

CHAPTER TWENTY - Section 20.01
NON-VOTING MEMBERSHIPS POLICY

Date:	November 19, 1983
Amended:	September 21, 1989
Amended:	April 22, 2004
Amended:	February 23, 2006
Amended:	September 28, 2006
Amended:	March 22, 2007
Amended:	May 26, 2011
Amended:	July 23, 2015
Amended:	November 16, 2017

I. POLICY

The Lake Monticello Owners' Association may establish non-voting classes of membership comprised of persons, firms, associations or corporations who are not the owners of residential building lots in Lake Monticello.

- A. These classes of membership shall not entitle a member to vote in the affairs of the Association.
- B. Each class of membership shall require the annual signing of a written agreement defining the conditions of membership, including the requirement to comply with all policies, rules and regulations of the Lake Monticello Owners' Association.
- C. Fees applicable to each class of non-voting membership shall be approved by the Association's Board of Directors, published in the Association's annual schedule of dues, assessments, charges and fees, and stated in the signed agreement.
- D. No memberships shall be transferable unless transfer is specifically provided for in this policy, and in the written agreement signed by both parties.
- E. Named members shall be responsible for all debts and acts of their guests.
- F. Failure of a member or guest to comply with the terms of the membership agreement or the policies, rules and regulations of LMOA shall be cause for temporary suspension of membership privileges or revocation of membership.
- G. Refunds of membership fees shall not be granted to a member whose membership is revoked; or who relocates from the Lake Monticello vicinity; or has not utilized or no longer wishes to utilize the membership.

II. TYPES OF NON-VOTING MEMBERSHIPS

A. Recreational Membership

Recreational memberships allow access to the recreational facilities (amenities). Membership applications shall be available at the administrative offices and at appropriate amenity locations. These memberships may include, but shall not be limited to the following:

1. Golf Associate Membership

- a. A Golf Associate membership shall provide to non-owners of Lake Monticello lots all of the golf privileges extended to Lake Monticello property owners, at a prepaid annual fee.
- b. Golf Associate Members may receive, upon written application and payment of the applicable fee, one (1) gate access device valid for entry through a limited number of

Lake Monticello gates. The gate access device shall be valid during restricted hours appropriate to use of the golf course. Use of the device shall be in compliance with LMOA policy PM 19.03.

2. Social Associate Membership

A Social Associate Membership shall provide for the use of specific amenities by individuals who are not owners of Lake Monticello lots. Family members of an Associate Member (spouse and dependent children residing with the Associate Member) shall be entitled to the same privileges as the Social Associate Member. Social Associate Members may use the clubhouse, pool, tennis courts, beaches, playgrounds, baseball field, and golf course and may participate in scheduled member events and activities. Social Associate Members are authorized to use canoes and kayaks on the lake with registration of the vessel but are not authorized to use power boats. Slips and storage racks are not available to Social Associate Members. Boat registration, use of the swimming pool, tennis courts, and golf course are subject to additional amenity fees.

- a. Social Associate Members shall pay a fee equal to the annual dues paid by members. Amenity cards shall be issued to the Social Associate Member, spouse and dependent children, for entrance to the community and the amenities.
- b. Social Associate Members may, upon written application and payment of the applicable fee, be issued not more than two (2) gate access devices. Use of the gate access devices shall be subject to the provisions of LMOA policy PM 19.03.
- c. Social Associate Members shall always accompany their guests.

3. Corporate Golf Associate Membership

A Corporate Golf Associate Membership for officers and/or employees of a corporation or company shall provide all of the golf privileges extended to Lake Monticello property owners, at a prepaid annual fee per person.

- a. Named members may be changed upon renewal, or upon termination of the employment of a named member.
- b. Corporate Golf Associate Members may receive, upon written application and payment of the applicable fee, one (1) gate access device valid for entry through a limited number of Lake Monticello gates. The gate access device shall be valid during restricted hours appropriate to use of the golf course. Use of the device shall be in compliance with LMOA Policy [Ref:] PM 19.03.
- c. Corporate Golf Associate Memberships may be transferred to another corporation upon approval of the LMOA General Manager.

B. Business Membership

A corporation, limited liability company or partnership which owns property at Lake Monticello may designate no more than two individuals per lot or unit as members for the purpose of entitlement to use and enjoy the benefit of the amenities at Lake Monticello, pursuant to Sections 2.01(a) and 3.02 of the LMOA Bylaws.

C. Tenant Associate Membership

Full-time tenants may upgrade their status from “registered guest” of the property owner/lessor to Tenant Associate Member by paying a fee equivalent to the difference between the annual Tenant Associate Member rate and the annual LMOA member dues then in effect, and by submitting an Associate Member application each calendar year. The Tenant Associate Member shall be allowed to pay the applicable LMOA member fees for use of the paid amenities (e.g.: golf, swimming pool); to register boats; and to obtain a gate access device at the LMOA member rate. In signing and submitting the Associate Member application, the Tenant Associate Member acknowledges a contractual relationship with the Association including all of the associated rights, benefits and obligations.

III. RESPONSIBILITIES

It shall be the responsibility of the General Manager to establish proper contracts to meet the criteria established in this policy.

IV. REQUIREMENTS

A contract for each class of non-voting membership shall be prepared, updated annually, and available for inspection at the Association’s business office.

V. REPORTING PROCEDURE

Annually the General Manager or a staff member shall provide to the Board a report listing each class of non-voting membership and stating the number of participants, the revenues/expenditures and status of delinquent dues, assessments and fees.

VI. APPLICATION

The General Manager or his assignee shall be responsible for implementing this policy. If conditions exist which indicate a need to readdress a category of non-voting membership, management shall advise the Board of Directors and provide a recommendation.