

Return To:
William J. Labovitz, Esq.
Labovitz Law Group, LLC
651 Holiday Drive, Suite 400
Pittsburgh, PA 15220

**AMENDMENT TO BYLAWS OF THE LAKE SHORE CLUB DISTRICT
ASSOCIATION**

This Amendment to the Bylaws of the Lake Shore Club District Association is made and is effective as of this 3rd day of October 2024, by the Board of Directors ("Board") of the Lake Shore Club District Association (the "Association" or "LSCDA").

WITNESSETH:

WHEREAS, the Association is a Pennsylvania non-profit corporation that was originally incorporated on March 10, 1949, under the name Lake Shore Maintenance Association.

WHEREAS, on or about July 20, 2001, the Lake Shore Maintenance Association filed Articles of Amendment to formally change its name to the LSCDA.

WHEREAS, the Association contains 312 residential lots and certain common areas depicted in a certain subdivision map recorded in Erie County Map Book 3, pages 176 and 177, and situate in Fairview Township, Erie County.

WHEREAS, the governing documents of the Association include the Association Bylaws and Covenants and Restrictions, as amended.

WHEREAS, the Bylaws provide for the governance of the Association.

WHEREAS, Article VII of the Bylaws provides that the Bylaws may be amended at an annual meeting or at a special meeting of the Association, and that amendments "need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass."

WHEREAS, amendments to the Bylaws include certain amendments authorized at an Annual Meeting held in October 2021.

WHEREAS, in accordance with Article VII of the Bylaws, a majority of members of the Association – sixty-two (62) out of sixty-eight (68) members – approved the within amendment at an Annual Meeting held on October 3, 2024.

NOW, THEREFORE, be it known that the Board does officially adopt the following amendment to the Bylaws, to which all of the members/lot owners shall be subject:

1. The foregoing preambles are incorporated herein and made a part hereof.

2. Article VII is hereby amended as follows:

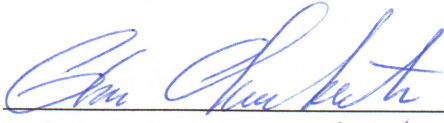
By-Laws and Covenants and Restrictions may only be adopted, amended, modified and/or repealed at an annual meeting of the association, or at a special meeting called for this purpose. Notice of the proposed changes shall be mailed and/or emailed to each member of the association at least fifteen (15) days before said meeting, to the last known physical address and/or to members' email addresses on file, together with the time and place of the meeting. Changes to the By-Laws and the Covenants and Restrictions described herein need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass.

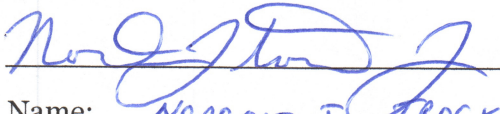
3. Except as specifically amended hereby, the Bylaws remain in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, the undersigned officer has executed this Amendment to the Bylaws.

ATTEST:

LAKE SHORE CLUB DISTRICT
ASSOCIATION


Name: Shaun Cliechester
Secretary

By 
Name: NORBERT J. TROCKI, JR
Title: PRESIDENT

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ERIE) SS:

On this, the 24th day of June 2025, before me, a Notary Public, the undersigned officer, Norbert Trocki II, personally appeared known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he or she executed the same for the purposes therein contained.

WITNESS my hand and notarial seal.



Notary Public

MY COMMISSION EXPIRES: 09/04/28

Commonwealth of Pennsylvania - Notary Seal
Deborah Kernohan, Notary Public
Erie County
My commission expires September 4, 2028
Commission number 1377559
Member, Pennsylvania Association of Notaries