

BY-LAWS

REITEN BOATYARD CONDOMINIUM MOTEL ASSOCIATION, INC.



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REITEN BOAT YARD CONDOMINIUM MOTEL ASSOCIATION, INC.**

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**BY-LAWS OF
REITEN BOATYARD CONDOMINIUM MOTEL ASSOCIATION, INC.
A WISCONSIN NON-PROFIT CORPORATION**

**ARTICLE I
NAME AND ADDRESS**

Section 1 – Name. The name of the corporation is REITEN BOATYARD CONDOMINIUM MOTEL ASSOCIATION, INC. ("Association"). The Association is formed pursuant to Wisconsin Statutes, Chapters 181 and 703.15; known as the Condominium Ownership Act (the latter being referred to herein as the "Act"), and laws amendatory and supplemental thereto. The terms used in these By-Laws shall have the same meaning as they have in the Declaration to which these By-Laws are annexed, except as otherwise specified herein.

Section 2 – Address. The address of the Association shall be Houlihan Law Firm, Professional and Financial Plaza, 8721 Highway 51 North, Post Office Box 630, Minocqua, WI 54548, or such other place as may be designated from time to time by the Board of Directors.

**ARTICLE II
MEMBERSHIP AND REGISTRATION**

Section 1 – Membership.

- A. The membership of the Associations shall, at all times, consist exclusively of the owner(s) of each unit in the Condominium or, following termination of the Condominium, of all former owners entitled to distribution of proceeds under the Act or Declaration, or their heirs, successors or assigns.
- B. Where there is more than one owner of a unit, all owners shall be members of the Association, but the multiple owners shall have only one (1) vote for the Unit.
- C. Membership in the Association shall automatically pass when the ownership of a unit is transferred in any manner.
- D. A person shall cease to be a member of the Association at such time as that person sells the unit or otherwise ceases to be an owner of a unit.

Section 2. Registration of Owners.

- A. It shall be the duty of each owner, within five (5) working days upon accepting ownership of their unit, to register with the Board of Directors of the Association by sending a written notice or an electronic email transmission stating: (i) the name of such owner, (ii) the nature and satisfactory evidence of such owner's interest in the unit, (iii) the United States Postal Service (USPS) mailing address at which such owner desires to receive notice of any duly called meeting of the members, (iv) preferred telephone number at which the owner may be contacted; and (iv) email address used by the owner for digital communications.

- B. The owner, at the time of registration, shall designate whether official notices from the Association should be sent to their USPS address or their email address. The owners may change the notification address at any time with written notice to the Board of Directors.
- C. If an owner does not register as provided in this Section, the Association shall be under no duty to recognize the rights of such person and shall not recognize such person's right to vote as provided in these By-Laws.
- D. Failure to register shall not relieve an owner of any obligation, covenant or restriction under the Declaration or these By-Laws.
- E. If there is more than one owner of unit, each owner must execute the registration as provided in this Section.

ARTICLE III

VOTING

Section 1 – Voting.

- A. Each unit shall have one vote.
- B. When a unit has more than one owner, the owners shall determine which owner is designated to cast a vote on their behalf and notify the Secretary of the Association of the name of the owner designated to cast the vote attributable to that unit. If the designated owner is not present at a meeting of the Association, one of the other owners is entitled to cast the vote allocated to that unit.
- C. In order to be eligible to cast a vote for a Unit at any meeting, the Unit must be in good standing with the Association (i.e., has paid all condominium dues and is current, not in violation of any of the Condominium Declarations or By-Laws).

ARTICLE IV

ASSOCIATION MEETINGS

Section 1 – Scheduling, Noticing and Conducting Association Meetings.

- A. The Board of Directors shall have the sole discretion to schedule meetings of members of the Association in accordance with the laws of Wisconsin, the Declaration and these By-Laws.
- B. Meetings may be held at such place(s) within the State of Wisconsin as may be designated by the Board of Directors.
- C. Meetings may be conducted using teleconference calling and/or video conferencing services as designated by the Board of Directors.

