



TACONIC SHORES PROPERTY OWNERS
GUIDEBOOK
AND
MEMBERSHIP DIRECTORY

Taconic Shores Property Owners Association, Inc.
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October, 2001

PREFACE

TACONIC SHORES PROPERTY OWNERS ASSOCIATION, INC.

You are now a member of Taconic Shores Property owners Association, Inc., hereafter referred to as TSPOA.

Taconic Shores is a private residential community organized as a Not-For-Profit membership corporation and governed by an elected Board of Directors. The By-Laws and Rules and Regulations constitute the guidelines for the board's formulation of policy. Property owners should consult this guidebook as often as necessary to become familiar with and conform to the restrictions, conditions, and covenants, and the rules and regulation. In instances where there is a question in regard to some action contemplated by a property owner, he/she should consult with his/her elected representative on the board or submit the matter in writing to the board. The property owner should be aware, however, that only the board, acting as a group in a legally constituted meeting, may authorize an action.

While by-laws and other rules are necessary in governing a community, harmonious living also depends upon a general understanding of the need for self-regulation, courtesy, restraint, and consideration for one's neighbors. It is in the best interest of every individual in the community to make his/her own contribution to the creation of an environment which will be as free as possible from friction and tension, and which will enhance the value of the property to both the individual owners and the community at large.

The Board of Directors meets on the third Friday of the month at 8 PM at the Beach House. Members are welcome to attend. The office of the association is open weekdays 9 AM and 11 AM. The office phone number is (518) 329-2881.

October, 2001

Board of Directors, TSPOA

RULES AND REGULATIONS OF
TACONIC SHORES PROPERTY OWNERS ASSOCIATION, INC.

The Rules and Regulations of Taconic Shores Property Owners Association, Inc. (TSPOA) have been designed for the purpose of enhancing the living conditions of all members. They clarify what we can expect from one another and create the common foundation of mutual understanding necessary for building a sense of community. The Board of Directors revises the Rules and Regulations from time to time. These are our current Rules and Regulations.

BEACHES AND LAKE

There are three (3) beach areas available for use by members of TSPOA. They are designated as Beach #1, #2 and #3. Beach #1 is the main beach. Members and their guests use these beaches and the lake itself at their own risk. Use of the lake and beaches is restricted to members of the Association and their invited guests.

1. TSPOA staff will maintain the beaches from Memorial Day to Labor Day.
2. If, by testing the lake water, the Association determines the water is not safe for swimming, the Association can close the beaches until such time as it is safe. Taconic Shores Property Owners Association, Inc. is not responsible for loss of clothing, valuables, or for any personal injury sustained while on the beach, in the beach house or in the water.
3. Use of the beaches is permitted from sunrise to sunset. There shall be no loitering when the beaches are closed.
4. Swimming should be confined to the area bounded by the raft and rope lines. Swimming under the raft is prohibited.
5. Flotation devices or other similar equipment may be used by minors only under the supervision of adults.
6. Boats are permitted to land at the boat ramp at Beach one (1) during the period from sunrise to sundown. All boats must be removed by sundown. Extreme care must be exercised when the boat is within 100 feet of the beach.
7. No motor boats are permitted within 100 feet of the swimming areas at Beach two (2) and Beach three (3) with running motors. Motors must be shut down and raised out of the water before approaching the beach area. Other boats are permitted to land at the narrow points on either side of the lines marking the swimming area. Extreme care must be exercised when all boats are within 100 feet of the swimming area. All boats must be removed from the beach by sundown. No fishing is permitted when swimmers are present.
8. Children under 12 years of age are to be accompanied at the beaches by an adult at all times. Parents or guardians of children on the beaches are responsible for their safety and behavior at all times.
9. Radios and other audio equipment are to be played at reasonable levels so as not to impinge on the quiet enjoyment of others.
10. Glassware, pets, frisbies, and ball playing are prohibited on the beach.

RULES AND REGULATIONS (continued)

11. Acts of vandalism or loitering will be reported to the police for investigation and prosecution.
12. Members may reserve the beach house for parties or special events by calling the TSPOA office and paying the appropriate fee. Members shall observe the guidelines for its use, provided at the time of rental.
13. Individuals using beaches or boats may at no time possess or use firearms, alcohol or illegal drugs.

USE OF THE LAKE

1. Docks or Piers

Docks or piers are not to be more than six (6) feet wide and not to extend more than twenty (20) feet into the lake, except in the lake area between the Island and the easterly shore where the landings must be parallel to the shore and not extend beyond eight (8) feet from the shore. A diving board attached to a float, landing, dock or pier is prohibited. External markers, or reflectors, must be plainly visible to boaters.

2. Floats and Rafts

Floats and rafts shall extend no more than twenty (20) feet beyond the shoreline at its farthest point and must be secured to the shore.

3. Boats

New York State laws regarding registration and use of motor boats shall be complied with at all times. In addition, the following TSPOA rules apply to all boats:

- (a) All boats shall be registered with the Association before use. A decal permit will be issued to be affixed to the boat. TSPOA reserves the right to revoke such permit upon evidence that the boat is being used repeatedly in a way that threatens harm to its occupants or others. Boats operated without a permit may be removed from the lake by order of the TSPOA Board of Directors. Only Association member boats are permitted on the lake.
- (b) A TSPOA decal shall be clearly displayed on all boats. Boats must also display the member's lot number in 3" numbers on each side of the boat.
- (c) Non-members may not launch boats from landing areas, members' property or beaches. If non-members and non-member boats are found on the lake, they are trespassing and members should notify the TSPOA office, or their Director or a law enforcement agency.
- (d) Running lights must be used on all boats after dark.
- (e) Every boat must be equipped with a Coast Guard approved life preserver for each person aboard.
- (f) No boat shall be loaded with occupants greater than the manufacturer's rated capacity or eight (8) inches freeboard (above the water line).
- (g) Motor boat operators must be 16 years of age or older.

RULES AND REGULATIONS (continued)

4. Motor Specifications

Motor size shall not exceed that shown below for size and weight of boat:

Single hull, any length,	under 70 pounds	3 HP
	71 to 100 pounds	4 HP
	101 to 160 pounds	6 HP
	161 to 300 pounds	7.5 HP
Single hull, over 14 feet,	over 300 pounds	10 HP
Dual hull, under 16 feet		7.5 HP
Dual hull, under 16 to 20 feet		10 HP

Stepped hull boats are not permitted

Racing propellers are not permitted

5. Operation of Boats

New York State laws regarding boats shall apply in all instances. All boats propelled by a gasoline engine must be registered as provided by New York State law. This requirement shall be applied to inflatable boats as well as those with solid hulls. The New York State registration number must be visible on the boat as well as the TSPOA lot number. The speed of boats shall not exceed 10 miles per hour. All boats shall reduce speed to 5 mph when passing swimmers, moving boats, still boats, hand-propelled boats, sailboats, canoes, paddleboats and kayaks.

