



BUCKHORN SANDS PROPERTY OWNERS ASSOCIATION



BYLAWS REVISION 2014

Buckhorn Sands Property Owners Association
P.O. Box 1580 Lakefield, Ont K0L2H0

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Section I – EXECUTIVE SUMMARY

Buckhorn Sands development, with its graceful winding roads and many parklands, has been designed to provide a pleasing and pleasant place to live.

The many varieties of trees, clear water and outcropping of rock add to a natural setting.

To preserve what nature has already provided can only be accomplished by your involvement.

A strong and vigilant Property Owners' Association is your means of conserving the natural beauty of this section of Buckhorn Lake.

An active member is an involved member.

We all need to do our part and participate.

Don't take for granted today what may be gone tomorrow.



1.1 Buckhorn Sands Property Owners Association (BSPOA)

Incorporated under the Corporations Act of Ontario as a Company without share capital on the 20th day of September 1972.

This booklet contains a copy of the Charter and Bylaws of the Corporation and a Schedule of Restrictions which run with the lands contained in Registered Plan No. 122 for the Township of Smith in the County of Peterborough, Province of Ontario.

1.2 Interpretation

In these bylaws and in all other bylaws of the Corporation hereafter passed, unless the context otherwise requires, words importing the singular number or the masculine gender shall include the plural number or the feminine gender, as the case may be, and vice versa, and references to persons shall include firms and corporations.

Passed by the Board of Directors and sealed with the corporate seal this 25th day of September 1972.

"G.H. Poole"

President

"S.A. Bjarnason"

Secretary

1.3 Bylaws of BSPOA

The following are the bylaws enacted for the benefit of the Buckhorn Sands Property Owners Association.

These bylaws have been created and updated to create a set of guidelines by which this association can operate both easily and fairly.

1.4 Head Office

The Head Office of the Corporation shall be in the Township of Selwyn, P.O. Box 1580, Lakefield, K0L 2H0, County of Peterborough, in the Province of Ontario.

1.5 Seal

The seal of the Corporation shall be used on any and all documents of an official nature, i.e. legal documents, bank documents.

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Section II – BOARD OF DIRECTORS



2.1 Corporate Affairs

The affairs of the Corporation shall be managed by a board of ten directors.

- 2.1.1 Each member of the board shall be a member of the Corporation in good standing.
- 2.1.2 Any board member with annual dues in arrears shall step down until such dues are paid in full.
- 2.1.3 The members of the board shall hold office for a period of two years.
- 2.1.4 This year begins at election time at the fall annual meeting and continues until the next fall annual meeting.
- 2.1.5 Elections for five positions on the board will be held each year.
- 2.1.6 Each subsequent year the next five positions will be elected.
- 2.1.7 The elections may be held by a show of hands unless a ballot is specifically requested.
- 2.1.8 The members of the Corporation have the right to remove any board member before their term is up, provided a resolution is passed by at least two thirds of the members of the Corporation.

2.2 Vacancies, Board of Directors

Vacancies on the Board of Directors, however caused, may, so long as a quorum of directors remains in office, be filled by the directors from among the qualified members of the Corporation, or such vacancy may be filled at the next annual meeting. If, however, there is not a quorum of directors, the remaining directors shall call an immediate meeting of the members to fill the vacancy.

2.3 Quorum and Meetings, Board of Directors

- 2.3.1 A majority of the directors shall form a quorum for the transaction of business.

- 2.3.2 Except as otherwise required by law, the Board of Directors may hold its meetings at such place or places as it may, from time to time, determine.
- 2.3.3 No formal notice of any such meeting shall be necessary if all the directors are present, or if those absent have signified their consent to the meeting being held in their absence.
- 2.3.4 Directors' meetings may be formally called by the President or Vice-President, or by the Secretary on direction in writing of two directors.
- 2.3.5 Notice of such meetings shall be delivered, telephoned or mailed to each director before the meeting is to take place.
- 2.3.6 The statutory declaration of the Secretary or President that notice has been given pursuant to this bylaw shall be sufficient and conclusive evidence of the giving of such notice.
- 2.3.7 The board may appoint a day or days in any month or months for regular meetings at an hour to be named and of such regular meeting no notice need be sent.
- 2.3.8 A directors' meeting may also be held, without notice, immediately following the annual meeting of the Corporation.
- 2.3.9 The directors may consider or transact any business, either special or general, at any meeting of the board.

