

Silver Lake Association Constitution

1971, 1994, Amended 2023

Article I – Name

The name of the organization shall be the Silver Lake Association.

Article II – Purposes

The primary purpose of the Association shall be to preserve the natural beauty of Silver Lake, PA and to promote and finance projects, improvements and regulations designed to enhance its residential and recreational use by owners of lakefront property without harming its natural ecology and tranquility. In particular, to further this end, the Association will promote compliance with legal restrictive Covenants, extension of them to all properties on the lake, and adherence to published Guidelines for preserving lake beauty and tranquility. Copies of the Covenants are included in the Bylaws. The Guidelines are appended.

A secondary purpose of the Association shall be to sponsor activities designed to promote residential, educational, and social opportunities for the membership.

Article III – Membership

A person may become a Member of the Association upon payment of dues as prescribed in the Bylaws if he or she is the owner, co-owner or life tenant of property fronting on Silver Lake. It is assumed that Members will work to maintain the Covenants and Guidelines of the organization.

Article IV – Governance

Section I – The governing body of the Association shall be the Members assembled in regular Annual or Special Meetings or polled by mail. Meetings shall be convened and conducted in a manner prescribed in the Bylaws.

Section II – Voting – At meetings or in mail ballots, paid Members or lot owners who are owners or life tenants of a cottage or lot are entitled to two (2) votes for the cottage, divided any way they wish. Sole owners get two (2) votes. Unless otherwise stated in the Constitution or Bylaws, motions made at meetings shall be passed by a majority vote. Motions involving restrictions or assessments shall not have passed unless a majority of cottages is represented in the vote. Mail ballots may be required but must be authorized at the Annual Meeting or by the Board.

Section III – Officers – Any Member shall be eligible for office in the Association. The Officers shall be a President, Vice-President, Secretary and Treasurer. They shall be elected for three-year terms, may be elected for a maximum of two consecutive terms, and will serve without remuneration.

Section IV – Duties of the Officers – The President shall be the Chief Executive Officer of the organization. He/She shall preside at all meetings of the Board and membership, shall appoint all regular and special committee chairs, shall be an ex-officio member of all committees, and shall make appointments to fill vacancies. The President shall have general supervision of the affairs of the Association, subject always to the approval of the Board.

The Vice-President shall act in all matters for the President in case of absence or incapacity.

The Secretary shall keep minutes of all meetings, shall attend to all notices of meetings, and shall answer all correspondence.

The Treasurer shall handle all of the monies of the organization, shall establish and maintain proper bank accounts, and shall initiate and maintain accounts and investments with accrued or surplus monies subject to the approval of the Board. All disbursements shall be via checks signed by the Treasurer and any other member approved by the Board. In addition, the Treasurer shall take the lead in financial planning for the organization, including annual budget preparation and periodic reporting of progress against the budget allocations.

Section V – Board of Directors - The management of the affairs of the Association shall be the responsibility of the Board of Directors, which shall consist of the Officers and other Members prescribed by the Bylaws. The Board shall have such powers as necessary to conduct the activities and business authorized by the Constitution and Bylaws, and by vote of the membership at Annual Meetings or Special Meetings. However, the Board shall take no action contrary to the Purposes of the Association. Its financial direction and limitations shall be established by the Annual Budget set at the Annual Meeting and it is authorized to manage the financial affairs within the total budget plus a 20% contingency (if not provided in the budget) for no more than one special project which may arise and require Board action between Annual Meetings.

The Board, acting individually or collectively, may hear complaints of illegal or practices in violation of the Constitution, Bylaws, Covenants and Guidelines and may vote to address the offending parties. Legal action shall require an affirmative vote by the membership and appropriate budgeting of legal expenses.

Section VI – Committees – The membership may establish such Standing Committees as deemed desirable. A Social Committee Chair is established to arrange gatherings and activities such as the Finally Fridays, the annual cocktail party, and tournaments. The President may establish Temporary Committees. All committee chairs and members shall be appointed annually by the President for terms of one year, with no limits on reappointment.