- (a) Boats approaching dock landings or beach areas must slow to trolling speed (5 m.p.h.).
- (b) Boats going around the "moat" of the Island and/or under the bridge to the Island in either must slow to trolling speed.
- (c) Fishing is not permitted at the dam or in beach areas. Boats may not be tied up at the dam.
- (d) All persons fishing in the lake are responsible for the removal of all lures, hooks, and sinkers, lines, bait and fish that have been caught. Courtesy and common sense must be exercised to prevent the injury of persons swimming or boating nearby.
- (e) Boat operators are responsible for damage caused by their boats and/or the wake of their boats.
- (f) Boats may be stored at TSPOA landing areas if a TSPOA permit decal is affixed and properly identified with owner's lot number. The Association accepts no responsibility for boats stored.

6. Care and Cleaning of the Waterfront

- (a) Members owning lakefront property are responsible for the care of the shoreline extending up to twenty (20) feet into the water from their property line including leaves, sticks, logs, and similar debris. If the property owner does not do this, the Association may remove unsightly or hazardous debris. The cost of such removal shall be charged to the property owner.
- (b) Obstructions found in or on the lake should be removed, if possible, or reported to the Association office.

RULES AND REGULATIONS (continued)

- (c) All homeowners whose residence abut Robinson Lake must have a vegetation barrier of at least four feet in width or other suitable means to prevent fertilizer runoff and other debris from entering Robinson Lake.

If not already present, the barrier must be installed before the end of the calendar year 2000. A fine of \$250 will be levied by the Board during each of the first two calendar years in which this requirement is not met. The Board may increase this fine thereafter if this requirement is not met.

The Association acknowledges that the lake is one of the most important attributes of the entire community and the property values thereof. Therefore, all efforts of lakefront owners to improve the quality of the lake are appreciated and should be supported by all members.

USE OF VEHICLES

The laws of the New York State Department of Motor Vehicles applicable to the registration, licensing, insurance and operation of all motor vehicles, motorcycles or other motorized apparatus shall also apply within the limits of Taconic Shores. The following rules also apply:

1. All vehicles must not exceed the speed limit of the posted 15 miles per hour.
2. Serious traffic violations, (i.e. speeding and recklessness driving) will be reported to a law enforcement agency.
3. No unlicensed vehicle may be stored or parked for more than six (6) months.
4. No vehicle may be dismantled on any member's property.
5. Between the months of November to April vehicles may not be parked on any road in Taconic Shores. Vehicles parked on the road during this period will be towed at owner's expense.
6. Unregistered cars/trucks/motorcycles are prohibited on the roads within the limits of Taconic Shores.
7. Recreational mini-bikes, dirt bikes, etc. must be registered with the office and observe the following rules:
 - The individual using the vehicle must have his/her lot number affixed to his/her motorcycle and helmet.
 - Unregistered motorcycles, mini-bikes and dirt bikes can not be ridden before 10:00 a.m. and after 7:00 p.m. during the summer months. During winter months the hours shall be 10:00 a.m. to dusk.
 - Riders under 16 years of age must have a waiver of liability signed by their parent(s)/custodian before they are allowed to ride anywhere in Taconic Shores.
 - Any complaints regarding misuse of such vehicles are to be reported to the director of the section in which the violation occurred. Complaints will be handled in an appropriate manner. More than three complaints may cause TSPOA to suspend the privilege to ride Taconic Shores roads and fine the parent(s)/custodian. Fines may range from \$25-\$75 depending upon the violation.

RULES AND REGULATIONS (continued)

8. Riders must obey the traffic laws of TSPOA roads.
9. Members' and renters' vehicles must be registered with the office of TSPOA and the Association's current decal must be affixed on the rear side window (driver's side) of each vehicle.
10. Use of vehicles in the picnic area, beach area or across vacant lots is prohibited.
11. Tools, truck, trailer and landscaping equipment used by a member or renter to maintain their property or in pursuit of a hobby or business cannot be kept in front of the property where it is visible to others.
12. The use of a helmet by the vehicle operator is required on bicycles, motorcycles and similar equipment as provided by New York State Law.
13. Members are required to keep all vehicles in a condition where their operation does not provide a danger to others or intrudes on their safety or privacy. In particular, the noise levels generated by motors must be kept to an acceptable minimum.
14. Taconic Shores Property Owners Association, Inc. will not assume any responsibility for injury to person or property incurred during the operation of any or all vehicles.

GARBAGE /RECYCLABLE COLLECTION

1. Garbage and recyclable will be picked up once a week, on Mondays. When a legal holiday falls on a Monday, pick-up will be on Tuesday.
2. Garbage is to be placed in Columbia County bags, deposited in a tightly secured metal or plastic container, and placed at the edge of the road for morning pick-up. Recyclables are to be placed in a separate container and left next to the garbage. (Household rubbish may also be taken to the Columbia County Solid Waste Station on Route 7A on Wednesdays and Saturdays between 7:30 AM and 3:30 PM)
3. Bagged leaves will be picked up at designated times in the fall (schedule to be posted in TSPOA office or newsletter).
4. Leaves, brush, building materials, or large items will not be picked up by TSPOA. Residents should dispose of these materials at a county landfill.

SEPTIC TANK MAINTENANCE

In order to protect the health of the community and to safeguard the quality of Robinson Lake, the center of our community life, the following actions are required:

1. All homeowners must have their septic tanks pumped out and inspected at a minimum interval of every five years. The inspections must be made by a qualified firm specifically licensed for this task. Documentation of the inspection must be filed with the TSPOA office. If the inspection finds that the septic tank requires repairs or replacement, corrective actions must be taken by the homeowner within 45 days following the inspection. If corrective action is not taken and completed within this time period, the Board of Directors will inform the County Health Department.

RULES AND REGULATIONS (continued)

The Board of Directors may shut the supply of water to the home if corrective action is not taken and completed within 45 days. The supply of water will be renewed upon the presentation of satisfactory evidence that corrective action has been taken and completed.

In order to begin the cycle of inspections, the Board will accept documentation of septic tank inspections or replacements made after January 1998 as meeting the current requirement. Where paperwork is missing during this initial round, the Board will accept an affidavit from the homeowner, attesting to the fact that the septic tank was inspected and found to be in good order by a specifically named firm licensed for this task.

Homes built between January 1998 and January 2002 are exempt from initial requirement but will be required to have the septic tanks inspected during 2005.

If there has been no inspection of the septic tank since January 1998, and if the house was built prior to January 1998, the septic tank must be pumped out and inspected by a qualified firm specifically licensed for this task prior to the end of the calendar year 2000.

A fine of \$250 will be levied by the Board of Directors during each calendar year in which this requirement has not been met.

The next cycle of inspections will begin in January 2005.

2. Where the Board of Directors believes that a septic system is malfunctioning, it may require the homeowner to conduct a dye test of its effectiveness. TSPOA will provide the dye at no cost to the homeowner. The dye test shall be conducted in accordance with instructions issued by the Board of Directors.

An affidavit attesting to the fact that the dye test was performed shall be filed by the homeowner with the TSPOA office. The results of the dye test shall be described in the affidavit. If the dye test indicates that the septic system is performing in an unsatisfactory manner, prompt corrective action must be taken and all corrective action completed within 45 days.