2.4 Errors in Notice, Board of Directors

No error or omission in giving such notice for a meeting of directors shall invalidate such meeting or invalidate or make void any proceedings taken or had at such meeting any director may, at any time, waive notice of any such meeting and may ratify and approve of any or all proceedings taken or had thereat.

2.5 Voting, Board of Directors

- 2.5.1 Questions arising at any meeting of the directors shall be decided by a majority of votes.
- 2.5.2 In the case of an equality of votes, the Chairman, in addition to his original vote, shall have a second or casting vote.
- 2.5.3 All votes at any such meeting shall be taken by ballot if so demanded by any director present, but if no demand be made, the vote shall be taken in the usual way by assent or dissent.

- 2.5.4 A declaration by the Chairman that a resolution has been carried and an entry to that effect in the minutes shall be admissible in evidence as prima facie proof of the fact without proof of the number or proportion of the votes recorded in favour of or against such resolution.
- 2.5.5 In the absence of the President, his duties may be performed by the Vice-President or such other director as the board may, from time to time, appoint for the purpose.

2.6 Powers

- 2.6.1 The directors of the Corporation may administer the affairs of the Corporation in all things and make or cause to be made for the Corporation, in its name, any kind of contract which the Corporation may lawfully enter into and, save as hereinafter provided, generally, may exercise all such other powers and do all such other acts and things as the Corporation is by its charter or otherwise authorized to exercise and do.
- 2.6.2 Without in any way derogating from the foregoing, the directors are expressly empowered, from time to time, to recommend to the general membership the purchase, borrow, lease, or to otherwise acquire, alienate, sell, exchange or otherwise dispose of shares, stocks, rights warrants, options and other securities, land, buildings and other property movable or immovable, real or personal, or any right or interest therein owned by the Corporation, for such consideration and upon such terms and conditions as they may deem advisable.

2.7 Remuneration of Directors

- 2.7.1 The directors shall receive no remuneration for acting as such.

2.8 Officers of Corporation

- 2.8.1 There shall be a President, a Vice-President, a Secretary and a Treasurer or in lieu of a Secretary and Treasurer, a Secretary-Treasurer and such other officers as the Board of Directors may determine by bylaw from time to time.
- 2.8.2 One person may hold more than one office except the offices of President and Vice-President.
- 2.8.3 The President and Vice-President shall be elected by the Board of Directors from among their number at the first meeting of the board after the annual election of such Board of Directors, provided that in default of such election the then incumbents, being members of the board, shall hold office until their successors are elected.
- 2.8.4 The other officers of the Corporation need not be members of the board and in the absence of written agreement to the contrary, the employment of all officers shall be settled from time to time by the board.

2.9 Duties of President and Vice-President

- 2.9.1 The President shall, when present, preside at all meetings of the members of the Corporation and of the Board of Directors.
- 2.9.2 The President shall also be charged with the general management and supervision of the affairs and operations of the Corporation.
- 2.9.3 During the absence or inability of the President, his duties and powers may be exercised by the Vice-President and if the Vice-President or such other director as the board may from time to time appoint for the purpose, exercise any such duty or power, the absence or inability of the President shall be presumed with reference thereto.

2.10 Duties of Secretary

- 2.10.1 The Secretary shall be ex officio clerk of the Board of Directors.
- 2.10.2 He shall attend all meetings of the Board of Directors and record all facts and minutes of all proceedings in the books kept for that purpose.
- 2.10.3 He shall give all notices required to be given to members and to directors.
- 2.10.4 He shall be the custodian of the seal of the Corporation and of all books, papers, records, correspondence, contracts and other documents belonging to the Corporation which he shall deliver up only when authorized by a resolution of the Board of Directors to do so and to such person or persons as may be named in the resolution, and he shall perform such other duties as may from time to time be determined by the Board of Directors.