Section VII – Non-Recurring Projects – The Association may acquire land or undertake other major non-recurring projects in pursuit of its purposes. To this end, a fund shall be established and maintained, to be accumulated from such portions of the Association's budget as may be allocated to it by the Association, from donations and from assessments levied in accordance with Section II. Approval of land acquisitions and other such undertakings, and withdrawals from the fund to finance them, shall require a majority vote of all Members voting by mail as prescribed in Article IV, Section II.

Article V – Amendment

The Constitution may be amended by a majority vote of all Members voting as prescribed in Article IV, Section II at an Annual Meeting or a Special Meeting called for that purpose.

Article VI – Dissolution

The Association may be dissolved at such time and upon such terms as may be decided by a majority vote of Members of the Association by signed ballot as prescribed in Article IV, Section II. Upon dissolution of the Association, no Member shall be entitled to any distribution or division of its remaining assets.

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BYLAWS

Article I

Membership – Privileges and Responsibilities

Section I – Privileges – In addition to the enjoyment of Silver Lake as a property owner, membership in the Silver Lake Association entitles the Members to:

- Attend and vote at all meetings.
- Hold office and serve on Committees of the Association.
- Participate in all activities of the Association. (rev. 07/2011)

Section II – Responsibilities – Members are expected to support the Purposes of the organization identified in the Constitution by obeying, and encouraging compliance with, the Covenants of the Association, which are listed in Article IV of these Bylaws.

In addition, out of consideration for the delicate balance of nature in the Silver Lake area and the quiet serenity which is the essence of the Silver Lake lifestyle, Members are expected to follow the organization's Guidelines. The current Guidelines are appended.

Rentals shall be limited to family and close friends of Members of the Association.

Additionally, Members are expected to communicate clearly the requirements of the Covenants and Guidelines to any prospective renters, lessees, purchasers or guests. Renters or lessees should sign an acknowledgement of the Covenants and Guidelines prior to occupancy. Members should not rent to those who have any use in mind other than non-commercial, single-family residential use. Members shall not allow access to the lake for research without approval of the Board.

Section III – Dues – The dues shall be established by the Membership at the Annual Meeting. Dues notices will be mailed by the Secretary shortly after the first of each year and dues are payable in 60 days. Only Members current in their dues will have voting privileges.

Article II – Governance

Section I – Meetings – The Annual Meeting will be set by the Board of Directors. Meetings will be held at a suitable location in the Silver Lake Township area. Notice of any meeting will be mailed, electronically communicated, or delivered to the contact address at least two weeks in advance of any such meeting. The notice of meeting shall contain the matters to be voted on, so far as these are known to the President.

Section II – Quorum – A quorum for Annual and Special Meetings shall be 25% of the total membership of the Association who have paid the current year's dues.

Section III – Conduct of Meetings – The order of business of each Annual Meeting shall be:

1. Minutes of last Annual Meeting or intervening meeting.
2. Report of the Treasurer.
3. Reports of the Committee Chairs and President on last year's activities.
4. Adoption of next year's budget.
5. Election of Officers and Board members.
6. New business.

Annual and Special Meetings may be conducted informally. The tally of votes must be recorded if any member requests it and the ultimate procedural authority shall be Roberts Rules of Order.

Section IV – Restrictions on actions taken at Meetings - At Special Meetings, no action shall be voted on of matters not contained in the Call of the Meeting.

Section V – Fiscal Year – The fiscal year of the Association shall be January 1 through December 31.

Section VI – Elections – The Officers and two additional Board Members shall be elected at the Annual Meetings to serve a term of three years with a maximum of two terms. In addition, a nominating committee of three Members, elected triennially, shall be responsible for presenting slates of officers or individual names to fill vacancies as appropriate.

Section VII – Board – The Board is composed of Officers, two elected Members - one a seasonal resident and one a full-time resident, and the Past President, if continuing to reside on the lake.

Article III – Amendment

These Bylaws may be amended by a majority vote of all Members voting as prescribed in the Constitution, Article IV, Section II at an Annual or Special Meeting called for that purpose.