D. Notice of Meetings.

1. The Board of Directors shall send to the owners of record a notice of any Annual or Special meeting at least ten (10) calendar days and not more than thirty (30) calendar days prior to the meeting date. Owners of record shall be those owners who are registered with the Board of Directors as provided in Article II, Section 2.
2. The meeting notice shall identify the date, time and location of the meeting; a complete agenda for the meeting; and whether teleconferencing or video technology will be used.
3. Notice of a meeting shall be sent by United States Postal Service (USPS) mail, postage prepaid, email or both to the postal and/or email address of record on file with the Board of Directors.

E. Roberts Rules of Order shall be used in all Association Meeting to facilitate the orderly conduct of business, discussion and decision-making.

Section 2 – Annual Meetings.

- A. An annual meeting of the membership shall be held once every calendar year on a date and time as determined by the Board of Directors. The Board of Directors shall also determine the location of the meeting and whether to use conferencing technology.
- B. The Board of Directors shall give written notice of the annual meeting to the membership identifying the date, time, location and type of meeting technology (if any is used) either by USPS, email transmission, or a combination thereof.
- C. Members shall, subject to the provisions of Article V, Section 3, elect a Board of Directors from among themselves and shall transact such other business as may properly come before the meeting in accordance with Wisconsin statutes and the Declaration.

Section 3 – Special Meetings. Special meetings of the membership may be called for any purpose at any time by the Board of Directors, or upon receipt of a written request by 10% or more of the members to either the President or the Secretary, stating the purpose or purposes of the special meeting. No business shall be transacted in a special meeting of the members except as stated in the notice of the meeting, as hereinafter provided.

Section 4 – Proxy.

- A. Any owner of record who is unable to attend any Annual or Special Meeting of the Association may designate a proxy to cast a vote on their behalf.
- B. The designated proxy must an Association member of record and in good standing.
- C. Proxies shall be in writing using the “Proxy Form” designated by the Board of Directors.
- D. The Proxy Form must be signed and dated by the member and filed with the Secretary of the Association prior to the meeting.

- E. Every proxy shall be revocable and automatically cease upon the expiration of 180 days from the date of its issuance.
- F. A proxy, properly executed and filed, will be counted when determining a quorum present at the meeting and as a valid vote on any issue on the agenda.

Section 5 – Quorum.

- A. The presence of 50% of the Association members, with authority to cast a vote, shall constitute a quorum for the purposes of conducting the business of the Association.
- B. Members shall be determined as “present” if they attend the meeting in person, participate using telecommunications or video technology, or are represented by proxy.
- C. If a quorum of owner of record is not present or represented, those members present who are entitled to vote shall have the power to adjourn the meeting, without notice, until such time as a quorum can be present.
- D. A quorum, once established at a meeting, shall continue to exist for that meeting even with the departure of any member previously in attendance

Section 6 – Voting Register. At the beginning of each Annual or Special Meeting of the members, the Secretary shall deliver to the President the names of the owners present who are entitled to vote and the names of any proxy notices identifying the owners authorized to cast the proxy vote.

Section 7 – Order of Business. The order of business at any meeting of the members shall be determined by the Board of Directors and comply with Wisconsin Statutes and the Declaration.

Section 8 – Manner of Voting.

- A. Each unit at any meeting of the Association shall be assigned one vote.
- B. All elections and questions shall be decided by the concurring vote of a majority of the members in attendance or by proxy, and who are entitled to cast a vote, except as otherwise provided in Wisconsin Statutes, the Declaration, these By-Laws.

Section 9 – Action Taken Without a Meeting. Any action which might be taken at a meeting of the owners may be taken without a meeting if authorized in a writing or writings signed by all of the owners.

ARTICLE V
BOARD OF DIRECTORS

Section 1 – Number and Term.

- A. The Board of Directors shall be composed of three (3) Directors, all of whom shall be registered members of the Association in good standing.