2.11 Duties of Treasurer

- 2.11.1 The Treasurer, or person performing the usual duties of a Treasurer, shall keep full and accurate accounts of all receipts and disbursements of the Corporation in proper books of account and shall deposit all moneys or other valuable effects in the name and to the credit of the Corporation in such bank or banks as may from time to time be designated by the Board of Directors.
- 2.11.2 He shall disburse the funds of the Corporation under the direction of the Board of Directors, taking proper vouchers therefore and shall render to the Board of Directors at the regular meetings thereof or whenever required of him, an account of all his transactions as Treasurer, and of the financial position of the Corporation.
- 2.11.3 All cheques shall require two signatures.
- 2.11.4 He shall also perform such other duties as may from time to time be determined by the Board of Directors.

2.12 Duties of Other Officers

- 2.12.1 The duties of all other officers of the Corporation shall be such as the terms of their engagement call for or the Board of Directors requires of them.

2.13 Execution of Documents

- 2.13.1 Deeds, transfers, licenses, contracts and engagements on behalf of the Corporation shall be signed by either the President or Vice-President and by the Secretary, and the Secretary shall affix the seal of the Corporation to such instruments as require the same.
- 2.13.2 Contracts in the ordinary course of the Corporation's operations may be entered into on behalf of the Corporation by the President, Vice-President, Treasurer, or by any person authorized by the board.
- 2.13.3 The President, Vice-President, the directors, Secretary or Treasurer, or any one of them, or any person or persons from time to time designated by the Board of Directors may transfer any or all shares, bonds or other securities from time to time standing in the name of the Corporation in its individual or any other capacity or as trustee or otherwise and may accept in the name and on behalf of the Corporation transfers of shares, bonds or other securities from time to time transferred to the Corporation, and may affix the corporate seal to any such transfers or acceptances of transfers, and may make, execute and deliver under the corporate seal, any and all instruments in writing necessary or proper for such purposes, including the appointment of an attorney or attorneys to make or accept transfers of shares, bonds or other securities on the books of any company or Corporation.
- 2.13.4 Notwithstanding any provisions to the contrary contained in the bylaws of the Corporation, the Board of Directors may at any time, by resolution, direct the manner in which, and the person or persons by whom, any particular instrument, contract or obligations of the Corporation may or shall be executed.

2.14 Books and Records

- 2.14.1 The directors shall see that all necessary books and records of the Corporation required by the bylaws of the Corporation or by any applicable statute or law are regularly and properly kept.

Section III - MEMBERSHIP

3.1 General

Membership in the Corporation is restricted to individual lot ownership within the designated plan of subdivision of Part of Lot 22, Concession 16, and part of the North Half of Lot 23, Concession 16, Township of Smith-Ennismore-Lakefield, County of Peterborough, as registered in the Registry offices, County of Peterborough.



- 3.1.1 Membership within the Corporation shall be transferred to new owners at the time of the closing of a sale/purchase of an individual lot.
- 3.1.2 No more than two joint owners shall have a membership within the Corporation.
- 3.1.3 **In the case of transfer of ownership of a lot, a member shall remain liable for payment of any assessment, dues or other sum levied up to the point of closing the land ownership transaction.**
- 3.1.4 A new member shall be liable for any assessment, dues or other sum levied after the point of closing the land ownership transaction.

3.2 Voting

- 3.2.1 Each Member in good standing is entitled to one vote on each question arising at any special or general meeting of the members.
- 3.2.2 Where there are two joint members of a lot, they shall only be entitled to one vote.

3.3 Proxy Voting

- 3.3.1 Members may, by "written" authorization, appoint another member in good standing, as "proxy" providing such written authorization is filed with the Secretary prior to a vote at a special or general meeting.

3.4 Dues

- 3.4.1 Annual Dues are payable by October 1st of each year.

- 3.4.2 Docking fees are payable no later than February 28th of the current boating year. The amount shall be determined by the elected Board of Directors and confirmed by the membership at the annual fall general meeting in each calendar year.

