

LAKE TYRONE IMPROVEMENT ASSOCIATION

Articles of Incorporation and By-Laws

(Revised 5/21/2025)

ARTICLES OF INCORPORATION OF LAKE TYRONE IMPROVEMENT ASSOCIATION

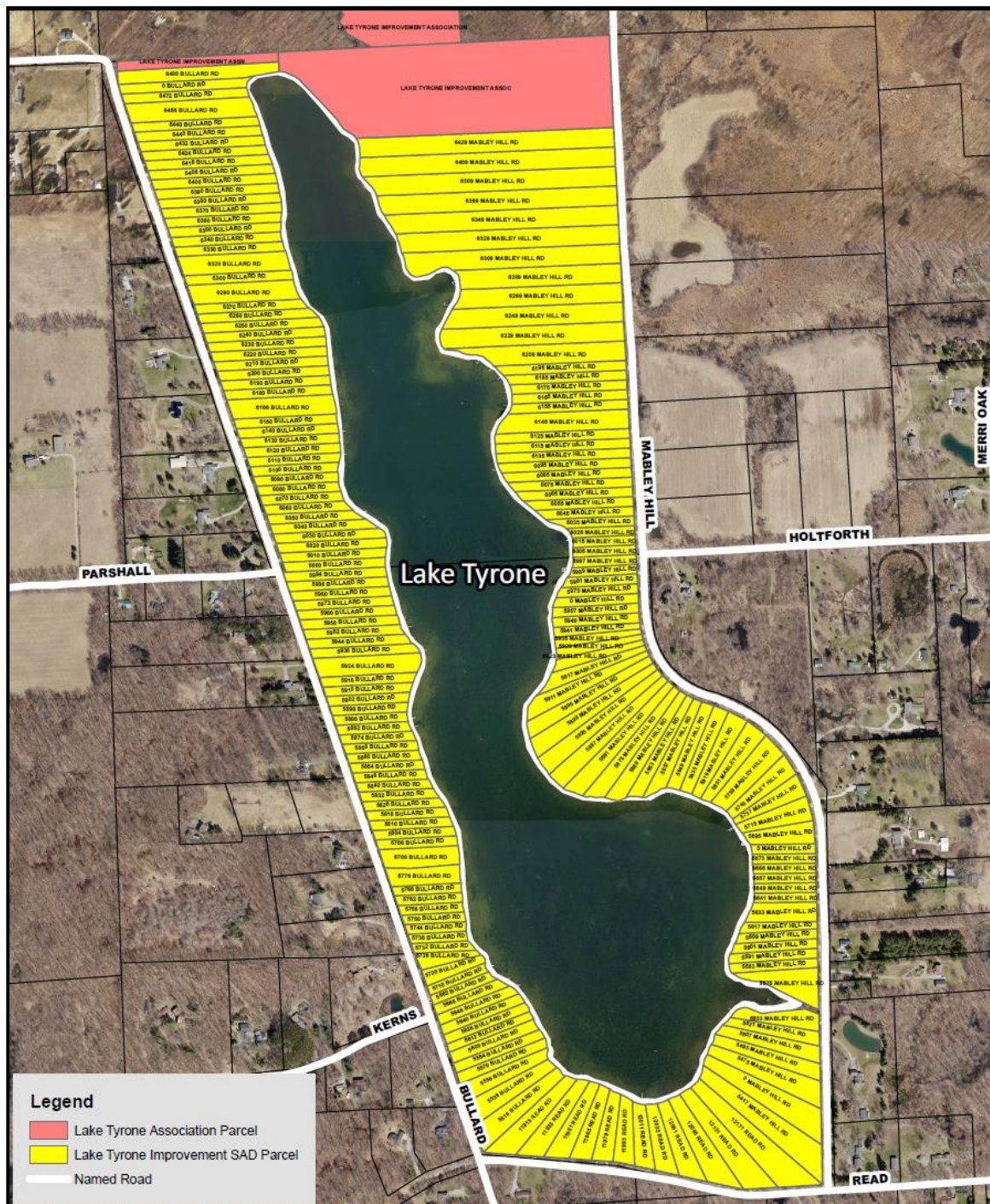
These Articles of Incorporation are signed and acknowledged by the Incorporators for the purpose of forming a nonprofit corporation under the provision of Act. No. 327 of the Public Acts of 1931, known as the Michigan General Corporation Act, as follows:

Article I

The name of this corporation is Lake Tyrone Improvement Association.