- B. A Director shall serve a three (3) year term beginning on the date of election.
- C. The term of one-third of the Directors shall expire annually.
- D. The term of a Director shall end upon the election of a successor, his/her resignation, or until the Director has been removed in accordance with the provisions of these By-Laws.

Section 2 – Nominations.

- A. The Board of Directors shall encourage members of record to consider a position on the Board of Directors.
- B. Owners interested in serving on the Board shall prepare and submit a “Board of Directors Interest Form”. The form shall be submitted to the Board Secretary at least three (3) calendar days prior to the Annual Meeting.
- C. Any member of record in good standing may nominate another registered owner in good standing for the Board from the floor at the Annual Meeting.

Section 3 – Election. One Director will be elected every year at the annual meeting. Each unit shall be entitled to one vote as prescribed in Article IV – Members, Section 8. Manner of Voting of these By-Laws. The candidate, whether self-nominated or nominated from the floor, who receives the highest number of votes shall be the person elected to serve on the Board.

Section 4 – General Powers. The Board of Directors shall manage the property, affairs and business of the Association. Specifically, the Board of Directors shall have the power to:

- A. Adopt and amend rules and regulations;
- B. Develop proposed budgets for revenues, expenditures, and reserves for the Association to vote on and levy and collect assessments for common expenses from unit owners;
- C. Hire and terminate managing agents and other employees, agents and independent contractors;
- D. Institute, defend, or intervene in litigation or administrative proceedings on behalf of the Association or unit owners on matters affecting the condominium;
- E. Regulate the use, maintenance, repair, replacement and modification of common elements;
- F. Make contracts and incur liabilities;
- G. Regulate and impose charges for the use of common elements;
- H. Cause additional improvements to be made as a part of the common elements;
- I. Acquire, hold, incumber and convey any right, title or interest in or to real property;
- J. Grant easements through or over the common elements;

- K. Receive any income derived from payments, fees or charges for the use, rental or operation of the common elements;
- L. Grant or withhold approval of any action by a unit owner or other person which would change the exterior appearance of the unit or of any other portion of the condominium;
- M. Provide for the indemnification of its officers and board and maintain directors' and officers' liability insurance; and
- N. Impose charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, By-Laws, and rules and regulations of the Association.

Section 5 – General Duties. In addition to and without limitation of the powers and duties assigned to the Board of Directors in Wisconsin Statutes, the Declaration or these By-Laws, it shall be the duty of the Board of Directors to:

- A. Contract for labor and materials needed to maintain, repair and replace the common elements;
- B. Pay for insurance, utilities and other expenses of operating the common elements and of performing the other duties of the Association as provided by law, the Declaration and these By-Laws;
- C. Assess the costs thereof against the members of the Association in the manner provided for in the Declaration and these By-Laws. The Board shall include in the monthly assessments such amount as is necessary to accumulate an adequate reserve for the maintenance, repair and replacement of those common elements that must be replaced on a periodic basis, and may accumulate an additional reserve in anticipation of extraordinary common expenses;
- D. Cause to be kept detailed, accurate records in chronological order, of the receipts and expenditures affecting the common elements, specifying and itemizing the maintenance, repair and replacement expenses of the common elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the owners during normal business hours;
- E. Prepare or cause to be prepared an annual report, a copy of which shall be provided to each owner at the annual meeting. The annual report shall show the administrative, financial and business affairs of the Association, and contain, at a minimum, the following information:
 - 1. A statement of the financial condition for the Association for the last fiscal year;
 - 2. A statement on the amount of any reserve or replacement fund, and any portion of the fund designated by the Board for any specified project during the current year;
 - 3. A statement of any capital expenditures of \$10,000 or more during the current year;
 - 4. A statement on the status of any pending legal actions, law suits or judgments in which the Association is a party;
 - 5. Identification of the Association's contracted management company/person;
 - 6. Identification of the Association's bank;

7. Identification of the Association's contracted accounting firm;
8. Identification of the Association's insurance agent, insurance carrier and a statement of the insurance coverage provided by the Association; and
9. A statement of any unpaid assessments levied by the Association on individual units, identifying the unit number, the name of the owner(s), the amount of the unpaid assessment and its due date.