3.5 Notice

- 3.5.1 The Secretary shall give each member of the Corporation advance notice of the annual dues and payment shall be received by the Treasurer within 30 days of the due date.
- 3.5.2 A defaulting Member shall be advised, at the discretion of the Board of Directors, that a penalty of \$10 per month, payable forthwith, shall be added to any amount owing, until the fees are paid in full.
- 3.5.3 The Board of Directors, by unanimous vote, is empowered to bring legal action against any defaulting member to recover the amount of outstanding dues and the cost of such action shall be paid by the defaulting member.
- 3.5.4 The Board of Directors shall ensure that all securities of the Corporation are deposited for safekeeping within a recognized financial institution.
Securities may only be withdrawn upon written order of the board and conferred upon the Treasurer.

3.6 Number

- 3.6.1 The number of lots of the Corporation shall be limited to 110

Section IV- MEMBER MEETINGS

4.1 Annual and Other Member Meetings

- 4.1.1 The annual or any other general meeting of the members shall be held at the head office of the Corporation or elsewhere in Ontario as the Board of Directors may determine and on such day as the said directors shall appoint.
- 4.1.2 At the fall annual meeting, in addition to any other business that may be transacted, the report of the directors, the financial statement and the report of the auditors shall be presented and a Board of Directors elected and auditors appointed for the ensuing year.
- 4.1.3 The members may consider and transact any business, either special or general, without any notice thereof at any meeting of the members.
- 4.1.4 The Board of Directors or the President or Vice-President shall have power to call, at any time, a general meeting of the members of the Corporation.
- 4.1.5 No public notice nor advertisement of members' meetings, annual or general, shall be required, but notice of the time and place of every such meeting shall be advertised to each member by posting notices at the community mailboxes and at the road entrances to Buckhorn Sands; provided that any meetings of members may be held at any time and place without such notice if all the members of the Corporation are present thereat or represented by proxy duly appointed, and at such meeting any business may be transacted which the Corporation at annual or general meetings may transact.



4.2 Error or Omission in Notice

- 4.2.1 No error or omission in giving notice of any annual or general meeting or any adjourned meeting, whether annual or general, of the members of the Corporation shall invalidate such meeting or make void any proceedings taken thereat and any member may at any time waive notice of any such meeting and may ratify, approve and confirm any or all proceedings taken or had thereat.
- 4.2.2 For the purpose of sending notice to any member, director or officer for any meeting or otherwise, the address of any member, director or officer shall be his last address recorded on the books of the Corporation.

4.3 Adjournments

- 4.3.1 Any meetings of the Corporation or of the directors may be adjourned to any time and from time to time and such business may be transacted at such adjourned meetings as might have been transacted at the original meeting from which such adjournment took place.
- 4.3.2 No notice shall be required of any such adjournment. Such adjournment may be made notwithstanding that no quorum is present.

4.4 Quorum of Members

- 4.4.1 A quorum for the transaction of business at any meeting is not effective until it has been confirmed by two-thirds of the vote cast at a general meeting, having no less than 20 voting members present, including the Board of Directors, of the members duly notified for that purpose.

4.5 Voting of Members

- 4.5.1 Subject to the provision, if any, contained in the Letters Patent of the Corporation, each member of the Corporation shall at all meetings of members, be entitled to one vote and he may vote by proxy.
- 4.5.2 Such proxy need not himself be a member but before voting, shall produce and deposit with the Secretary, sufficient appointment in writing from his constituent or constituents.
- 4.5.3 **No member shall be entitled, either in person or by proxy, to vote at meetings of the Corporation unless he has paid all dues or fees, if any, then payable by him.**
- 4.5.4 **Notwithstanding the foregoing, there shall be only one vote accorded to the owners of each lot in the Plan of Subdivision.**
- 4.5.5 At all meetings of members, every question shall be decided by a majority of the votes of the members present in person or represented by proxy unless otherwise required by the bylaws of the Corporation, or by law.
- 4.5.6 Every question shall be decided in the first instance by a show of hands unless a poll is demanded by any member.
- 4.5.7 Upon a show of hands, every member having voting rights shall have one vote and unless a poll be demanded, a declaration by the President that a resolution has been carried or not carried and an entry to that effect in the minutes of the

Corporation shall be admissible in evidence as prima facie proof of the fact without proof of the number or proportion of the votes accorded in favor of or against such resolution.