If the Board finds that corrective action has not been taken or completed within the 45-day period, or that the action taken was insufficient to eliminate the problem, the Board may inform the Columbia County Department of Health. The Board may also shut down the supply of water to the home until the problem has been corrected.

Homeowners may be fined by the Board if they refuse to perform the test in the required manner, refuse to share the results with the Board by means of an affidavit or refuse to undertake appropriate corrective action. In determining the amount of the fine, the Board shall consider the danger posed to the public health and to the quality of the lake by the problems of the homeowner's septic system and the homeowner's response to the Board's request for assistance.

RULES AND REGULATIONS (continued)

BURNING

There shall be no burning of leaves or other debris on any lot or tract unless the fire is attended at all times by an adult (21 years of age) and until completely extinguished. Burning is to be confined to burn barrels only. Member must be equipped with the tools necessary to prevent the spread of fire and must have, in close proximity, a water supply to completely extinguish the fire. Burning shall not create excessive smoke or odors which will disturb other members. Burning of plastics, garbage or treated wood is prohibited.

APPEARANCE OF PROPERTY

1. When the appearance of a house or lot has deteriorated to the level that it detracts significantly from the general appearance of the community, and the owner is either unable or unwilling to restore that appearance, the Board may act to restore a minimum of decent appearance and assess the property owner up to double the costs involved.
2. When the house or lot presents a significant danger to the life or property of others, and the owner is either unable or unwilling to remove that danger, the Board may act to take all steps necessary to eliminate that danger and assess the property owner up to double the costs involved.
3. In each of these instances indicated above, the Board may curtail all services to the property owner, until the problems are rectified.

RENTALS

1. All members who rent their houses are required to include these Rules and Regulations as an integral part of the lease.
2. A copy of the lease, including the names, addresses and phone numbers of the renters must be provided to the TSPOA office. The Association must be notified of all changes in the lease and all lease renewals.
3. The Association office will contact the owner with respect to any infractions of the Rules and Regulations by the renter. If the infractions are not promptly remedied, the Board may levy an appropriate fine or assessment against the owner.
4. If the owner does not pay the fines levied for infractions of their renter, the TSPOA Board of Directors may refuse to provide services such as garbage pick-up and water supply. The services will not be restored until all fines are paid and the renter agrees to comply with TSPOA rules and regulations.
5. All costs for damage caused by the renter to TSPOA property will be the responsibility of the owner.

RULES AND REGULATIONS (continued)

SALE OF PROPERTY

1. Any signs for sale of property requires the consent of the Board prior to placement on member's property.
2. Members should notify the TSPOA office as early as possible of their intent to sell property. At the time of the contract for sale of their property, members must advise the Association of the impending sale and name of the new owner.
3. Prior to closing, all dues, assessments and other monies due to TSPOA must be paid. A clearance statement from the Treasurer of the Board of Directors indicating fulfillment of all financial obligations to TSPOA will be provided for transfer to the new owner.
4. The Treasurer's clearance statement, conveyed at closing to the new owner, is the basis of the new membership account, which will be instituted. If the new owner lacks the clearance statement, the Board may refuse to provide services such as garbage pick-up and water supply. The new owner will not be considered as a member in good standing until all debts of the previous owner are paid.
5. A copy of the TSPOA Bylaws, Covenants and Restrictions and Rules and Regulations shall be included as a closing document at time of conveyance of any property within Taconic Shores.
6. The TSPOA Board of Directors will notify all real estate agencies conducting business in Taconic Shores of these requirements.

MISCELLANEOUS

1. Dog owners are expected to comply with town leash laws and clean up after their pets. When not on a leash, dogs should be confined to the owner's property.
2. Loitering on any property of Taconic Shores Property Owners Association, Inc. is prohibited.
3. Firewood should be neatly stacked at the rear or side of the owner's property, within the setback requirement, 8 feet from the side, 15 feet from the back.
4. Members may conduct one tag sale per year at their home. Any signs posted to indicate the location of such sale are to be removed promptly after the sale. Members may also consider organizing a Trash and Treasure Sale at the Association's beach house.
5. No aircraft may land within the limits of Taconic Shores.
6. Complaints concerning violations of these rules should be made to the Association office, to any Director or, where appropriate, to a law enforcement agency.

RULES AND REGULATIONS (continued)

ENFORCEMENT OF THE RULES AND REGULATIONS

1. The enforcement of the Rules and Regulations and Restrictions, Conditions, and Covenants is the responsibility of all members. Formal complaints of any of violations of these Rules and Regulations and Restrictions, Conditions and Covenants governing the use of the lake, roadways and property within the limits of Taconic Shores should be referred to the member's Director or to the TSPOA office. Where such infractions is also a breach of municipal code or state law, the infraction may be referred to any law enforcement agency.
2. The Board of Directors, upon a majority vote of Directors, may assess a reasonable and appropriate fine to be applied to any member knowingly violating any of these Rules and Regulations and Restrictions, Conditions, and Covenants. The fine, if not paid within 30 days, will result in accruable interest and can lead to the suspension of services by TSPOA including water and garbage removal. All fines are to be paid prior to the sale of the property.
3. Additionally, notwithstanding the right to fine and suspend services, the Taconic Shores Property Owners reserve the right to seek any and all of its remedies at law.

CONCLUSION

If we all observe these rules and regulations and help our neighbors to do the same, we will have the foundation of a rewarding life in a friendly and highly supportive community. It is to this end that the Board of Directors, after careful review and consideration, has approved these rules and regulations.

Restrictions, Conditions and Covenants
Pertaining to the lands controlled
And supervised by
TACONIC SHORES PROPERTY OWNERS ASSOCIATION, INC.

Part I
General Provisions

1. Except as otherwise specifically provided herein, and excepting those lots which have heretofore been designated by the Taconic Shores, Inc. for business, recreation or commercial purposes on maps filed in the Columbia County Clerk's office or which may hereafter be approved by Taconic Shores Property Owners Assoc. Inc. and its members for recreation, sales or services, storage of equipment, or other community purposes, the premises hereby conveyed shall be used exclusively for residential purposes and no structures of any type other than one single family dwelling and one attached garage shall be erected on any one lot. The dimensions of any such garage shall be subject to prior approval by Taconic Shores Property Owners Assoc. Inc. and no such garage shall be erected except simultaneously with or subsequent to the erection of such dwelling and shall not at any time be used for living or sleeping purposes without the consent of Taconic Shores Property Owners Assoc. Inc. Accessory structures such as, but not limited to, docks, satellite antennae (dishes), patios, tool sheds, etc., may not be installed except by application to and prior written approval of Taconic Shores Property Owners Assoc. Inc.
2. No building shall be erected, constructed or moved on said land unless built of solid permanent materials. Wood exteriors shall be stained or painted with two coats of stain or paint. Concrete block or similar exteriors shall be painted above the basement or foundation level with two coats of paint. No structure shall have tarpaper, roll brick siding or other siding of tar or asphalt content or materials of similar appearance on the outside walls. No trailers, tents or temporary structures shall be maintained on the said land without written consent of Taconic Shores Property Owners Association, Inc. For the purpose of this restriction a trailer or mobile home is defined as any building or structure which is less than 20 feet in width, pre-built at a location other than this property, equipped when delivered with axles and wheels and capable of being towed and moved by another vehicle. Units known as "campers", "land yachts", "land cruisers" and similar vehicles, whether self-propelled or not, are included in the intent of this restriction.
3. No privies or outside toilet facilities shall be constructed or maintained on the land.
4. No waste shall be permitted to enter Robinson Lake and all sanitary arrangements must be inspected and approved by local or state health officers before any septic tanks are installed or before any sanitary construction is started.
5. No residence of less than 800 square feet on the ground floor shall be erected, constructed, moved, or maintained on any one lot, excluding porch area and/or any attached garage. NO residence of more than one story above the ground or first floor shall be erected, constructed or moved on any lot without prior written consent by Taconic Shores Property Owners Association Inc., in its sole and reasonable discretion.