Section 6 – Limitation of Authority. The scope of the Board of Directors' authority shall be limited as follows:

- A. Purchase any unit except that the Board of Directors may accept any unit surrendered to it for unpaid assessments and may purchase a unit at any sale held pursuant to foreclosure for unpaid assessments and expenses incurred by the Association that would be collectible from the owner allowed by the Act, the Declaration or these By-Laws. The Board of Directors, at such foreclosure sale, shall not bid any amount in excess of the total of the delinquent assessment and Association incurred expenses unless authorized by the members.
- B. Make or commit on behalf of the Association to make any capital improvement or acquisition, other than the repair or replacement of an existing portion of the property, where the cost exceeds or may be reasonably be anticipated to exceed \$5,000.00.

Section 7 – Resignation. A Director may resign his/her position at any time by giving written notice to the Board of Directors. The resignation will be effective at the time the notice is received by the Board or at any later date or time specified in the notice. Acceptance of a resignation by the Board of Directors shall not be necessary to make it effective.

Section 8 – Vacancy. A vacancy in the Board of Directors caused by resignation, death, disqualification, removal or any inability to act shall be filled by the Board of Directors from registered owners in good standing. Such action shall be valid even though the number of Directors then in office is less than the number specified herein.

Section 9 – Removal. Any Director or all Directors may be removed, with or without cause, by a majority vote of a quorum of registered owners in good standing at any annual or special meeting of the Association. A Director shall be automatically removed without a meeting or other action of the owners on the date of closing of any sale or transfer of his/her unit or on the date of transfer of possession in connection with any such sale or transfer, whichever occurs earlier.

Section 10 – Regular Meetings of the Board of Directors. The regular annual meeting of the Board of Directors shall be held without notice at a time/date and place or by video and /or teleconferencing technology as determined by the Board of Directors to transact such business as may properly come before the Board.

Section 11 – Special Meetings of the Board of Directors. Special meetings of the Board of Directors shall be held upon written request of the President or of any Director, stating the purpose of the meeting. Notice of the meeting shall be given by mail or email at least three days prior to the meeting, if possible. The meeting notice shall state the time, place and purpose of the meeting. No business other than that stated in the notice shall be transacted without the unanimous consent of the Directors.

Section 12 – Quorum and Manner of Acting. Except as otherwise provided by Wisconsin Statutes, the Declaration or these By-Laws, a majority of the Directors in office at the time of any meeting of the Board of Directors shall constitute a quorum for the transaction of business at the meeting. A majority of the Directors present at the meeting will constitute a quorum. In the absence of a quorum, a majority of the Directors present may adjourn the meeting without notice, other than announcement at the meeting, until a quorum is present.

Section 13 – Waiver of Notice. Notice of a special meeting may be waived by any member of the Board of Directors in writing and shall be waived by attendance at such meeting in person or by attorney.

Section 14 – Compensation.

- A. A Director shall not receive compensation for any service he/she may render as a member of the Board of Directors unless such compensation is included in the annual budget and approved by members at an Annual Meeting.
- B. A Director may be reimbursed for his/her actual expenses incurred in the performance of his/her duties as a Director with the approval of the Board of Directors.

ARTICLE V
OFFICERS AND THEIR DUTIES

Section 1. Officers.

- A. The officers of the Association shall be President, Secretary and Treasurer.
- B. Each officer shall be selected by a majority vote of the Board of Directors.
- C. One person may hold the office and perform the duties of any two officer positions; provided, however, that the same person shall not, at the same time hold, the offices of President and Secretary.
- D. The President shall be selected from among the Board of Directors.
- E. Each officer shall continue in office until:
 - 1. The next annual meeting of the Board and a successor is elected; or
 - 2. He/She resigns with his/her resignation becoming effective immediately; or
 - 3. He/She is no longer a member of the Association; or
 - 4. He/She is removed in accordance with Wisconsin statutes, the Declaration and these By-Laws.
- F. Vacant officer positions shall be filled by the Board of Directors.

