COMMITTEES

- 2) issue and sign all checks and have them countersigned by the Chairperson.
- 3) keep an account/ledger of all monies received and disbursed.
- 4) make a financial report at all Board of Directors regular meetings and at any other time that may be requested by the Chairperson.
- 5) make available a written financial report for any members at the next Annual meeting.
- 6) oversee the special "Decal Committee" and the monies composed by such, and be sure proper records are kept by the committee.

The following Committees shall be appointed and approved by the BOARD:

- a. MPOA Liaison: two members shall attend regular MPOA meetings, and will advise the BOARD of such meetings.
- b. Maintenance Committee: two members shall oversee the maintenance of park properties, and shall advise the Board of condition of such properties.
- c. New Grounds Committee: two members shall oversee all possibilities of acquiring new properties.
- d. Decal Committee: two members shall be responsible for distribution of boat decals and collection of monies for such decals. They need also keep proper records of distribution and collection of monies. This committee shall report directly to the Treasurer.

Wherever possible, committees shall consist equally of members from each subdivision unit.

SECTION II - SPECIAL COMMITTEES

The Board of Directors of the Association, from time to time, in its discretion, may establish temporary special committees from among its members, and may also confer powers on these committees. The Board of Directors of the Association may also, in their discretion, terminate these committees and its powers.

ARTICLE VI MEETINGS

SECTION I - GENERAL ANNUAL MEETINGS

There shall be two general annual meetings within one fiscal year. The first will be scheduled as the first Sunday after the 15th of January, the second will be scheduled as the first Sunday after the 15th of August.

SECTION II - SPECIAL

A special meeting may be called at any time deemed necessary by the Board of Directors. Proper notification ten days in advance would be necessary for any matter needing a vote.

SECTION III - REGULAR

The regular meetings of the Board of Directors shall be held on a monthly basis at the Wonder View Improvement Association House. At any such meeting the place and time of the next meeting shall be determined by the majority present.

ARTICLE VII ASSESSMENTS - IDENTIFICATION

SECTION I - DECALS

Special Wonder View Parks Association decals shall be made available, if possible, to all registered boat owners who are members of the parks association. Said decals will allow usage of the parks association's boat launch facilities. The annual fee for such stickers shall be \$5.00 each for the members of Units #1 and 2. Those individual members of Unit #3 that wish to belong to the Parks Association, and which wish to purchase the annual decals may do so at a cost of \$10.00.

The Board of Directors reserve the right to raise the established fees when deemed necessary.

SECTION II - MPOA STICKERS

The MPOA Liaison committee will assure that the MPOA stickers are made available to all boat owners within the association to allow usage of the lake.

ARTICLE VIII

MPOA INVOLVEMENT

SECTION I

As stated earlier in ARTICLE V, SECTION I, there shall be an appointed committee to become the MPOA Liaison.

SECTION II - MPOA MEMBERSHIP

The Association shall have the right to consider membership in the MPOA at any time.

ARTICLE X

FISCAL YEAR

SECTION I - FISCAL YEAR

The Association's fiscal year shall be from January 15th through and including January 14th.

SECTION II - BUDGET

The Association shall provide a yearly budget to be brought back to each individual subdivision units' Board of Directors, to be approved in time for the Association's fiscal year.

ARTICLE XI

AMENDMENTS

The Board of Directors reserve the right to make amendments to these By-Laws. Any such amendments must be approved by the individual subdivision units' Board of Directors.

If you want, I can next clean up grammar, formatting, and legal clarity—there are quite a few spots where that would make this much more professional.