- 4.5.8 The demand for a poll may be withdrawn but if a poll be demanded and not withdrawn the question shall be decided by a majority of votes given by the members present in person or by proxy and such poll shall be taken in such manner as the president shall direct and the result of such poll shall be deemed the decision of the Corporation in general meeting upon the matter in question.
- 4.5.9 In case of an equality of votes at any general meeting, whether upon a show of hands or at a poll, the President shall be entitled to a second or casting vote.

Section V- **PARKS**

5.1 General

The primary function of the Buckhorn Sands Property Owners Association is to manage and maintain the areas of Park Lands throughout the subdivision.

The following duties of committees and members, duly appointed, are covered under the following subsections.



- 5.1.2 PARKS COMMITTEE: Appointed by the Board of Directors each year after the fall annual general meeting. The members of this committee shall be in good standing within the Corporation.

- 5.1.3 PARK LANDS: For the use of all members **(in good standing)** and their guests. Any other person(s) found utilizing the Parks shall be advised that the lands are private property and shall be asked to leave.

- 5.1.4 ANNUAL CLEANUP: The Parks Committee shall supervise a spring cleanup of all park lands and the members of the Corporation shall be invited to assist in such cleanup.

- 5.1.5 PARK PROPERTY: Nothing may be added to or taken from any Park Lands without express permission of the Board of Directors.

- 5.1.6 MEMBER RESPONSIBILITY: Any member of the Corporation shall leave the parks in the same clean condition as they were found in.

- 5.1.7 PARK WATERFRONT LIVE WEED CONTROL: The Board of Directors shall use its discretion to deal with any live weed control issue.

Section VI - DOCKAGE

6.1 General

Boat docks are maintained within specific park areas for the use and enjoyment of members **in good standing** within the Corporation.

- 6.1.1 **DOCKS COMMITTEE:** Appointed by the Board of Directors each year after the fall annual general meeting. The members of this committee shall be in good standing.
- 6.1.2 **DOCK ALLOTMENTS:** The docks committee shall be responsible for the allocation of docking space for each requesting member in good standing.
- 6.1.3 **DOCK MAINTENANCE:** The docks committee shall be responsible for the annual maintenance of all docks and may solicit the assistance of members to affect that purpose.
- 6.1.4 **PARK PROPERTY:** Docks within the Corporation are private property and any non-member utilizing same shall be so advised.
- 6.1.5 The Association's current Dock and Ramp Policy must be adhered to by all Members. The current policy will be made available to all Members.



Section VII - SOCIAL

7.1 **General**

There shall be a Social Committee appointed each year by the Board of Directors comprised of members of the Corporation in good standing.

7.1.1 PURPOSE OF COMMITTEE:

To arrange for and carry out social events for the enjoyment and fellowship of members (in good standing) and their invited guests.

7.1.2 SOCIAL EVENTS:

- a) Spring and fall annual general meetings;
- b) wiener roast, early summer;
- c) corn roast, early fall;
- d) appropriate cards to members who have experienced illness or bereavement.



Section VIII – FINANCIAL

8.1 Financial Year

- 8.1.1 Unless otherwise ordered by the Board of Directors, the fiscal year of the Corporation shall terminate on the 31st day of August in each year.

8.2 Cheques, Etc.

- 8.2.1 All cheques, bills of exchange or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officers, agent or agents of the Corporation and in such manner as shall, from time to time, be determined by resolution of the Board of Directors and any one of such officers or agents may alone endorse notes and drafts for collection on account of the Corporation through its bankers, and endorse notes and cheques for deposit with the Corporation's bankers for the credit of the Corporation, or the same may be endorsed "for collection" or "for deposit" with the bankers of the Corporation by using the Corporation's rubber stamp for the purpose.
- 8.2.2 Any one of such officers or agents so appointed may arrange, settle, balance and certify all books and accounts between the Corporation and the Corporation's bankers and may receive all paid cheques and vouchers and sign all the bank's forms or settlement of balances and release or verification slips.



