

ARTICLE I – Jurisdiction and Purpose

The Mirror Lake Estates Association (MLEA) shall be the Corporation, **duly organized and existing pursuant to NH RSA 292**. The Corporation (henceforth known as the Association) is to be non-profit and is created by voluntary agreement and action of the members of the Association. **The Association is in the Village of Mirror Lake, in the Town of Tuftonboro, County of Carroll, State of New Hampshire**. Its purpose is to acquire and to maintain common land and roads and to serve and promote the residential and recreational interests of the Association.

ARTICLE II Membership

- A- Membership in the Association is defined as owners of Lots 1 – 61, Back Lots 1, 2, 3, 4, and 5, and lettered Lots A, B, C, D, E, F, G, H, J, K, L, M, N, M-N, O, R, S, T, U, V, as described in the Deed for Lot #12 on a plans entitled: **“Mirror Lake Estates, Mirror Lake, N.H. – Realty Investments Inc. – Scale 1” = 50’ - May 15, 1957 and recorded in Plan Book 9, Page 30; “Bennett Farm Development and Mirror Lake Estates, Mirror Lake, N.H.” prepared by R. B. Merriman, Surveyor, dated June 29, 1967 and recorded in Plan Book 13, Page 28; “Bennett Farm Development – Mirror Lake – Tuftonboro, N. H.” prepared by R. B. Merriman, Surveyor, dated June 15, 1967 and revised August 12, 1967 and recorded in Plan Book 13, Page 30; “Mirror Lake Estates, Lots 12 & 13 and Bennett Farm Development, Lots 55 – 61 and Lot O” prepared by R. B. Merriman, Surveyor, dated July 17, 1969 and recorded in Plan Book 13, Page 87, Quitclaim Deed from Realty Investments, Inc. dated April 25, 1969, and recorded in Book 443, Page 222 , Quitclaim Deed from Realty Investments, Inc dated May 2, 1972, and recorded in Book 511, Page 303, all at the Carroll County Registry of Deeds.**
- B- The annual membership assessment is due June 1st of each year. If the assessment is not paid by June 30th, there will be a late charge of \$ 25.00 for all owners of improved lots and \$10.00 for all owners of unimproved lots. After December 30th, all late charges will double.
- C- Only members in good standing, (with all assessed payments current) are eligible to vote at meetings and to hold office in the Mirror Lake Estates Association.
- D- Each member is entitled to one vote at the Association meetings. This vote may be made by proxy, dated, signed, and presented to any Association officer.
- E- All members in good standing of the Mirror Lake Estates Association shall have the right to common use of Lot #12 for access to Mirror Lake and for their mutual enjoyment and use within the rules and regulations as established by the Association (as noted in the Lot #12 Quitclaim Deed).

ARTICLE III - Obligation of the Members

- A- The election of Officers and **Directors-at-large**
- B- The establishment of the annual assessment.
- C- The development of plans and policies for the Association, including the establishment of Rules and Regulations for the use of roads within the Association, Lot #12 and the "turn-around."
- D- The support of the activities of the Association.

ARTICLE IV – Board of Directors

- A- There shall be no fewer than five **Directors**, including the Officers and **Directors-at-large. The Officers of the Association shall include the President, Vice President, Treasurer, Secretary.** The retiring President may serve as an Ex-Officio member of the Board for the one year following his/her term of office.
- B- **The Board of Directors** shall serve as the Executive **Officers** of the Association and are responsible for the maintenance and progress of the nonprofit corporation as set before by the Incorporators and for all the actions required by the laws of the State of New Hampshire.
- C- The President and Vice-President shall be elected for a term of two years by simple majority vote at the annual meeting.
- D- The Secretary and the Treasurer shall be elected for a term of two years by a simple majority vote at the annual meeting.
- E- **Directors-at-large** shall be elected for a term of four years each by a simple majority vote at the appropriate annual meeting.
- F- The Board of **Directors** shall appoint a replacement for any officer who resigns between annual meetings. This position shall be filled at the next annual meeting.
- G- The Board of **Directors** shall appoint a Finance Committee to assist the Treasurer and to perform an annual review of the financial records of the Association, for comment purposes only.

ARTICLE V – Obligation of Officers

- A- The President shall preside at all meetings of the Association and the Board of Directors and shall have the authority to appoint committees.
- B- The President shall appoint a Road Agent who shall be an Ex-Officio member of the Board of **Directors.**
- C- The Vice-President shall, in the absence of the President, perform the duties of the President.
- D- The Secretary shall keep minutes of meetings, maintain the Association records, notify members of the date, time, and place of meetings, and conduct other necessary correspondence.
- E- The Treasurer shall collect the assessments, maintain accounts, pay bills of the Association, and conduct necessary correspondence.

F – No officer or member may give or receive dividend payments from any funds of the Association.

ARTICLE VI – Meetings

A– The Annual Meeting of the Mirror Lake Estates Association shall be held each summer. The date, time and place are to be determined by the **Board of Directors**.

B– Special meetings may be called by the **Board of Directors** upon due notice to the members, which shall state to the membership the text of any proposal to be presented.

C– Business of the Association, other than the election of Officers, **Directors-at-large** and by-laws changes may be conducted by mail or email. Such issues are to be considered for a vote and the results shall be communicated to the membership by mail or email.

D– A quorum for the conduct of **General** business of the Association shall consist of those members who attend the announced meetings in person or by proxy.

E- In the event that neither the President nor Vice-President are available, the presiding officer will be appointed by the members present for the purpose of conducting the meeting.

ARTICLE VII - Amendments

These by-laws may be amended by a two-thirds vote of the **TOTAL** membership. **BE THEY** present or voting by proxy at any annual meeting provided notification via regular (surface, USPS) mail or email of the proposed changes has been given to the members thirty (30) days in advance of the meeting. Proxy **VOTES SHOULD BE** presented to any officer of the Association.