Article IV – Covenants

The following Restrictive Covenants are part of most deeds of Silver Lake properties and are legally binding where they occur. They do not supersede more restrictive covenants in filed deeds and agreements where they occur. They represent an “Honor Code” for all Members of the Association to follow and a goal for those who currently own “grandfathered” variances. It is incumbent upon Members to communicate these Covenants to prospective property owners and real estate agents when considering sale of lake property.

1. Only 1 residence per property. A residence includes enhanced accommodations to the main unit.
2. Subdivision requires 200’ lake frontage and 2 acres.
3. No commercial or business use including Air B&B and VRBO or similar site.
4. No mobile homes, occupied RVs on property and no seasonal tenting.
5. No motorboats except small, quiet, electric trolling motors.
6. No uninvited access to the lake by others over any property.
7. Property usage is for single family residential use only.
8. Buildings must be at least 70’ from lake.
9. No timber over 12” diameter to be cut within 50’ of lake, except dead, decaying trees or problem trees. No clear cutting allowed.
10. No gazeboes, boat houses on lake other than those currently “grandfathered” in.
11. Garages, if erected, shall be on the non-lakeside of the property.
12. Sewage must be disposed of in septic tanks/drain fields located at a suitable distance from the lake to prevent drainage into the lake.
13. Floats limited to 50’ from shore in front of the owner’s property. Docks limited to 40’ (slightly more if required to reach a lake depth of 5’).
14. No boats permitted from other lakes (Zebra Mussel threat).
15. No jet skis, water skis or wakeboards.
16. No pontoon or party boats other than those “grandfathered” in.

Addendum – Guidelines for Supporting the Silver Lake Constitution and Bylaws

Owners, visitors and tenants can help maintain the ecology and tranquility of Silver Lake by observing the following guidelines:

Ecology

The water level of the lake shall be maintained at the level of the cement spillway at the headwaters of Silver Creek.

Keep out of the lake: chemicals, fertilizers, weed killers and insecticides, phosphates, soaps, detergents such as boat cleaners and hair shampoos; debris including ash from fires, fireworks, bottles, cans and cigarette butts; Styrofoam etc. If you shoot fireworks near, at or over the lake clean up the debris.

Avoid fires on the frozen lake.

Do not wash people or pets in the lake.

In order to maintain the health of the lake and its inhabitants, shrubs and trees should be planted from the shore back 35 feet to maintain a buffer. When possible, plant native species such as laurel.

Maintain the shoreline, removing trash, litter and weeds. Make sure no weed pieces are left to reroot.

During construction, utilized berms to block sediment runoff.

Avoid use of lead products while fishing. Remove hooks, lures and broken fishing lines from the lake.

Do not dump live bait in the lake.

To enjoy the night skies and maintain our ecosystem dusk to dawn lighting is discouraged. Recommended to avoid uplighting, use the lowest wattage and the longest wavelength possible. LED lighting should be in the amber, orange or red range to protect wildlife.

Sewage

Dog waste should be bagged and properly disposed of.

Use as little water as possible. Don't flush toilet more than necessary. Use 'low-flow' shower heads.

Use no-phosphate detergents. Not 'low-phosphate.' **No phosphate.**

Read labels on toilet paper. Look for NSF statement "acceptable for septic systems" – or equal. Don't put paper towels, facial tissues, disposable diapers, sanitary napkins, tampons, cigarette butts into the toilet. Put them in the garbage.

Don't pour cooking fat, grease, coffee grounds, or bleach down the drain.

Check out your septic system. Learn where it is, how it works, and where it empties. Be on the lookout for possible drainage to the lake from overloaded systems. **Have the tank pumped out every two years minimum. Do it every year if usage is heavy or drain field is near the lake.** Plant trees and shrubs between your drain field and the lake.

Tranquility

Sources of controllable noise such as radios, TV and tapes, parties, etc., should be kept to limits which do not intrude unreasonably on neighbors or on the general quiet of the lake. The extent to which sound travels over water needs to be taken into account. After 10pm, efforts should be made to avoid unnecessary noise.

Be sure dogs stay in at night and don't bark indoors or outdoors for long periods. Owners should keep dogs on leash and clean up after them.

Limit construction projects to weekdays after 8:30am and ending by 5:00pm and if possible, off-season.