8.3 Deposit of Securities for Safekeeping

- 8.3.1 The securities of the Corporation shall be deposited for safekeeping with one or more bankers, trust companies or other financial institutions to be selected by the Board of Directors.
- 8.3.2 Any and all securities so deposited may be withdrawn, from time to time, only upon the written order of the Corporation signed by such officer or officers, agent or agents of the Corporation, and in such manner, as shall, from time to time, be determined by resolution of the Board of Directors and such authority may be general or confined to specific instances.
- 8.3.3 The institutions which may be so selected as custodians of the Board of Directors shall be fully protected in acting in accordance with the directions of the Board of Directors

and shall in no event be liable for the due application of the securities so withdrawn from deposit or the proceeds thereof.

8.4 Notices

- 8.4.1 Whenever, under the provisions of the bylaws of the Corporation, notice is required to be given, such notice may be given either personally or by depositing same in a post office or a public letter-box, in a prepaid, sealed wrapper addressed to the director, officer or member at his or their address as the same appears on the books of the Corporation.
- 8.4.2 A notice or other document so sent by post shall be held to be sent at the time when the same was deposited in a post office or public letter-box as aforesaid.
- 8.4.3 For the purpose of sending any notice, the address of any member, director or officer shall be his last address as recorded on the books of the Corporation.

8.5 Borrowing

- 8.5.1 The directors may, from time to time (refer to Section II, Subsection 6)
- (a) borrow money on the credit of the Corporation; or
 - (b) issue, sell, or pledge securities of the Corporation; or
 - (c) charge, mortgage, hypothecate or pledge all or any of the real or personal property of the Corporation, including book debts, rights, powers, franchises and undertakings, to secure any securities or any money borrowed, or other debt, or any other obligation or liability of the Corporation.
- 8.5.2 From time to time the directors may authorize any director, officer or employee of the Corporation or any other person to make arrangements with reference to the moneys borrowed or to be borrowed as aforesaid and as to the terms and conditions of the loan thereof, and as to the securities to be given therefor, with power to vary or modify such arrangements, terms and conditions and to give such additional securities for any moneys borrowed or remaining due by the Corporation as the directors may authorize and generally to manage, transact and settle the borrowing of money by the Corporation.

Section IX- RESTRICTIVE COVENANTS

9.1 RUNNING WITH THE LAND IN PLAN 122, TOWNSHIP OF SMITH-ENNSIMORE-LAKEFIELD

The said lands are subject to the following restrictions and the Purchaser accepts the same, subject to the following:

- 9.1.1 The Purchaser agrees to become a member of the Property Owners Association and subscribe annually to its support to enable such Association to pay taxes and to maintain blocks C, F, G, H, I, J, K, L and M inclusive for the exclusive use of all owners of the lots in the plan.
- 9.1.2 The subdivider agrees to pay a pro-rata share of these costs for all unsold lots.
- 9.1.3 The Purchaser agrees to grant an easement to the Township of Smith-Ennismore-Lakefield for a maximum of 15 feet along one sideline for the purpose of providing drainage, if required, and maintenance of same.
- 9.1.4 The Purchaser agrees that he shall make application for a building permit to the Building Inspector for the Township of Smith-Ennismore-Lakefield, prior to commencing construction, and the Purchaser agrees to install culverts at laneway entrances as required by the Road Superintendent for the Township of Smith-Ennismore-Lakefield.
- 9.1.5 The Purchaser agrees that when the building is erected on the property he shall comply with the Ministry of the Environment or Developer's requirements concerning sewage disposal.
- 9.1.6 Outdoor privies shall not be constructed on the premises.
- 9.1.7 The Purchaser agrees that only one single family residence shall be constructed on any one lot.
- 9.1.8 Exceptions shall be a garage, boat-house or other building pertinent to the main dwelling.
- 9.1.9 Prior to building, plan approval and location shall be cleared with the Township of Smith-Ennismore-Lakefield.
- 9.1.10 No part of the property nor any building or structure erected thereon shall be used for the purpose of any trade or commercial business or for any other purposes than that of a private residence and for facilities required in connection therewith; nor shall anything be done or permitted upon the property or any building or structure erected thereon which shall be an annoyance or nuisance to the occupants of neighboring land.