6. Taconic Shores Property Owners Association, Inc., for itself, its successors, assigns or licensees, reserves the right to install and service electric and telephone lines and poles and supports incident thereto, gas and water mains over and upon said land and the grantee or grantees or their successors in title waive all rights for damages caused by any installation, construction or service, unless such damages are caused by willful negligence, and reserves the right to go upon said land for such purposes.
7. No animal or fowl shall be kept or maintained on said land except customary household pets.
8. Taconic Shores Property Owners Assoc. Inc., for itself, its successors, assigns and licensees, reserves the right to locate and install drains where it deems necessary and to cause or permit drainage of surface waters over and/or through said land.
9. Taconic Shores Property Owners Assoc. Inc., for itself, its successors, assigns and licensees, reserves title and ownership to all streets and ways developed or to be developed at Taconic Shores and also reserves for itself, its successors and assigns, the fee to all land in the bed of the water of Robinson Lake. (Note: The roads, Robinson Lake, the beaches, the boat docks, the recreation areas and certain other properties were conveyed to Taconic Shores Property Owners Assoc. Inc. by deed dated March 18, 1960.)
10. No noxious or offensive trade or activity shall be carried on any lot or tract (whether a residential lot or a lot or tract designated for recreational purposes), nor shall anything be done thereon which shall be or become an annoyance or a nuisance to the neighborhood, without limiting the generality of the foregoing, no alcoholic beverages shall be sold on any lot or tract, no building on any lot or tract shall be operated for profit or compensation as a hotel, rooming house, guest house or camp and no lot or tract owner shall undertake on a commercial basis to permit persons to use such land for living or recreational purposes or to use Robinson Lake or any of the facilities owned by Taconic Shores Property Owners Assoc. Inc., provided, however, that these restrictions shall not prohibit the bonafide leasing of an entire lot or tract for a specific period of time, including the right of the tenant and his immediate family to use Robinson Lake and the other facilities of Taconic Shores Property Owners Assoc. Inc. upon compliance with its rules and regulations.
11. Taconic Shores Property Owners Assoc. Inc. reserves the right from time to time to amend, alter or enlarge upon any and all of the restrictions contained herein. Taconic Shores Property Owners Assoc. Inc., further reserve the right to make further restrictions as to requirements for any buildings to be erected hereon, sanitary facilities, roads, utilities and any and all other improvements. In no event will Taconic Shores Property Owners Assoc. Inc. unless required to do so by public authority, alter or enlarge upon any and all of the restrictions contained herein so as to affect any specific lot, after plans are filed for construction of the building or improvement from such lots conforming to existing restrictions or, if filing of plans is not required by local law, after such building or improvements on such lot are commenced in conformity with existing restrictions.
12. These restrictions shall be considered as covenants, running with the land, and shall bind the purchasers and their heirs, executors, administrators and assigns. If the parties hereto or any of them or their heirs, successors or assigns shall violate or attempt to violate any of the covenants

or restrictions herein contained, it shall then be lawful for any person or persons owning any lots in the subdivision in which the said lot is situated to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and restrictions, and either to prevent him or them from so doing, or to recover damages for such violations. Any invalidation of any one of these covenants or restrictions shall in no way affect any other of the provisions thereof which shall thereafter remain in full force and effect.

13. No signs shall be displayed on any lot or building except on written permission from Taconic Shores Property Owners Assoc. Inc.
14. Building lines, plans and specifications of building materials of any structures, including docks and piers, to be erected, constructed or moved upon such land and all additions to or alterations of existing structures, and all sanitary arrangements shall be subject to prior approval and upon completion, to subsequent inspection and approval by Taconic Shores Property Owners Assoc. Inc. Such approvals shall be governed by the restrictions and conditions herein contained and by the set back requirements, sanitary system requirements and other restrictions and requirements set forth on the map or maps heretofore filed by Taconic Shores, Inc. with respect to the premises in question. Construction shall not be commenced prior to the issuance of a building permit by Taconic Shores Property Owners Assoc. Inc. evidencing approval of plans, specifications and locations of the structures. Construction must be started within one (1) year of the issuance of the building permit, otherwise the permit lapses; and construction must be completed in accordance with the permit. No building or structure shall be maintained or shall be permitted to remain on said land unless a Certificate of Completion shall have been issued by Taconic Shores Property Owners Assoc. Inc. and a Certificate of Occupancy is issued by the Town of Copake, with respect to such building structure evidencing approval of the completion of such building or structure pursuant to this paragraph. A lot owner may use an incomplete dwelling for living and sleeping purposes while such dwelling is in bona fide actual process of constructions, provided, however, that an incomplete dwelling shall not be used for living or sleeping purposes where construction has ceased for any substantial period of time.
15. Violations of any restriction or condition or the breach of any of the covenants and agreements herein contained shall give to Taconic Shores Property Owners Assoc. Inc. the right to go to court to secure any remedy to enforce compliance with said restrictions.
16. All of the restrictions or conditions, covenants and agreements contained herein shall continue until January 1st, 2008, and may, as then in force, be extended from that date for a period of ten years and thereafter for successive periods of 10 years without limitation by the assent, evidenced by appropriate agreement entitled to record, of the owners of two-thirds in area of the property described in said deed, exclusive of streets, private lanes and parks, private or otherwise.
17. The provisions herein contained shall bind and inhere to the benefit of and be enforceable by Taconic Shores Property Owners Assoc. Inc., its successors and assigns, or by the owner or owners of any property described in said deed, their legal representatives, heirs, successors and assigns, and the failure of Taconic Shores Property Owners Assoc. Inc., or any property owner to enforce such restrictions, conditions, covenants and agreements herein contained, shall in no event be deemed a waiver of right to do so thereafter.