Article II

The purpose or purposes of this corporation are as follows: To own, hold, manage, and control all submerged lands and lands surrounding the outlet and dam impounding the waters of Lake Tyrone, for the use, benefit, and enjoyment of the members of the corporation; To maintain and improve the dam and outlet to said lake; To preserve, regulate, and control the level of the waters thereof; To beautify, protect, and preserve the submerged lands and lands surrounding such lake. To limit members at all times to bona fide owners of lakefront lots or parcels of land bordering on the waters of Lake Tyrone in the Townships of Hartland and Tyrone, Livingston County, Michigan; and to provide for the collection of dues from such members for the carrying out of the objectives of the corporation.



Article III

The location of the corporation is Lake Tyrone, Townships of Hartland and Tyrone, in the County of Livingston, State of Michigan. Post Office Address of registered office in Michigan is P.O. Box 122 Hartland, Mi 48353, Livingston County, Michigan. This corporation covers all lakefront property within:

Lake Tyrone Estates No. 1, Township of Tyrone
Lake Tyrone Estates No.2, Township of Hartland
Lake Tyrone Estates No.3, Township of Hartland
Lake Tyrone Estates No.4, Township of Hartland
Lake Tyrone Estates No.5, Township of Tyrone

Article IV

Said corporation is organized upon ownership of lakefront lots on Lake Tyrone.

a). Each lakefront lot with a tax ID number will equate to one membership in said corporation if the member is in good standing. The described lot will be known as a member's lot.

b). The amount of paid-in capital with which this corporation started business was \$1,000.00.

Article V

The term of this corporation is perpetual.

Article VI

No member of the corporation shall have any proprietary interest in any of the assets thereof. In case of dissolution the assets of the corporation shall not be distributed to the members thereof, but instead, after the payment of obligations, the then remaining assets of the corporation, real and personal, shall be conveyed, pursuant to the Cy Pres doctrine, and under the direction of a court of equity of competent jurisdiction, to a Michigan non-profit corporation formed for like or similar purpose, and having a term of existence as long as the laws of the State of Michigan then in force will permit.

IN WITNESS WHEREOF the incorporators have signed these Articles of Incorporation on this 29th day of July AD 1949.

BY-LAWS

Amended through June 1955
Amended through February 1964
Amended through July 1964 Amended
through June 1972
Amended through July 1979
Amended through February 1990
Amended through November 2000
Amended through May 2025

PREAMBLE:

This corporation (Lake Tyrone Improvement Association) having been duly licensed by the State of Michigan, does hereby adopt the following:

Article I

MEMBERSHIP PRIVILEGES & OBLIGATIONS

Section 1	MEMBERSHIP - Membership in Lake Tyrone Improvement Association shall be available upon the purchase of a lot bordering Lake Tyrone, in the Townships of Tyrone, and Hartland, Livingston County Michigan. A "lot" is defined as the lakefront property associated to one property tax ID number (parcel code). Multiple lots joined together under one property tax ID number then become one lot, with the privileges and obligations of only one lot. Each lot entitles the owner to one vote as a member on Association matters, if in good standing with the Association. Good standing is defined by the members annual dues being paid for that fiscal year. No one person shall have the right to vote more than five (5) shares, regardless of the number of lakefront lots which said person may own. The term "person" should include joint ownership of a "lot", as one person per lakefront lot. Membership is voluntary and ceases when the lot owner(s) is (are) deemed not in good standing, as described above.
Section 2	SALE OF PROPERTY - Membership in the Lake Tyrone Improvement Association is automatically transferred to the new Purchaser of any lot on Lake Tyrone. The Seller is responsible for all outstanding obligations to the Association. The Purchaser is then entitled to all the privileges, rights and interests in the Association, but only after full compliance with all the provisions of the Articles of Incorporation and the By-Laws of the Corporation. The Seller (lot owner) is responsible for disclosing the existence of this corporation and the obligations of these By-Laws.
Section 3	ASSESSMENT - The Board of Directors may, by a majority vote of the members in good standing, levy an annual assessment upon all lots for the purpose of defraying the cost and expense of carrying out the objectives of the corporation, as set forth in its Articles of Incorporation. This assessment must be paid within 60 days of the assessment notice, or such member shall be deemed not to be in good standing, which would thereby strip the lot-owner of his/her membership in the Association.
Section 4	DELINQUENT MEMBERS - All members or others who become members of Lake Tyrone Improvement Association, by purchase of lot(s) on Lake Tyrone must keep all assessments current. Assessments become payable in advance the first (1st) day of February of each year.
Section 5	FISCAL YEAR - The fiscal year of the Corporation shall end on the 31st day of December in each ear.