- 9.1.11 The Purchaser agrees to comply with Township and Provincial bylaws and regulations. 7.1 It is up to the Purchaser to ensure that proper permits have been obtained.
- 9.1.12 The Purchaser agrees to install a perimeter foundation extending above grade level by at least one foot or a full concrete floating floor.
- 9.1.13 No building erected on the said land as a place of human habitation shall have a floor area of less than noted below exclusive of basement, veranda or attic, and to comply with any other municipal requirements that may be in effect at the time of building.
- a) Waterfront lots – 900 square feet
 - b) 1st tier lots – 800 square feet
 - c) Other lots – 700 square feet
- 9.1.14 No dwelling shall be erected for habitation before the main dwelling and same will not be used until septic and cold water plumbing is installed and operating.
- 9.1.15 No building or structure erected on the property shall have an exterior finish other than brick, stone, log or wood siding or any other material of equivalent quality.
- 9.1.16 Any log or wood siding shall be well treated and properly maintained with preservatives such as paint, varnish or stain within 3 months of erection.
- 9.1.17 No temporary building, tent or trailer of any kind shall be allowed on any lot except while construction is in progress and not for more than an agreed period of time, after which time the developer shall have the option of demanding removal of same.
- 9.1.18 No signs of any kind shall be erected on any lot except normal “for sale” signs and personal name signs.

Section X- COAT OF ARMS

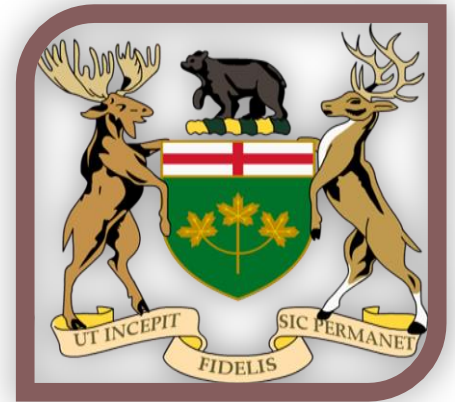
COAT OF ARMS

PROVINCE OF ONTARIO

By the Honourable Eric A. Winkler, Minister of Consumer and Commercial Relations.

To all to whom these Presents shall come, Greeting.

WHEREAS The Corporations Act provides that with the exceptions therein mentioned the Lieutenant Governor may in his discretion, by Letters Patent, issue a Charter to any number of persons, not fewer than three, of eighteen or more years of age, who apply therefor, constituting them and any others who become shareholders or members of the Corporation thereby created a Corporation for any of the objects to which the authority of the Legislature extends;



AND WHEREAS by the said Act it is further provided that the member of the Executive Council to whom the administration of this Act is assigned may in his discretion and under the Seal of his office, have, use, exercise and enjoy any power, right or authority conferred by the said Act on the Lieutenant Governor;

AND WHEREAS it has been made to appear that the persons herein named have complied with the conditions precedent to the issue of the desired Charter and that the said undertaking is within the scope of the said Act;

NOW THEREFORE KNOW YE that, being the member of the Executive Council to whom the administration of this Act is assigned, I DO BY THESE LETTERS PATENT issue a Charter to the Persons hereinafter named that is to say:

STEFAN AGUST BJARNASON, one of Her Majesty's Counsel learned in the Law, MARGARET YVONNE GLEN, Bookkeeper, and MOLLY QUINLAN, Legal Secretary, all of the borough of North York, in the Municipality of Metropolitan Toronto, in the Province of Ontario; GEORGE WILLIAM COPELAND, one of her Majesty's Counsel learned in the Law, and DAISY EMILY MOSES, Legal Secretary, both of the said Municipality of Metropolitan Toronto; LINDA LORRAINE WRIGHT, Legal Secretary, and DONALD PHILLIPS WARREN, Solicitor, both of the Town of Mississauga, in the County of Peel, in the Province of Ontario; BETTY LUCILE TICKNOR, Widow, and DONALD SCOTT TICKNOR, Realtor, both of the Borough of Etobicoke, in the said Municipality of Metropolitan Toronto; and WILLIAM NEIL WILDMAN, of the town of Vaughn, in the Regional Municipality of York, in the Province of Ontario, Ontario Land Surveyor; constituting them and

any others who become members of the Corporation hereby created a Corporation without share capital under the name of BUCKHORN SANDS PROPERTY OWNERS ASSOCIATION for the following objects, that is to say:

- a) To advance the cultural and recreational interests of the summer and permanent residents living on a Plan of Subdivision of Part of Lot 22, Concession 16, and Part of the North Half of Lot 23, Concession 16, Township of Smith, County of Peterborough, as registered in the Registry Office for the Registry Division of the County of Peterborough as number 122;
- b) To promote the interest of persons owning property in the said Subdivision;
- c) To maintain Blocks C, F, G, H, I, J, K, L and M of the said Subdivision; for the benefit of the members of the Corporation; and
- d) To levy and collect from all members of the Corporation such membership dues as are necessary from time to time to maintain the Corporation and to pay taxes and costs of maintenance of Blocks C, F, G, H, I, J, K, L and M of the said Subdivision;

THE HEAD OFFICE of the Corporation shall be in the Township of Smith, Box 15, RR 1, Lakefield, K0L 2H0, County of Peterborough, in the Province of Ontario.

THE FIRST DIRECTORS of the Corporation to be Stefan Agust Bjarnason, George William Copeland, Daisy Emily Moses, Margaret Yvonne Glen, Molly Quinlan, Linda Lorraine Wright, Betty Lucile Ticknor, William Neil Wildman, Donald Scott Ticknor and Donald Phillips Warren, herein before mentioned;

AND IT IS HEREBY ORDAINED AND DECLARED that the Corporation shall be carried on without the purpose of gain for its members and any profits or other accretions to the Corporation shall be used in promoting its objects;

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that, upon the dissolution of the Corporation and after the payment of all debts and liabilities, its remaining property shall be distributed or disposed of to charitable organizations;

(Note to Reader: There exists a past agreement with the Township of SEL and Buckhorn Sands Property Owners Association whereby our municipal taxes on our parks and other blocks are waived as long as the properties are maintained by the Association. If the Association ceases to exist and/or the properties are not maintained, the properties will revert back to the ownership of the municipality.)

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that the Corporation is prohibited from occupying and using a house, room or place as a club which, except for the provisions of paragraph (a) of subsection (2) of section 168 of the Criminal Code (Canada), would be a common gaming house within the meaning of paragraph (d) of subsection (1) of the said section 168; and if it is made to appear to the satisfaction of the Minister that the Corporation purports

so to use a house, room or place, these Letters Patent may be cancelled by and in the discretion of the Lieutenant Governor;

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that if it is made to appear to the satisfaction of the Minister that the premises occupied by the Corporation are equipped, guarded or otherwise constructed or operated so as to hinder or prevent lawful access to and inspection of such premises by police or fire officers or are found fitted or provided with any means or contrivance for playing any game of chance or any mixed game of chance and skill, gaming or betting or with any device for concealing, removing or destroying such means or contrivance, these Letters Patent may be cancelled by and in the discretion of the Lieutenant Governor.

GIVEN under my hand and Seal of office at the City of Toronto in the said Province of Ontario this twentieth day of September, in the year of Our Lord one thousand nine hundred and seventy-two.

“ERIC A. WINKLER”

Minister of Consumer and Commercial Relations

December 31, 1972

Amended June 1, 1996

Amended April 2008