Section 2 – Duties of Officers. The officers shall have the duties and responsibilities normally pertaining to their respective offices together with such specific duties as may be specified by the Articles of Incorporation, these By-Laws, or the Board of Directors.

A. The President shall:

1. Preside over the meetings of the Board of Directors and of the Association of unit owners.
2. Execute contracts and similar documents on behalf of the Association.
3. Possess all of the general powers and duties which are normally vested in the office of President of a corporation.

B. The Secretary shall:

1. Keep the minutes of the Association and Board of Directors meetings including maintaining a record of the proceedings including resolutions and votes.
2. Maintain a registry of all unit owners. This list shall include the number of the unit, name(s), mailing addresses, telephone numbers and email addresses of each unit owner,
3. Publish all notices required by the Articles of Incorporation of the Association, these By-laws, the Declaration or the Act.

C. The Treasurer shall:

1. Oversee the maintenance of financial records and books of account of the Association;
2. Review monthly financial reports for accuracy;
3. Prepare the annual budget and dues assessment for each unit for presentation at the annual meeting;
4. Monitor the deposit of all monies and other valuable effects in the name of or to the credit of the Association in such depositories as may be designated by the Board of Directors;
5. Review invoices and bills, and authorize the disbursement of Association funds for the timely payment of expenses;
6. Furnish, upon request, a statement to any owner seeking current information about their unit's assessment account;
7. Maintain custody of all intangible property of the Association, including funds, securities and evidences in indebtedness and shall give bond in such sum with such sureties as the Board of Directors may require. The cost of any such bond shall be a common expense; and
8. Perform all other duties incident to the office of Treasurer.

Section 3 – Resignation. A Director of the Association may resign at any time by giving written notice to the Board of Directors. The effective date of the resignation shall be the date the notice is received or any date

specified in the notice. Acceptance of a resignation by the Board of Directors shall not be necessary to make it effective.

Section 4 – Removal of Officers. Upon an affirmative vote of a majority of the members of the Board, any officer may be removed, with or without cause, and his/her successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for that purpose. A vacancy created by the removal of an officer shall be filled by the Board of Directors. The appointed will serve until the next annual meeting when the vacancy will be placed on the ballot for selection of a new board member.

ARTICLE VI

OPERATION OF THE PROPERTY

Section 1 – Fiscal Year. The Association’s fiscal year, for operational and financial purposes, shall be a twelve (12) month period aligned with the calendar year.

Section 2 – Common Expenses. Common expenses shall mean and include all expenses approved or incurred by the Association and the Board of Directors.

Section 3 – Budget.

- A. The Board of Directors, shall from time to time, and at least annually in advance of the beginning of the Association's fiscal year, prepare a budget which sets forth the common expenses and the allocation thereof to the owners for a specific fiscal year. The budget shall allocate, assess and levy such common expenses among the unit owners according to their respective undivided interest in the common elements. The Association shall vote on the proposed budget at its annual meeting and shall adopt the budget.
- B. The total adopted budget shall be divided by the number of months in the fiscal year and the resulting figure shall be levied according to each owner’s respective undivided interest in the common elements as a monthly assessment. The monthly assessment shall be due on the first day of each month during the fiscal year, without further resolution of the Board of Directors. The common expenses included in the budget shall include those common expenses set forth in the Declaration and these By-Laws, and may include such other costs as the Board of Directors deem proper and necessary for the operation and maintenance of the property.
- C. The budget shall include an adequate reserve amount for the maintenance, repair and replacement of those common elements that must be replaced on a periodic basis, and any additional amount determined appropriate to accumulate a reserve in anticipation of future maintenance, repair and replacement of from time to time in anticipation of extraordinary common elements or extraordinary common expenses.
- D. The Board of Directors shall provide to all members, prior to the beginning of the fiscal year, a written copy of the budget identifying common expenses and the amount of the monthly assessments payable by each of them.
- E. The total of any budget shall be in the amount of the estimated common expenses for a specified fiscal year, including a reasonable allowance for contingencies and reserves, less any estimated payments to be received by the Association from rental, licensing or other payments for the purpose of defraying the costs of the use of the common elements.