Article II MEMBER'S MEETINGS

	TIME, PLACE, AND PURPOSE - Meetings of the Members of the Corporation shall be held annually at a designated meeting place within the immediate
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Section 1	vicinity, at a suitable time on the third Wednesday of April of each year, or within 45days of that date, for the purpose of electing directors and for the transaction of such other business as may be brought before the meeting, and to act on recommendations from the floor voted by the majority of the members of the Corporation in good standing. Any additional meetings may be held on a certain date at a designated meeting place within the immediate vicinity with proper notice as required below for any necessary business of the Corporation that may need to be transacted. All meetings shall be conducted in accordance with Roberts Rules of Order.
Section 2	SPECIAL MEETINGS - Special Meetings of the lot owners may be called by the President, Secretary or Treasurer and shall be called by any of them at the request in writing or by a vote of a majority of the Board of Directors or at the request in writing by 45 members in good standing.
Section 3	NOTICE - Written notice of any lot owners' meeting or any mass communications such as surveys or other questionnaire shall be mailed to each lot owner by the Secretary to his/her last known address as the same appears on the books of the Corporation or Township tax records, a minimum of fourteen (14) days but not more than sixty (60) days prior to any meeting and the notice of special meeting shall indicate briefly the purpose of the meeting.
Section 4	QUORUM - At any meeting of the members, 45 members of the corporation present in person, or represented by proxy (minimum age 18 years), shall constitute a quorum. Proxies must be registered with the Secretary prior to the meeting. Meetings at which less than a quorum are represented, may however, be adjourned to a further date by those who attend, without further notice other than an announcement of such meeting, and when a quorum shall be present upon any such adjourned day, any business may be transacted at the meeting originally called.

Article III

DIRECTORS

Section 1	NUMBER, CLASSIFICATION AND TERM OF OFFICE - The business and property of the Corporation shall be managed and controlled by the Board of Directors. The number of Directors shall be 7, but the number may be changed from time to time by the alteration of these By-laws. At the annual meeting, three (3) or four (4) new Directors shall be elected by the Members for a two (2) year term. Eligible candidates must be nominated from the pool of members in good standing. Any vacant director positions may be filled with the majority vote of the remaining board members even if there are insufficient remaining board members to satisfy a quorum. The appointment will last for the remainder of the unexpired term. Directors elected are to take office at the conclusion of the annual meeting and terms to expire two (2) years hence or until successors are elected.
Section 2	MEETINGS - Meetings of the Board of Directors may be called at any time by the President, Treasure or Secretary, or by a majority of the Board of Directors. Directors should be notified of the time, place and purpose of all meetings of the Board.
Section 3	PLACE OF MEETING - The Directors may hold their meeting in such a place or places within Lake Tyrone area or an area designated as close as possible to the residences of the majority of the Board of Directors, and as often as the Directors may deem necessary.
Section 4	QUORUM - A majority of the Board of Directors shall constitute a quorum for the transaction of business. If at any meeting the Board of Directors there is less than a quorum present, a majority of those present may adjourn the meeting.
Section 5	COMPENSATION - Directors shall not be required to pay annual dues so long as that director is not absent for more than 3 board meetings during the calendar year. No director shall collect for more than one appointment.
Section 6	INDEMNIFICATION - The Corporation will indemnify, defend and hold harmless each Board member for action taken while carrying out the business of the Corporation. The board shall maintain insurance so that there are sufficient resources to indemnify the directors as provided herein.

ARTICLE IV

OFFICERS

Section 1	The Board of Directors shall at their regular annual meeting elect a President, Vice-President, Secretary and Treasurer. Such officers shall be elected for one-year terms. However, such officers must be members of the Board of Directors. The financial records of the Association shall be available at every Director's meeting and shall be examined by at least two other directors, who must affix their signatures as approving said records at such meetings.
Section 2	Any Board of Directors' member may create a committee to investigate any matter and make recommendations to the board of directors on that matter. The chairpersons of the Committees shall be appointed by the majority vote of the Board of Directors. The Committee Chairperson shall have the right to appoint any and all members of such committees to assist in the operation of such Committee.
Section 3	All members of the Board of Directors and officers of the Corporation must be members of the Association in good standing at the time of their election and during their period of office. A member is in good standing for purposes of this section if that member is not delinquent in his/her dues.

