

ADDITIONAL BY-LAWS OF SENECA WATERS ESTATES, INC.

As of June 1, 2017

Assessments

1. Each shareholder shall be responsible for the yearly maintenance assessments and for the individual tax assessments on his/her mobile home. The maintenance assessments must be paid by May 1st of each year, with the balance due by September 1st of each year. Taxes and maintenance assessments, amounts to be determined annually, not paid by the due date will be assessed a 1% late fee per month. The late fees may be waived upon request to the treasurer and approval by the BOD if the shareholder has unforeseen financial problems. Requests will be treated confidentially. The corporation is responsible for all land taxes. No vote, approval, resolution, or meeting is required for the BOD to issue notices for the annual assessment

2. Capital expenditures up to \$1000 may be approved by the BOD, and any amount exceeding \$1000 must be approved by a majority of the shareholders. Any proposal that could generate income up to \$1000 may be approved by the BOD. If the proposal could generate more than \$1000, then it must also be approved by a majority of the shareholders. Any such capital expenditure or special assessment approved by the BOD, shall be assessed and enforced in the same manner as the annual assessment in § 1, above.

Rules and Regulations for Shareholders and Their Guests

3. There will be no subletting of mobile homes, boat lifts, docks, etc. Immediate family (father, mother, son, daughter, brother, sister, nieces, nephews grandchildren over the age of 18 years) are limited to a single block of time of two(2) weeks continuous stay per year without shareholder presence. Special circumstances may be granted by the Board of Directors (BOD). Significant others to be considered the same as spouses for this bylaw. It is the shareholders responsibility to review bylaws with guests and family. Family and guests are welcome to stay as long as shareholder is present.

4. All pets will be kept on a leash on corporate property. Shareholders are fully responsible for their pets and must clean up all messes. Current corporation insurance policy guidelines, under Liability exposure, reflect certain dog breeds are ineligible.

They are: Akita, Chow, Rottweiler, Doberman Pinscher, German Shepard, Presa Canarios, certain Terriers (all “Bull” & “Staffordshire”) breeds; or a mixed breed thereof including any animal with a history or display of aggressive behavior. Shareholders will refrain from bringing these dogs into the park. Shareholders will notify any family members, friends or visitors that they may have about these guidelines.

5. All shareholders must keep their mobile homes, dock site and lot in an orderly fashion and keep their lawns cut and trimmed. All docks and lifts to be installed in the lake no later than July 4th weekend and may be removed on or after Labor Day weekend. All requests for exceptions must be submitted to the BOD for approval on an annual basis. Any docks, associated dock materials, watercraft, watercraft lifts, etc. remaining at the waterfront area after July 4th weekend, without BOD approval, will be removed at the owner’s expense via contract or SWE shareholders. SWE rate will be \$20/hour per person required to perform the necessary work plus materials.

6. All mobile homes, decks, and porches must be skirted with materials approved by the BOD by September 30, 2016.

7. Any building, (trailer, dock, storage shed, etc.), must be approved by the B.O.D. The BOD requires an accurately dimensioned drawing, depicting placement and orientation to adjacent structures, of all new structures to be submitted for approval. This will be used to review for any interference with utilities, not for the integrity of the structure itself.

- a. The BOD shall contact adjacent shareholders and/or any other shareholders the BOD deems necessary for concerns about any new or modification of existing structures before giving final approval.
- b. Docks or boat lift decks to be constructed with BOD approved material, i.e.; pressure treated wood, aluminum, steel, composite. BOD approvals for any structure are valid for 1 year only.
- c. SWE BOD is not responsible for determining building code requirements or enforcing building codes. It is the shareholders responsibility to adhere to current code and safety standards. The BOD and the corporation are not responsible for any damage or injury resulting from non-compliance to codes whether known or unknown.

8. There shall be no dishwashers or washing machines in the mobile homes.

9. Watercraft and trailers must be stored in the designated areas starting on July 4th weekend, 2016. The designated watercraft storage area for the winter is the south side of the park, west of lot 19 and extending west to area across from lot 7 and giving consideration to those shareholders that also use this space for normal parking or on a site with permission from site's shareholder(s). The designated watercraft storage area for the summer (July 4th weekend to Labor Day) is the watercraft lifts at the lake front or the trailer storage area designated in the woods east, uphill, from the park mobile home sites. All requests for exceptions must be submitted to the BOD for approval on an annual basis. Any watercraft remaining in any winter storage area after July 4th weekend will be removed at the owner's expense.

10. All loud activities must cease at 11:00 p.m.

11. No new mobile home sites will be established on corporate land.

12. Any mobile home replacements must be approved by the BOD. If a mobile home or a camper is to be replaced, it must be done with a mobile home, not a camping trailer.

13. All boat lifts must be made permanent, and organized and placed as approved by the BOD. All watercraft lift locations must be approved by the BOD.

14. Washing of boats, decks, etc. (no cars) with corporate supplied water is not allowed on weekends or if the lake level is unseasonably low. The BOD will announce and post notices to shareholders in the event the lake level is unseasonably low.

15. Each shareholder must keep a minimum of \$100,000 liability insurance on his/her own mobile home. A copy of the certification of insurance must be filed with the secretary of the corporation within thirty (30) days of the effective date.

