

SUNSET VILLA ASSOCIATION

BY-LAW NUMBER 4: CAMPGROUND

WHEREAS the Sunset Villa Association was incorporated by Letters Patent issued by the Lieutenant Governor of Ontario on the 23rd day of August, 1950, and Supplementary Letters Patent issued May 2, 2006;

AND WHEREAS the Sunset Villa Association (hereinafter referred to as the "Corporation") by virtue of the Supplementary Letters Patent has the following objects:

1. The establishment and maintenance of non-profit residential accommodation primarily for people of Danish descent or inter-marriage for the purposes of establishing a retirement community for people retiring due to age and other reasons;
2. The establishment and maintenance of a community for cultural activities for people of Danish descent or inter-marriage;
3. The establishment and maintenance of recreation facilities and activities for people of Danish descent or inter-marriage.

AND WHEREAS as ancillary to the above noted objects the Corporation maintains a camp-ground and park for the mutual benefit and enjoyment of the members of the Corporation and their guests;

BE IT RESOLVED and enacted as by-law number 4 of the Sunset Villa Association as follows:

1.00 GENERAL

1.01 The Board of Directors is hereby empowered to prepare a standard form of lease for the rental of campground lots located on the premises of the Corporation (the "Campground Lease") The Campground Lease shall be in the form prescribed or approved by resolution of the Board of Directors of the Corporation from time to time.

1.01.02 Campground lot lease fees and storage fees for the forthcoming year shall be established by resolution of the Board of Directors at the first meeting of Directors held after the Annual General Meeting.

1.02 The Board of Directors may delegate the task of negotiation and execution of Campground Lessees to a number of Directors less than the full number of Directors, who shall sit as an ad hoc committee to complete the task, and report to the Board of Directors as necessary. The President and Secretary of the Corporation shall have authorized signing authority to execute the Campground Leases.

1.03 Notwithstanding the above, the requirements for Campground Leases are subject to the following criteria:

1.03.01 Seasonal camping is available to all Members (as defined by By Law #1) of the Corporation subject to the Board of Director's discretion to limit the number of spaces available to Social Members (as defined by By law #1) in any given year, by resolution of the Board.

1.03.02 Overnight camping is for all Members (as defined by By Law #1) and their guests

1.03.03 Camping is for recreational purposes only, and trailers must under no circumstances be used as permanent living quarters.

1.03.04 New potential lessors of campground lots wishing to have permanent serviced camping lot may be required by the Board of Directors (as passed by a resolution of the Board of Directors) to pay a one time initiation fee to help off-set the initial cost to the Corporation.

1.03.05 The Campground Leases shall have deadline dates for payment of annual fees and contractual ramifications for failure to pay such annual fees.

1.03.06 If a lessee of a campground lot wishes to give up his/her site, he/she shall inform the Cam~ground Committee in writing and shall provide the date by which the lot will be vacated. There shall be no refund of campground fees. The site shall then be offered to the first applicant on the waiting list, in writing, stating the date the site will be available.

1.04 The Board of Directors are hereby empowered to pass rules by resolution to govern campground matters from time to time provided that if there is a discrepancy between the Campground Lease and any rule, the Campground Lease shall prevail.

1.05 Day to day matters regarding the Campground Leases shall be referred to and conducted by the Campground Committee in accordance with Section 9.01 of By Law Number 1.

2.01 EFFECTIVE DATE

2.02 This by-law shall come into force without further formality upon its enactment.

Passed at a meeting of the Members of the Corporation by at least a 2/3 majority in attendance in person or by proxy, properly called and upon proper notice, such meeting held April 1, 2007.

Secretary Passed at a meeting of the Directors of the Corporation by at least a 2/3 majority in attendance in person, properly called and upon proper notice, such meeting held February 7th, 2007