18. Use of the roads, streets and ways at Taconic Shores now owned by Taconic Shores Property Owners Assoc. Inc. and of Robinson Lake and the appurtenant beaches, parks, playgrounds, boat docks, and other properties now owned by Taconic Shores Property Owners Assoc. Inc. shall be subject to regulation pursuant to rules and regulations adopted from time to time by the Taconic Shores Property Owners Assoc. Inc. for purposes of safety, privacy and preservation, maintenance and improvement of such roads and facilities. Taconic Shores Property Owners Assoc. Inc. may require that persons, vehicles and boats using such roads, lake or other facilities be identified by membership cards, guest cards, decals, stickers or other appropriate means and may exclude therefrom any other persons, vehicles or boats not possessing such identification pursuant to the rules and regulations adopted with respect thereto. Taconic Shores Property Owners Assoc. Inc. may require permits for use of the roads by commercial vehicles and construction equipment, may make nominal charge therefore and may exclude commercial vehicles or construction equipment not possessing such permits or not complying with the rules and regulations governing use of the roads by such vehicles and equipment.
19. Where it appears that strict compliance with the building restrictions herein contained will prove to be impractical on a particular lot or where it appears that undue hardship would otherwise result from insistence upon such strict compliance, Taconic Shores Property Owners Assoc. Inc. may issue a written variance permitting the erection of a structure which would not otherwise fully comply with the building restrictions herein contained. The due issuance of such variance shall effectively waive compliance with these building restrictions to the limited extent provided in the variance.
20. In the event that the meaning of applicability of the restrictions and other provisions herein contained should appear to be doubtful in any particular situation, the same shall be liberally construed to carry out the purposes of preserving the nature and character of the properties at Taconic Shores as a private and self-contained residential community governed so far as possible by the property owners themselves through the instrumentality of the Taconic Shores Property Owners Assoc. Inc. of protecting the beauty of the community and the health and safety of its resident and of reserving property values.
21. No hunting or firing of firearms for any purpose whatsoever is permitted within the confines of Taconic Shores.
22. The drilling or digging of individual wells within the Taconic Shores Development is hereby prohibited and all facilities requiring water supply shall be required to use the existing water system in accordance with the present rules and regulations governing the same. Any wells found dug without authorization shall be capped at the owners' expense.

Part II
Building Specifications

The following building restrictions pertain to all premises of Taconic Shores:

1. Minimum Building Set Back from Front Line: 25 feet
2. Minimum Building Set Back from Rear Line: 10 feet plus area required for sewage disposal layout (see individual maps for detailed requirements as to sewage disposal layout).
3. Minimum Building Set Back from Sides: 8 feet
4. Minimum Width of Lot: 50 feet (see below)
Lots 514, 535, 536, 537 & 538: 60 feet
5. Minimum Length of Lot:

Maps 1, 2, 3, & 6 (Lots 1-369)

- | | |
|------------------------|-----------------|
| (a) Shore Front Lots: | <u>150 feet</u> |
| (b) Real Lots: | |
| Two or fewer bedrooms | <u>100 feet</u> |
| Three or more bedrooms | <u>150 feet</u> |

Note: Lots 339 & 345 are limited to two bedroom houses.

Map 4 (Lots 370-420; 438-480)

- | | |
|--|-----------------------------|
| (a) Lots 370 through 420 | |
| Two or fewer bedrooms | <u>126 feet</u> |
| Three or more bedrooms | <u>140 feet</u> |
| Four bedrooms | <u>145 feet</u> |
| (b) All other lots | <u>100 feet</u> (see below) |
| (Four bedroom houses on Lots 445-448, 459-463
require <u>105 feet</u>) | |

Note: Lots 442, 443, 444, 450, 451, 458 & 464 are limited to three bedroom houses.

Map 5 (Lots 421-438; 481-538)

- | | |
|---|-----------------|
| (a) Lots 526 through 531 | <u>150 feet</u> |
| (b) Lots 514, 535, 536, 537, 538 | <u>60 feet</u> |
| (see note as to increased minimum width of these
Lots: Lot 537 is limited to two bedroom house,
Lot 538 is limited to three bedroom house.) | |
| (c) All other lots | |
| Shore Front | <u>160 feet</u> |
| Back Lots | <u>110 feet</u> |

Map 7 (Lots 539-586; 600-618)

(a) Lots 613 through 618	<u>150 feet</u>
(b) All other lots	
Shore Front	<u>145 feet</u>
Back Lots	<u>105 feet</u>

Map 8 (Lots 587-599; 619-668)

Minimum length limited to lot sizes as shown on map.

6. Before installation or replacement, all septic systems must be approved by the Columbia County Department of Health. The minimum septic capacity must be 900 gallons.
7. Dry wells, except for use with roof drains, shall not be constructed in Taconic Shores, upon advice of the Columbia County Board of Health.
8. No structure shall be placed within 50 feet of the lake. Anything less than 100 feet will require DEC approval prior to consideration of variance by Taconic Shores Property Owners Assoc. Inc.
9. Backfilling and grading on a new home shall be completed, and outside walls painted, stained or covered with approved siding, not later than one (1) year after start of construction.
10. Garages must be attached to main dwelling either by being part of main dwelling or attached by common roof. A variance may be obtained from Taconic Shores Property Owners Association.
11. A check valve must be installed in the water system of all new homes. No water connections will be made from November 1 through April 15 of the following year.
12. Fence installations shall not be more than four (4'00") feet in height, and any intended deviation must be approved by the Board of Directors.
13. Installation of swimming pools, above or below ground, are not allowed.
14. Chimneys shall be faced with brick or stone with fireproof construction, not less than two (2) feet above the peak of the roof and not more than three (3) feet.
15. A utility shed shall be no larger than 120 square feet and no higher than nine (9) feet at the peak, and must be built on a solid foundation.

BY-LAWS OF
TACONIC SHORES PROPERTY OWNERS ASSOCIATION, INC.

Article 1
Membership and Meetings

Section I:

The following shall be the By-laws of Taconic Shores Property Owners Association, Inc; a corporation organized under the Not- For-Profit Corporation Law of the State of New York, and hereinafter called the Corporation. The principal office of the Corporation shall be located at Lake Shore Drive, Town of Copake, County of Columbia and State of New York.

Section II: Membership

A member shall be an individual or corporation who is an owner of record of lots or tracts designated on the maps of Taconic Shores, Inc., as filed in the office of the Columbia County Clerk at Hudson, New York.

Section III:

Except as may be otherwise provided by law, or by the Certificate of Incorporation, or by these by-laws, the number, qualifications, rights, privileges, fees, responsibilities and terms of membership as well as the provisions governing withdrawal, suspension and expulsion from membership shall be determined by the Board of Directors and shall be set forth in the rules and regulations of the corporation. Except as may otherwise be required by law, the sole voting power shall be vested in the members in good standing. Members not in good standing shall not be entitled to vote, and they shall not be entitled to receive notices of any meeting or to participate therein.

Except as may be otherwise required by law, or by the Certificate of Incorporation, or by these by-laws, any right of voting members to vote and any right, title, and interest of any member in or to the corporation, and its properties and franchises, shall cease and divest on termination of his or her membership.

Section IV: Meetings

- (1) **Annual Meetings.** The annual meeting of the members of the corporation shall be held at the principal office of the corporation, or at such other place within the State of New York, as may be determined by the Board of Directors. The Annual Meeting shall be held on the second Saturday in the month of August of each year, or on such other date and time determined by the Board of Directors for the purpose of electing directors and for the transaction of such other business as may properly be brought before the meeting. At each annual meeting, the directors shall cause to be presented to the meeting, a report verified by the president and the treasurer, or by the majority of the directors, in accordance with the requirements of section 519 of the Not-For-Profit Corporation Law.
- (2) **General Meeting.** A general meeting of the members shall be held at the principal office of the corporation, or at such other place within the State of New York as may be designated by the Board of Directors on the third Saturday in April, or if the Easter and Passover holidays fall on the same weekend, the subsequent Saturday for the purpose of voting on the budget, nominating directors, and such other business as may be properly brought before the meeting.