Article V

DUTIES OF OFFICERS

Section 1	PRESIDENT- The President shall be the chief executive officer of the Corporation, and in the recess of the Board of Directors shall have the general control and management of the business and affairs, subject, however, -to the right of the Board of Directors to delegate any specific power except such as may be statute exclusively conferred upon the President to any other officer or officers of the Corporation. The President shall preside at all meetings of the Directors and all meetings of the members, unless otherwise determined by a majority of all the members, present in person or by proxy. The President must be duly elected member of the Board of Directors.
Section 2	VICE-PRESIDENT - In case the office shall become vacant by death, resignation, or otherwise, in the case of the absence of the President, or his/her disability to discharge the duties of the office, said duties shall, for the time being, devolve upon the Vice-President, who shall so and perform such other acts as the Board of Directors any, from time to time, authorize him/her to do. The Vice President must be a duly elected member of the Board of Directors.
Section 3	SECRETARY - The Secretary must be a duly elected member of the Board of Directors. The Secretary shall keep the minutes of all the meetings of the lot owners and the Board of Directors in books provided for that purpose. The Secretary shall attend to the giving and receiving of all notices of the Corporation. He/she shall sign with the President, in the name of the Corporation, all contracts authorized by the Board of Directors. The Secretary shall have charge of official documents and papers as the Board of Directors may direct. The Secretary shall perform in addition, such other duties as may be delegated to them by the Board of Directors

Section 4	TREASURER - The Treasurer must be a duly elected member of the Board of Directors. The Treasurer shall be bonded in an amount, which will be determined by the Board of Directors. The Treasurer shall have custody and keep account of all money, funds and property of the Corporation. The Treasurer shall deposit all funds of the Corporation, which may come into their hands in such bank or banks as the Board of Directors may designate. The Treasurer shall keep the bank accounts in the name of the Corporation, and shall exhibit the books and accounts, at all reasonable times, to any Director of the Corporation upon application at the office of the Corporation during business hours. The Treasurer shall pay out money as the business may require, making proper vouchers therefore; provided, however, that the Board of Directors shall have power by resolution to delegate any of the duties of the Treasurer, to the officers, and to specify what officers, if any, bills, notes, checks, vouchers, orders or other instruments shall be countersigned. The Treasurer shall perform in addition, such other duties as may be delegated to them by the Board of Directors
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ARTICLE VI

MISCELLANEOUS

Section 1	HUNTING – Hunting by members is allowed on the land owned by the corporation, however, the number of members permitted to hunt shall be decided by the board of directors and the members permitted to hunt shall be determined by a fair process determined by the board. A fee may apply for hunting use which is also determined by the board.
Section 2	LAKE ACTIVITIES – All activities on the lake, whatever the nature or type, no matter the time of year, must comply with all current Federal, State, County or Municipal laws, rules and regulations.
Section 3	USE OF PREMISES - Leasing, sub-leasing, or renting of premises does not constitute assignment of member rights in the Lake Tyrone Improvement Association.
Section 4	WATER SAFETY - Is the responsibility of all lot owners. The Livingston County Sheriff shall be allowed access to Lake Tyrone for the purpose of enforcing safe boating practices.
Section 5	CARETAKER - The Board of Directors shall by a majority vote have the right to appoint a caretaker for the corporation property. The caretaker must be a permanent resident of Lake Tyrone. The Board, prior to his appointment, shall spell out his duties. However, the appointment of such a person shall not make the corporation responsible for any loss, which may occur to any of the lot owners during the term of such caretaker.
Section 6A	TERM AND REMUNERATION - The caretaker shall receive a wage as determined by the Board of Directors. The Board of Directors may by a majority vote terminate the services of said caretaker at any time for just cause.
Section 6B	BOARD MEMBERS AS CARETAKERS - Members of the Board of Directors shall act as caretakers when deemed necessary; i.e., trespassing, etc.

ARTICLE VII
LAND AND USE RESTRICTIONS
VALID DEED RESTRICTIONS

Section 1	The use of the land and all structures shall comply with all federal, state and local laws, rules, codes and ordinances and any deed restrictions of record.
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Article VIII
Amendments

Section 1	The majority of the lot owners present at a meeting, which shall consist of a quorum (45) may alter, amend, add to, or repeal these By-laws.
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Article IX
Removal of Officer

Section 1	At any duly authorized meeting of the members or Board of Directors, any officers of the Corporation, may be removed for just cause by a majority vote of said members or Board of Directors.
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The By-Laws of Lake Tyrone Improvement Association were revised by the Board of Directors, submitted to the lot owners and approved by a majority of the lot owners by written ballot on the following dates:

December 1979
April 1990
November, 2000
May 2025