- F. If, for any reason, a budget is not voted on and approved by the Association, the monthly assessment required by the last prior budget shall continue to be due until changed by a new budget.
- G. In the event an annual fiscal year or other budget proves to be insufficient, or in the event of extraordinary or unforeseen common expenses, the budget and monthly assessments may be amended, or a special assessment levied, at any time, as determined by the Board of Directors.
- H. In the event that any real estate taxes or special assessments are ever levied against the property, and not divided and levied against the individual units, the same expenditure(s) shall be paid by the Association as a common expense.
- I. Any special assessment shall be a lien on the unit and shall be enforceable in the same manner as the monthly assessments. Special assessments shall be payable in installments or lump sum, all as designated by the Board of Directors.

Section 4 – Assessment Roll.

- A. The monthly assessment amount levied against owners shall be set forth in the annual budget document distributed to each owner.
- B. The Association’s financial records shall account for assessment transactions identifying the name of each owner and the status of paid and unpaid assessments.
- C. The Association shall not disclose the status of an owner's assessment account to any person, other than the unit owner and/or mortgagee of record, without the expressed written consent of the owner.

Section 5 – Payment of Common Expenses.

- A. All owners shall be obligated to pay the common expenses assessed and levied by the Association pursuant to Article VI, Section 3.
- B. An owner may not avoid assessment for common expenses by failing or waiving the right of use or enjoyment of the common elements.
- C. Monthly assessments shall be due as provided in Article VI, Section 3. Special assessments may be assessed and levied by the Board of Directors and shall be due in the amount and timeframe designated by the Board of Directors.
- D. Any owner who is delinquent in the payment of their monthly assessment for more than thirty (30) days may be charged interest or assessed a penalty at the sole discretion of the board of Directors.

Section 6 – Records.

- A. The Board of Directors shall cause to be kept, at the registered office of the Association or such other place as determined by the Board of Directors, current copies of the Declaration, By-Laws, and other records/documents determined by the Board of Directors.

- B. The Board of Directors shall cause the following records to be kept at the offices of the engaged management company and/or accounting firm(s):
1. Books, records and financial statements of the Association.
 2. Detailed and accurate records, in chronological order, of the receipts and expenditures affecting the common elements.
- C. The Board of Directors shall cause the following records and documents to be kept at the offices of the engaged management company or with the Association Secretary:
1. Records of the actions of the Board of Directors, minutes of the meetings of the Board of Directors and minutes of the Annual or Special meetings of the members of the Association.
 2. Names, mailing addresses, telephone numbers and email addresses of current owners.
 3. Names of any first mortgagees who have requested the notice of default identifying the unit on which such first mortgagee holds a mortgage
 4. Detailed and accurate records, in chronological order, of the receipts and expenditures affecting the common elements.
- D. The Board of Directors shall also maintain any other record it determines appropriate and necessary of the operation of the Association as required by the Wisconsin Statutes, the Declaration, these By-Laws or other applicable laws.
- E. Records shall be available for examination and inspection, upon written request to the Board of Directors, during normal business hours or under other reasonable circumstances.

Section 7 – Financial Audit.

- A. A majority of registered members in good standing may call for an audit of the Association's financial records if the Association does not elect to include a financial audit as a part of the common expenses detailed in the annual operating budget. The request for an audit shall be in writing addressed to the Board of Directors.
- B. Payment for any audit will be as follows:
1. If the audit discloses errors of 10% or greater in any figures contained in the most recent statements issued by the Board, the Association shall bear the expense of the audit.
 2. If the audit does not disclose errors of 10% or greater. the member(s) requesting the audit shall bear the entire expense, which shall be a lien upon their individual units until paid.
- C. The Board of Directors shall solicit and select the accounting firm to conduct the audit.