16. Any water or drainage leaks in a mobile home must be properly corrected by the shareholder as soon as reasonably possible. The corporation reserves the right to turn

off water to any unit with a leak. The owner will be notified ASAP by any shareholder if the owner is not present. Water to a unit must be turned off at the corporate supply on the owner's site when the owner or approved occupant is returning home or leaving the corporation property for more than 24 hours when no other shareholder is present.

17. Any and all complaints must be delivered in writing to the BOD and will then be acted upon by the BOD.

18. Each share will be allowed approximately sixteen feet (16 ft.) total lakefront area for shareholder use as approved by the BOD.

19. All shares will be held by one person or spousal party. There will be no partnerships on any share.

20. Children under the age of 12 years old must be accompanied by an adult at the lakefront while swimming or on the corporate dock. Private property/ Posted signage to be installed and maintained.

21. All swimming done is at the swimmer's risk.

22. Unlicensed motor vehicles, junk vehicles, inoperable vehicles and inoperable watercraft and utility trailers will not be allowed on corporate land, including individual sites.

23. Shooting of firearms or bows will be done only in the designated area.

24. No additional campers will be permitted on any corporate property (shareholder lots are corporate property). Limited numbers of small tents on any corporate property will be permitted with approval from preferably the BOD, if available, or a BOD member, for each period of use.

25. Mobile homes are limited to a size of 14' x 56' with tongue, or 14' x 52' box. Mobile homes that are longer or of different configurations must be approved by the BOD. BOD approval or disapproval of individual applications for any different configurations are final, and are not subject to re-submission based upon any prior approval/disapproval.

26. There shall be no fences or other obstacles on any individual lots/

27. Winterization materials to be installed shall be approved by the B.O.D.

28. Only one out-building of reasonable size will be allowed on a site.

29. No one individual or spousal party may own more than three (3) shares in the corporation.

30. In case of the death of a shareholder(s), the surviving spouse or heir(s) must provide the corporate secretary with a copy of the death certificate(s) and a copy of the letter appointing an executor or executrix. If the share of stock is joint, the letter of appointment is not required. In such event the Corporations Right of First Refusal, as set forth above in §8, shall be tolled and extended until the executor/administrator of the Shareholder's Estate notifies the BOD or Corporation of their authority to act on behalf of the Decedent Shareholder's Estate.

31. Any and all cutting or killing of trees (2" diameter & larger) must be approved by the BOD. The shareholder(s) responsible will be assessed a \$10 per tree diameter inch on any tree 2" in diameter or larger (measured at the tree base) that is cut or killed without BOD approval. Any permanent planting of trees or shrubs (with roots that could potentially damage septic piping) should be submitted to the BOD for review. Any planting, trees or shrubs, becomes Corporate property upon planting.

32. There shall be no more than one proxy vote per share at any corporate shareholders meeting.

33. Each shareholder is required to attend (not by proxy) at least one out of three annual shareholder meetings. Failure to do so will result in that shareholder losing the right to vote on any corporation doctrines/bills/bylaws, documents, etc., and that shareholder will be required to meet with the BOD and President to review circumstances.

34. President shall annually audit treasurer's books and document.

35. All work done with and done on the large tractor (if there is one) must be approved by the BOD.

36. All Shareholders must register an email address with the Board of Directors. Except where method of notice is provided by law or the Bylaws of the Corporation, all shareholders consent to receive notice via email address registered with the Board of Directors.

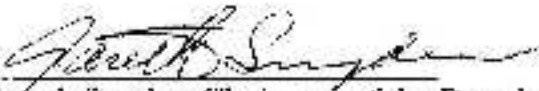
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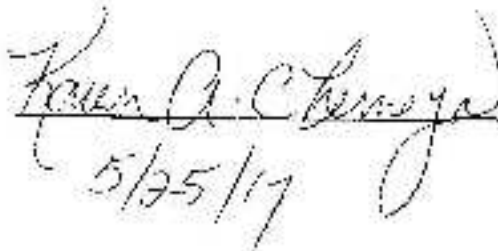
37. If any Shareholder is in breach of any of these Rules, it is considered a breach of the Bylaws and is subject to the following enforcement procedure.

- a. Upon any default, the Shareholder will be notified by a member or members of the Board of the defaulting conduct, and will provide the defaulting shareholder a reasonable opportunity to cure such default. In the case of an unpaid assessment, the shareholder is in default if the assessment is not paid within 30 days of delivery of the invoice for such assessment; no additional notice or warning is required.
- b. If the Shareholder does not cure the default within the time allotted in the warning letter, the Board is authorized to issue and serve in accordance with the New York Real Property Actions and Proceedings Law, Article 7, a Notice to Vacate or Cure Default, giving the Shareholder 30 days from delivery of such Notice to cure the default or vacate the premises.
- c. If, after the 30 days allotted in the Notice to Vacate or Cure Default, the Shareholder has not cured the default, the Corporation will file a petition, pursuant to Article 7 of the RPAPL, seeking a summary eviction from the premises in the Supreme Court of New York, Seneca County, or any other Court with competent jurisdiction.

- d. Simultaneously, and at the Corporation's sole discretion and judgment, the Corporation may file an action forcing the sale of the Shareholder's share of stock in the Corporation.
- e. Shareholders shall be responsible any and all attorney's fees, costs, and other expenses related to any proceeding set forth herein.

RESOLVED


Gareth Snyder, Chairman of the Board of Directors


5/25/17