BY-LAWS (continued)

- (3) **Informational meetings** shall be held the third Saturday in June and October.

Section V:

Notice of the purpose or purposes and of the time and place of every meeting of members shall be in writing, and signed by or in the name of the president or vice-president, or the secretary or an assistant secretary and a copy thereof shall be served either personally or by mail, not less than ten nor more than 50 days before the meeting, upon each member entitled to vote at such meeting. Such further notice shall be given as may be required by law. Except as otherwise expressly provided by statute, all members shall be informed. All meetings of members may be held without completing such requirements if waived in writing by the person or persons entitled to such notice, or entitled to participate in the action to be taken or by his attorney in fact.

Section VI:

Twenty-five percent of all of the votes entitled to be cast at a meeting, in person or by written ballot shall, except as otherwise provided by law or the Certificate of Incorporation, constitute a quorum at all meetings of the members; or if there be no such quorum, a majority of votes so present may adjourn the meeting from time to time, without further notice.

Section VII:

Meetings of the members shall be presided over by the president, or if he or she is not present, by a vice-president, or if neither the president, nor a vice-president is present by a chairman to be chosen at the meeting. The secretary of the corporation, or in his/her absence, an assistant secretary, shall act as secretary of every meeting. If neither the secretary nor an assistant secretary is present, the meeting shall choose any person to act as secretary of the meeting.

Section VIII:

Each member in good standing shall be entitled to one vote, except that if one member owns property in two or more separate districts or sections, each of which is entitled to elect a member of the Board of Directors, such member shall be entitled to one vote for a member of the Board of Directors from each such district or section. For this purpose a member is defined as a person who owns property in Taconic Shores, or two or more persons who own such property jointly. The size or number of lots owned will not affect the voting power of a member except, as noted above, when properties are owned in more than one district or section.

At all elections of directors the voting must be by secret and sealed written ballot, presented by the member at the meeting or mailed to the President, and all mailed ballots must be received by the president post marked at least forty-eight hours prior to the election. The President or designee shall remain custodian of the mailed ballots until they are given to the inspectors of election at the annual meeting. Furthermore, no voting rights or membership will be recognized for any lots or properties owned by Taconic Shores Property Owners Association Inc. Corporations entitled to vote as members may cast their vote either by their president or vice-president, treasurer or secretary, in the order named. Persons not nominated at the April meeting may be nominated in writing by 2 eligible members and submitted to the President no later than July 1st.

BY-LAWS (continued)

Until it has been given to the inspectors of election, every ballot shall be revocable at the pleasure of the member executing it or his or her personal representatives.

At all elections of directors, or in any other case in which inspectors may act, two inspectors of election shall be appointed by the chairman of the meeting, except as otherwise provided by law. The inspectors of election shall take and subscribe an oath faithfully to execute the duties of inspectors at such meetings, with impartiality, and shall take charge of the polls, and after the vote shall have been taken, shall make a certificate of the result thereof, but no director or officers or candidate for such office shall be appointed as such inspector. If there be a failure to appoint inspectors or if any inspector appointed be absent or refuse to act, or if his office becomes vacant, the members present at the meeting by a per capita vote, may choose the required number of temporary inspectors.

Section IX:

Members in good standing shall be entitled to vote at every meeting. Members in good standing are those who have fully paid all applicable dues, fees, assessments and other charges due to the Association by the end of the prior fiscal year or have entered into an agreement for such payment which has been approved by the Board of Directors.

Article II
Directors

Section I:

The property and business of the corporation shall be managed by its Board of Directors consisting of not less than three nor more than nine directors.

The Board of Directors shall consist of nine members: from each of the following sections and districts (Directors-at-Large)

Section I -	Lots 1 to 43 and 100 to 176, Tract #3
Section II -	Lots 44 to 99 and 177 to 269
Section III -	Lots 271 to 352
Section IV and V -	Lots 353 to 420 and 438 to 480 and Tracts #1 and #5
Section VI -	Lots 421 to 437 and 481 to 538 and in addition from Section 7 Lots 539 to 550
Section VII and VIII -	Lots 551 to 598, 600 to 668 and Tract #2
District I -	Section 1, 4, and 5
District II -	Section 2 and 3
District III -	Section 6, 7, and 8

The present board as it existed on the date of the enactment of these by-laws shall continue to serve for the balance of their terms. All members of the board subsequently elected will serve for a period of three (3) years.

BY-LAWS (continued)

If no member of a section or district wishes to run, any member of the association in good standing may do so. Only members of the said section or district may vote for this director.

Terms of directors are to be staggered in such a manner that three are elected each year.

Each director shall be a member of the association in good standing during his or her directorship or shall be an officer or director of a corporation, which is a member of the association.

No officer or director shall be compensated for the performance of his/her office or service to the corporation.

Section II: Quorum

A majority of the members of the Board of Directors, acting at a meeting duly assembled, shall constitute a quorum for the transaction of business. But if at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present shall adjourn the meeting.

Section III: Removal

- (1) At any special meeting of the members, duly called as provided in these by-laws any director or directors may, by the affirmative vote of three-fourths (75%) of all of the votes of members entitled to vote for the election of such directors, be removed from office, either with or without cause, and his successor or their successor may be elected at such meeting or the remaining directors may, to the extent vacancies are not filled by such election, fill any vacancy or vacancies created by such removal.
- (2) However, absence of a director for four regular board meetings during the period of one year from the first meeting of the newly elected board shall be considered good cause for removal, and a majority of the remaining directors present at the meeting may, if no valid excuse be found for such absences, appoint a successor to fill the vacancy created by such removal until the next annual election of directors. The replacement director shall be selected from the same section, if possible, from which the removed director was elected.

Section IV: Vacancies

In case one or more vacancies shall occur in the Board of Directors, by reason of death, resignation or otherwise, except insofar as otherwise provided in the case of a vacancy or vacancies occurring by reason of removal by the members or Board of Directors, the remaining directors, although less than a quorum, may, by a majority vote, elect a successor, or successors, for the unexpired term or terms. A vacancy in the Board of Directors shall be deemed to exist whenever the directors increase their number by an amendment to these by-laws or whenever the members shall fail to elect directors. A timely written notice of vacancy is to be made to members of the district involved with a request for recommendations to fill the unexpired term. If no one in the section will serve, then any other member in good standing may be selected.

BY-LAWS (continued)

Section V: Meetings

Meetings of the Board of Directors shall be held at such place within the State of New York, as may from time to time be fixed by resolution of the Board of Directors, or as may be specified in the notice of the meeting. Regular meetings of the Board of Directors shall be held at such times as may from time to time be fixed by resolution of the Board of Directors, and special meetings may be held at any time upon the call of the president or any vice-president, or the secretary or any director by oral or written notice, duly served on or sent or mailed to each director not less than two days before such meeting. A meeting of the Board of Directors may be held without notice immediately after the annual meeting of members, at the same place, at which such meeting is held.