ARTICLE VII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

- A. The Association shall indemnify and hold harmless every Director and officer, his/her heirs, executors and administrators, against all loss, cost, judgment and expense, including attorney's fees, which may be imposed upon or reasonably incurred by him/her in connection with or arising out of the defense or settlement of any claim, action, suit or proceeding to which he/she may be made a party by reason of his/her being or having been a director or officer of the Association whether or not he/she is an officer or director at the time of incurring such loss, cost, judgment or expense, except as to matters as to which he/she shall be finally adjudged in such action, suit or proceeding to have been guilty of willful or fraudulent conduct detrimental to the best interests of the Association.
- B. Indemnification, in the event of a settlement, shall be provided only in connection with such matters covered by the settlement as to which the Board of Directors have agreed on behalf of the Association that the person to be indemnified is not guilty of willful or fraudulent conduct detrimental to the best interests of the Association in the performance of his/her duty as such director or officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which such director or officer may be entitled.
- C. All liability, loss, damage, costs and expenses incurred or suffered by the Association by reason arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as a common expense; provided, however, that nothing in this Section shall be deemed to obligate the Association to indemnify any owner who is or has been a Director or officer of the Association, with respect to any duties or obligations assumed or damage or liabilities incurred by him/her solely in his/her capacity as an owner.

ARTICLE VIII
MISCELLANEOUS

Section 1 – Notice.

- A. All notices required to be given to the Association or the Board of Directors shall be sent by certified mail to the Board of Directors, Reiten Boatyard Condominium Motel Association, Inc. at Houlihan Law Firm, Professional and Financial Plaza, 8721 Highway 51 North, Post Office Box 630, Minocqua, WI 54548 or to such other address as the Board of Directors may designate from time to time.
- B. All notices to any owner/member, or occupant entitled to any notice, shall be sent by email to the email address designated by the registered unit owner. As an alternative, the unit owner may choose, by written declaration, to have any notice sent by United States Postal Service (USPS) mail, postage prepaid, to his/her home residence or to any other address he/she may designate in writing from time to time to the Association Secretary.
- C. All notices to first mortgagees of units shall be sent by USPS mail, postage prepaid, to their respective addresses as designated by them from time to time in writing to the Association.

D. All notices shall be deemed to have been given when transmitted by email to the designated email address of the owner or deposited in the USPS, postage prepaid. The exception shall be notices of change of address, which shall be deemed to have been given when received.

Section 2 – Invalidity. Any part of these By-Laws that may be determined as invalid shall not impair or affect in any manner the validity, enforceability or effect of the balance of these By-laws.

Section 3 – Captions. The captions contained in these By-Laws are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws or the intent of any provision.

Section 4 – Waiver. No restriction, condition, obligation or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.


Section 5 – Corporate Seal. The Association shall have no corporate seal.

Section 6 – Election Under Internal Revenue Code. The Board shall make and file all elections and documents required pursuant to Section 528 of the Internal Revenue Code of 1954, and any other applicable statute or regulation, in order to exempt from taxation, insofar as possible, the income of the Association consisting of assessments paid by owners.

Section 7 – Amendment to By-Laws. These By-laws may be amended upon the affirmative vote of 67% or more of the votes in the Association.

Section 8 – Sales Tax. For sales tax purposes, the condominium units shall be treated as a single entity.

The undersigned hereby certify that the foregoing By-Laws were adopted as the By-Laws of REITEN BOAT YARD CONDOMINIUM MOTEL ASSOCIATION, INC., a non-profit corporation under the laws of the State of Wisconsin, by action of the Association on October 29, 2022

By: 

Robert T. Borremans
President, Reiten Boatyard Condominium Association

Attested to:

By: 

Cydney Bulger
Secretary, Reiten Boatyard Condominium Association