

WILDWOOD SHORES PROPERTY OWNERS' ASSOCIATION

An Association Not for Profit, Incorporated Under New Jersey Laws

BOX 601

HOPATCONG, NEW JERSEY 07843

August 8, 1973

Dear Member:

The Annual Fall Meeting Will be held at the Club House on Saturday, September 1, 1973, at 9:30 A.M.

An Ammendment to the By-Laws is enclosed and will be voted upon at this meeting.

The nominating committee, chaired by Mrs. Viola presents the following slate for Board of Governors:

For three (3) year term:

Stan Bentzen
Ted Meeker
Pete Ruprecht
Bob Viola

For unexpired two(2) year term:

Mike Francis

For unexpired one (1) year term:

Tim Buntin

Very truly yours,

Amy T. Bacquet
Amy T. Bacquet
Secretary-Treasurer

To All Members of Wildwood Shores

A new committee has been formed consisting of conscientious residents of Wildwood Shores to improve our clubhouse facilities and thereby improve our community.

Your reply to the following questions is of the utmost importance, so please return this questionnaire by August 24, 1973 to:

Mike Francis
16 Ridge Road
Hopatcong, N. J. 07843

There has been some question as to whether or not W.S.P.O.A. should keep the existing clubhouse or build one on lakefront. It would be greatly appreciated if you as a member of W.S.P.O.A. would express your choice on the following alternatives. Check one.

1. Should we:

- A. Keep and rennovate existing clubhouse _____
B. Sell existing clubhouse and build one _____
on lakefront (Pebble Beach)

If the existing clubhouse is kept what would you suggest be done to improve it? Please answer yes or no.

1. Paint - Interior & Exterior _____
2. Finish Floor & Ceiling (Tile) _____
3. Added Recreational Facilities _____
4. Should Clubhouse be Winterized _____
5. Should There be a Pay Phone _____

All suggestions and donations that would improve this endeavor will be greatly appreciated.

Thank you,

Mike Francis

Mike Francis
398-4032

On July 15, 1972, a Special Meeting of the membership of the Wildwood Shores Property Owner's Association proposed that a new "Standing Committee", to be known as the "Environmental Committee", be appointed. This Committee, which would replace the "Special Committees" of "Construction and Property Inspection", would concern itself with the adherence of all members to the By Laws and Restrictions of the Wildwood Shores Property Owner's Association as they affect the environment, ecology and general welfare of the Wildwood Shores Community.

The attached Proposed By Law Amendment will be considered at the Annual Meeting of the General Membership, to be held in The Wildwood Shores Clubhouse on Saturday, September 1, 1973 at 9:30 AM.

If the Proposed By Law Amendment is adopted by the membership, it will be Sec. 3 of Art. IX. All other "Standing Committees" will advance with the result that "Special Committees" will be Sec. 13 of Art. IX.

PROPOSED AMENDMENT TO THE BY LAWS

WILDWOOD SHORES PROPERTY OWNER'S ASSOCIATION

Art. IX, Sec. 3

(A) It shall be the responsibility of this Committee to make certain that all members adhere to the Association's covenants, updated or not, annexed to their deeds recorded in the Sussex County Clerk's Office. This shall include the procurement of plans from members (or applicants for membership) for contemplated construction and/or supplementary alterations and appurtenances. This Committee shall review said plans to ascertain conformance with the By Laws and Restrictions of the Wildwood Shores Property Owner's Association and shall discuss proposed construction with all members adjacent or adjoining (within 200 feet) the site of said construction. It shall submit the plans to the Board of Governors for decision as soon as possible with its recommendation for approval or rejection and its findings as to the views of all members adjacent or adjoining.

A copy of the recommendation will be sent to the member (or applicant for membership) together with a form letter advising him of the date of the Board of Governors meeting and the opportunity to present his views.

(B) It shall be the responsibility of this Committee to ascertain that no condition exists on properties in the community which may impair the environment and ecology of the Wildwood Shores Development. This Committee shall inspect the properties of all members to insure that no infraction of the By Laws and Restrictions of the Wildwood Shores Property Owner's Association exist or are imminent. It shall prepare a monthly report to the Board of Governors detailing its findings and shall give its recommendations for action by the Board of Governors. A copy of the findings and recommendations shall be sent to the affected member together with a form letter advising him of the date of the Board of Governor's meeting and the opportunity to present his views.

(C) This Committee shall be composed of no less than seven members who shall be appointed by the Board of Governors and shall represent all areas of the Wildwood Shores Community. The members of the Committee shall choose one of their number to be the Chairman of the Committee.

(D) It shall be the responsibility of this committee to represent the Wildwood Shores Property Owner's Association on any environmental or ecology association affecting the Wildwood Shores Community as directed by the Board of Governors.

Proposed Duties of the Proposed Environmental Committee

A. Review all plans for new construction or alteration to existing buildings to ascertain:

1. Conformance to the By Laws and Restrictions as imposed by WSPOA
 - a. Only a one family dwelling. (Restriction #1)
 - b. Garage is attached or included within the dwelling. (Restriction #4)
 - c. Proposed construction is not obnoxious or detrimental to adjacent or adjoining properties. (Restriction #5)
 - d. Proposed construction is eight feet from sidelines and 35 feet from street, roadway or waterfront at high water. (Restriction #6)
 - e. Residence shall not cost less than that set forth. (Restriction #20-21)
2. Review elevation plan to determine topographical effect and resultant affect of runoff on adjacent and surrounding properties. (Flood Plain Law)
3. Obtain views of adjoining or adjacent (within 200 feet) members.
4. Ascertain that member is "member in good standing."
5. Prepare a written recommendation for approval or rejection for consideration and decision by the Board of Governors.
6. Send copy of recommendation and form letter to affected member.
7. Review all construction "in process" to ascertain that no material deviation from the original plans has occurred.
8. Prepare a written report on the status of all construction for every Board of Governors Meeting.

B. Inspect the properties of all members of WSPOA every month to ascertain the conditions in respect to the restrictions and their adherence.

1. Premises used for residential purposes only. (Restriction #1)
2. No construction (or excavation for construction) being done for which approval has not been given by the Board of Governors. (Restriction # 2-8)
3. No nuisance or anything obnoxious or detrimental to the adjoining or adjacent properties being maintained on the property (Restriction # 5)
4. No signs displayed on any property. (Restriction # 7)
5. No motor vehicles being stored, maintained, kept upon, or operated from the properties except those designed for family use. (Restriction # 17)
6. All properties being maintained by the owners. (Restriction # 18)
7. Prepare a written report on the status of the community for every Board of Governors meeting.

C. Represent WSPOA at meetings of any environmental or ecology associations affecting WSPOA or its members as directed by the Board of Governors.