Section VI: Committees

The Board of Directors shall by the affirmative vote of a majority of the whole board appoint the following standing committees: Executive, Finance and Budget, Building, Maintenance, and Lake. Other ad hoc committees may be appointed by the board as the need arises.

Notice need not be given of regular meetings of the Board of Directors held at times fixed by resolution of the Board of Directors. Meetings may be held at any time without notice if all the directors are present, or if at any time before or after the meeting, those not present waive notice of meeting in writing.

The Executive Committee shall be composed of three or more members of the Board.

All committees other than the Executive Committee shall be composed of at least one but no more than two, members of the board, one of whom shall serve as chairman. Two or more members shall be chosen from the general membership.

A majority of any such committee may determine its action and fix the time and place of its meetings, unless the Board of Directors shall otherwise provide. The Board of Directors shall have power at any time to fill vacancies in, to change the membership of, or to discharge any such committee.

The President of the Board is an ex-officio member of all committees.

Section VII: Indemnification

A Director or Officer of the Corporation, his testator or intestate, made or threatened to be made a party to an action or proceeding other than one by or in the right of the corporation to procure a judgement in its favor, whether civil or criminal, including an action by or in the right of any other corporation of any type or kind, domestic or foreign, which any such director or officer served in any capacity at the request of the corporation by reason of the fact that he, his testator or intestate served such other corporation in any capacity, may be indemnified against judgements, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees actually and necessarily incurred as a result of such action or any appeal therein if such Director or Officer acted in good faith, for the purpose which he reasonably believed to be in the best interest of the Corporation and, in criminal actions or proceedings, in addition, had no reasonable cause to believe that his conduct was unlawful. The termination of any civil or criminal action or proceeding by judgment, settlement conviction or upon a plea of nolo contendere, or its equivalent, shall not in itself create a presumption that any such Director or Officer did not act, in good faith, for a purpose which he reasonable believed to be in best interests of the Corporation or that he had reasonable cause to believe that his conduct was unlawful.

BY-LAWS (continued)

In order to provide a basis for the operation of this Article, the TSPOA Board shall maintain in force at all times an appropriate insurance policy.

Article III
Officers

Section I:

The Board of Directors, as soon as may be after the election thereof held in each year, shall elect a president, one or more vice-president(s), a secretary, and a treasurer, and from time to time may appoint such assistant secretaries, assistant treasurers, and such other officers, agents and employees as it may deem proper. The office of secretary and treasurer may be held by the same person. All officers shall be chosen from among the directors.

Section II:

Any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of a majority of the members of the Board of Directors then in office. A vacancy in any office arising from any cause may be filled for the unexpired portion of the term by the Board of Directors.

Section III:

The officers of the corporation shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as from time to time may be conferred by the Board of Directors. The vice-president or vice-presidents, the assistant secretary or assistant secretaries, and the assistant treasurer or assistant treasurers shall, in order of their respective authorities, in the absence or disability of the president, secretary or treasurer, respectively, shall perform the duties of such officer and shall generally assist the president, secretary or treasurer, respectively.

Article IV
Fees and Charges

Taconic Shores Property Owners Association, Inc. shall assess membership and other fees in such annual amount as the Board of Directors thereof shall determine. The Board of Directors may also levy, in any year, a special assessment applicable to that year only or over an extended period of years, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement owned by the association. Notice of fees and assessments payable for any year shall be sent to all members on such date as may be determined by the Board of Directors, and any fees or assessments which remain unpaid beyond July first of the year for which they are assessed shall be delinquent and shall bear interest from the due date at a rate to be determined by the Board of Directors.

The Association may publish the name of the delinquent member. Any unpaid fees or assessments plus costs and reasonable attorney's fees shall become a lien upon the lot or lots against which they have been assessed, this lien may be filed by the association in the manner provided by law. Every such lien may be

BY-LAWS (continued)

foreclosed in any manner provided by law, and in addition the association shall have the right to pursue any other remedy available at law or in equity for the collection of a debt of such unpaid fees or assessments, interest, costs and reasonable attorney's fees against the delinquent member as on a personal obligation.

The Association shall upon demand at any time furnish a statement in writing signed by an officer of the association certifying that the fees and assessments on a specified lot have been paid or remain unpaid as of the date thereof. A reasonable charge may be made by the Board of Directors for the issuance of such certificates, and such certificates shall be conclusive evidence of payment of any fees or assessments therein stated to have been paid.

Where one member owns one or more adjoining lot or lots with no more than one house on such lot or lots, such member shall pay a single membership fee, plus a fee for each additional lot. Where a member owns a lot or lots which are unimproved and which are not adjoining that member shall pay a full membership fee for each such lot. Once a member pays a single membership fee plus a fee for an additional adjoining lot, should the member sell the adjoining lot, an additional fee in the amount equal to the difference of what was paid and would have been paid on a non-adjoining lot will be assessed for the lot. If the lots are in different names, even though they are adjoining, a single lot fee must be paid for each lot, and the lots may be sold separately. If a member shall have more than one house built on lots owned by such member, then he shall pay a membership fee for each such house. Where two or more members own one lot or one house jointly, such members shall pay a single membership fee and shall have one vote. Where a dwelling occupies more than one lot, the fee for each additional lot will apply even though said dwelling may be on a portion or all of such additional lot or lots.

Article V
Fiscal Year

The fiscal year of the corporation shall begin on the first day in July in each year, and shall end on the thirtieth day of June, next following, unless otherwise determined by the Board of Directors.

Article VI
Budget

The annual budget shall be prepared by the Board of Directors and submitted to the membership prior to March 1 and shall be voted upon at the April meeting. Any proposed changes to the budget, or exceptions to its provisions shall be submitted in writing to the President by any member at least 30 days prior to the meeting.

The operating budget shall include estimated income.

The capital budget shall include expenditures and sources of funds.

BY-LAWS (continued)

All supporting documents shall be available for inspection at the office by any member during normal business hours.

In the event the budget for the coming year is not adopted by the membership, the Board of Directors shall have the power to operate under the budget of the prior year until a new budget is adopted.

Article VII
Corporate Seal

The corporate seal shall have inscribed thereon the name of the corporation, and the year of its incorporation and shall be in such form and contain such other words, and/or figures as the Board of Directors shall determine. The corporate seal may be used by printing, engraving, lithographing, stamping, or otherwise, making, placing, or affixing or causing to be printed, engraved, lithographed, stamped or otherwise made, placed, or affixed, upon any paper or document, by any process whatsoever, an impression, facsimile, or other reproduction of said corporate seal.

Article VIII
Saving Clause

In the event that any article, section, sub-section, or part of these by-laws is declared unconstitutional, void, or in violation of the laws of the State of New York it shall affect only such article, section, sub-section or part and shall in no way affect the remainder of these by-laws.

Article IX

The authority for a parliamentary procedure for any meeting of the members of Board of Directors shall be "Robert's Rules of Order".

Article X
Amendments

The By-laws or any amendments of them may be altered, amended, or repealed and new by-laws adopted by a majority of the members entitled to vote.

Notice of proposed changes and additions to the By-laws shall be sent to the membership at least one month prior to the meeting.

CERTIFICATE OF INCORPORATION
OF
TACONIC SHORES PROPERTY OWNERS ASSOC. INC.
Pursuant to the Membership Corporation Law

We, the undersigned, desiring to form a membership corporation, pursuant to the provisions of the Membership Corporation Law of the State of New York, do hereby certify:

First: That the name of the proposed corporation shall be Taconic Shores Property Owners Assoc. Inc.

Second: That the purpose for which this corporation is to be formed is: To acquire title to and hold private roads, rights of way, and other lands, as may be granted to it by deed or otherwise, for the benefit of all of the members of said Taconic Shores Property Owners Assoc. Inc., to provide for the maintenance, improvement, repair and upkeep of all private roads, and the appurtenant bathing beaches and other appurtenant facilities; to own real estate, and personal property and to provide for the constructions, maintenance, improvement and repairs of such buildings, and other structures, and equipment, as may be necessary or desirable for the attainment of any of the purposes of the corporation; to borrow money for its lawful corporate purposes, and to issue bonds, notes or certificates of indebtedness, therefore; to impose and collect dues, from its members for the purpose of meeting the cost of improvements, maintenance and operation of the real and personal property acquired or operated or maintained by the corporation and to sue and take such other action as is lawful for the collection of the debt. To promote, advance, support, sponsor, foster, stimulate, cultivate, initiate, undertake, co-ordinate, and other encourage, wholesome, social, recreational, athletic, and related community activities, by, with, or through and all appropriate and lawful groups, assemblies, meetings, teams, competitions, entertainment, and by, with or through any other appropriate and lawful means.

To employ any and all necessary experts and personnel to conduct and further the purpose of the corporation.

To acquire, or receive money, equipment, material, supplies, and other property of every kind and description, by public appeal or public subscription or by the conduct of amusements, entertainments, exhibitions, and other activities, or by gift, deed, bequest, and devise, or otherwise, for the purpose described herein. For its corporate purpose, to acquire, purchase, sell, lease, improve, maintain, manage, operate, conduct, control, supervise, direct, fit out, license the use of the facilities of, and generally deal in and with, any and all real and personal property, necessary, useful and convenient. To make and adopt a constitution, by-laws, and rules and regulations for the admission, suspension, and expulsion of its members, and for their government, and for the establishment, of one or more classes of membership, for the collection of dues, for the election and appointment of its directors, and officers and the definition of their duties, and for the safekeeping and protection of its property and funds, and, in general, to regulate, manage, and preserve its property and interests, and from time to time, to alter, repeal, rescind or vary such constitution, buy-laws, rules and regulations, or any of them.

To take and hold by bequest, devise, gift, purchase, lease or otherwise, for its corporate purpose, any property real or personal insofar as the same may be held by a corporation organized under the Membership Corporation Law, and to convey, sell or dispose of such property and to invest and re-invest the principal and deal with and expend the income therefrom in such manner as may be permitted by law, and us, in the judgment of the Board of Directors will best promote the purpose for which the corporation is organized.

To do all and everything, including the making and carrying out of any contracts, necessary, suitable, and proper for the accomplishment of the purpose of the furtherance of said purpose and any of the powers heretofore set forth and as may otherwise be authorized by law, and to every other act or acts, thing or things, incidental or pertaining to or growing out of or connected with the aforesaid purpose or powers, or any part or parts thereof, provided the same are not inconsistent with the Membership Corporation Law.

The purpose for which this corporation is formed is to be promoted, transacted, and carried on without pecuniary profit.

Third: That the territory in which its operations are principally to be conducted is the State of New York, and elsewhere throughout the United States.

Fourth: That its office is to be located in the Town of Copake, County of Columbia, State of New York.

Fifth: That the number of its directors is not less than three (3) nor more than nine(9).

Sixth: That the name and residence of each of the directors until the first annual meeting are:

<u>Name</u>	<u>Residence</u>
Harvey Young	Copake, New York
Kenneth F. Gorman	1381 Plumtree Road, Springfield, Massachusetts
Harold C. Burch	107 Donbray Road, Springfield, Massachusetts
Roy Baker	35 Pittsfield Avenue, Pittsfield, Massachusetts
Rose Nolan	Feeding Hills, Massachusetts

Seventh: All of the subscribers to this certificate are of full age; at least two-thirds of them are citizens of the United States; at least one of them is a resident of the State of New York, and of the persons named as directors, at least one is a citizen of the United States, and a resident of the State of New York.

Eighth: That any person made a party to any actions, suit, or proceeding, by reason of the fact, that he, his testator or interstate, is or was a director, officer, or employee of the corporation or of any corporation which he served as such at the request of the corporation shall be indemnified by the corporation against the reasonable expense, including attorney's fees, actually, and necessarily incurred, by him in connection with the defense, of such action, suit or proceeding, or in connection with any appeal therein, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such officer, director, or employee is liable for negligence or misconduct in the performance of his duties. The foregoing right of indemnification shall not be deemed exclusive of any other rights, to which any officer, director or employee, may be entitled apart from the provisions of this section.

In Witness whereof, we have made and subscribed this Certificate on the 27th day of April, 1957.

Harvey Young (L S)

Kenneth F. Gorman (L S)

Harold C. Burch (L S)

Roy Baker (L S)

Rose Nolan (L S)

State of New York)
 : SS:
County of New York)

Benjamin Heffner, being duly sworn, deposes and says that he is a member of the firm of Davis and Heffner, the attorneys for the subscribers to the annexed Certificate of Incorporation of Taconic Shores Property Owners Association, Inc., and that no previous application has been made for the approval of said Certificate of Incorporation by any Justice of the Supreme Court.

Benjamin Heffner

Subscribed and sworn to before me this
8th day of May, 1957.

Jean E. Joseph, Notary Public – Stamp affixed

I, Harry E. Schirick a Justice of the Supreme Court of the State of New York, Third Judicial District, do hereby approve the foregoing Certificate of Incorporation, of Taconic Shores Property Owners Association, Inc., and do consent that the same be filed.

Dated – May 18th, 1957

Harry E. Schirick –
Justice of the Supreme Court
of the State of New York

State of New York)
 : SS:
County of New York)

On this 27th day of April, 1957, before me personally came Harvey Young, to me known and known to me to be one of the persons described in and who subscribed and made the foregoing Certificate of Incorporation, and he acknowledged to be that he executed the same.

Benjamin Heffner
Notary Public – Stamp affixed.

State of New York)
 : SS:
County of Columbia)

On this 27th day of April, 1957, before me personally came Harvey Young, to me known and known to me to be one of the persons described in and who subscribed and made the foregoing Certificate of Incorporation, and he acknowledged to me that he executed the same.

Bradford W. Peck (seal)
Notary Public,
Notary Public, in State of N.Y.
Columbia County No 256,
Comm. Expires 3-30-58