

BY-LAWS OF THE LAKE SHORE CLUB DISTRICT ASSOCIATION

Chartered by the court of Common Pleas of Erie County, Pennsylvania, as a first-class corporation, on March 10, 1949, at No. 99 May Term, 1949, and recorded in Charter Book 11, page 507.

ARTICLE I

Section 1. The name of the association shall be LAKE SHORE CLUB DISTRICT ASSOCIATION.

Section 2. The seal shall consist of two concentric circles on a metal disc, between which shall appear the name of the association, and in the center, the words "Chartered 1949".

ARTICLE II - MEMBERSHIP

Section 1. Each owner of a lot or lots in the Lake Shore Club District shall be entitled to membership in the association, and shall be issued only one share of stock at no par value, irrespective of the number of lots owned.

Section 2. The said share of stock shall follow the ownership of the lot or lots, except where an owner of several lots sells less than all of his lots, then a new share shall be issued to the said purchaser.

Section 3. The said stock shall be endorsed and retained by the Secretary in escrow for the benefit of the said members.

ARTICLE III- DIRECTORS

Section 1. There shall be nine directors elected from members of the association, who are in good standing. The first year three shall be elected for one year, three for two years, and three for three years, and at each annual meeting thereafter, three directors shall be elected for a three year term.

Section 2. The directors shall have the usual powers inherent in such office, and if a vacancy occurs during the year, then they shall have the power to choose a successor to fill the unexpired term.

Section 3. Said directors shall have the power also to enforce the covenants and restrictions pertaining to the Lake Shore Club District, as set forth in Erie County Deed Book 303, page 787, and also printed in the schedule of covenants and restrictions heretofore issued.

ARTICLE IV - OFFICERS

Section 1. The following officers shall be chosen by the directors immediately after the annual meeting and shall consist of the following:

(a) President, who shall be chosen from the directors, and who shall have the usual power pertaining to such office;

(b) Vice-President, who shall be chosen from the directors; and who shall perform the duties of the President during absence or inability to act;

(c) Secretary, who shall be chosen from the members, and who shall keep the books of the association, including the stock certificate book and the shares of stock that are issued and shall also attend meetings of the members of the executive committee and of the directors, keeping a faithful record of said proceedings in proper book or books, and shall perform such other duties as usually evolve upon such an office;

(d) Treasurer, who shall be chosen from the members, and who shall keep accurate books of account; receive all monies paid in; render statements thereof, when requested; deposit all monies in

a bank to be approved by the directors, and draw therefrom only on checks provided for the association, and if required, shall give the necessary bond for the performance of his duties, premium for which shall be paid by the association;

(e) If desired, the office of Secretary and Treasurer may be combined in one person.

(f) Chairman of the Water Committee, who shall be chosen from the members and who shall head the water committee and serve to oversee the Association's water system, its maintenance and repair, and all other duties related to providing water for the members of the Association from the system.

(g) Assistant Secretary and Assistant Treasurer - The President of the Association, if deemed necessary, may appoint directors as an Assistant Secretary and Assistant Treasurer. These assistant positions may be established for the purpose of serving in the event the Secretary or Treasurer is unable to attend an Association meeting or otherwise perform the duties of the Secretary or Treasurer.

(h) Only those officers elected as directors have the power to vote as directors.

ARTICLE V – MEETINGS

Section 1. The members of the association in good standing shall hold the annual meeting on the first Thursday of October of each year and such other meeting(s) as may be called by the President, the Directors, or 10 of the members in good standing. Notice of the purpose of the meeting shall be ailed to each member of the association at least 15 days before said meeting, to the last know address, together with the time and place of the meeting.

Section 2. The Directors shall hold monthly meetings at such time and place as shall be designated by the President. Special meetings may be called at any time on three (3) days written notice of the time, place, and purposes thereof.

Section 3. A quorum at a meeting of members shall consist of at least fifteen (15) members in good standing, personally or by proxy.

Section 4. A quorum at a meeting of the Directors shall consist of a majority.

Section 5. The Directors shall have the power by majority vote to remove from the Board any Director who misses four monthly meetings within a year.

ARTICLE VI – COMMITTEES

(A) Standing Committees

(B)

The President, with approval of the Directors, shall appoint the following Standing Committees:

Section 1. An Executive Committee of three (3), consisting of the President, Vice-President, and Secretary, that shall have the power to transact ordinary routine business, but shall keep a record of the same, which shall be subject to approval by the Directors at their next meeting.

Section 2. A Maintenance Committee of three (3) members, who shall have oversight and charge of the streets and other real estate owned by the association, including the levy and collection of assessments that may be made by the association for its general welfare, subject to approval by the Board of Directors.

Section 3. There shall be a Membership Committee of three (3) who shall have the usual duties pertaining to such a Committee, as well as general oversight of the enforcement of restrictions, and the approval of houses and other structures.

(B) Other Committees

Section 1. The President shall appoint a Nominating Committee of three (3), and an Auditing Committee of three (3) at each March Directors' Meeting, for the purpose of performing the usual duties inherent therein, and shall also appoint such other committees as may be necessary for the proper conduct of corporate business.

Section 2. The Chairman of the Water Committee, with the approval of the directors, may appoint eight (8) members to the Water Committee who, with the Chairman, will serve to oversee the operation and maintenance of the Association's water system.

ARTICLE VII – AMENDMENTS

Section 1. These By-Laws or the attendant Covenants and Restrictions may only be amended at an annual meeting of the association, or at a special meeting called for this purpose. Notice of the proposed amendment(s) shall be mailed to each member of the association at least 15 days before said meeting, to the last known address, together with the time and place of the meeting. Amendments to these By-Laws or the attendant Covenants and Restrictions need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass.

ARTICLE VIII – INDEMNIFICATION

Section 1. These By-Laws or the attendant Covenants and Restrictions may only be amended at an annual meeting of the association, or at a special meeting called for this purpose. Notice of the proposed amendment(s) shall be mailed to each member of the association at least 15 days before said meeting, to the last known address, together with the time and place of the meeting. Amendments to these By-Laws or the attendant Covenants and Restrictions need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass.

Section 2. Insurance. The Association may purchase and maintain insurance on behalf of any person who is or was an officer, director, employee or agent of the association, or is or was serving at the request of the Association against any liability asserted against that person and incurred by that person in any such capacity, or arising out of that person's status as such.

Section 3. Statutory Authority. This Article on indemnification shall be under and subject to the full force and effect of 15 P.S. 1410, "Indemnification of Directors, Officers or Other Persons", and Act No. 1986-145 (H.B. No. 2027), effective January 28, 1987, and entitled "Director's Liability Act".

[Bylaw Revisions - Authorized at Annual Meeting in October 2021]

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ARTICLE III- DIRECTORS

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Section 2. The directors shall have the usual powers inherent in such office, and if a vacancy occurs during the year, then they shall have the power to choose a successor to fill the unexpired term.

Section 3. Said directors shall have the power also to enforce the covenants and restrictions pertaining to the Lake Shore Club District, as set forth in Erie County Deed Book 303, page 787, and also printed in the schedule of covenants and restrictions heretofore issued.

Section 4. All directors shall abide by the "Code of Ethics" attached hereto and incorporated herein, as amended.

ARTICLE IV - OFFICERS

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(a) President, who shall be chosen from the directors, and who shall have the usual power pertaining to such office;

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record of said proceedings in proper book or books, and shall perform such other duties as usually evolve upon such an office;

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(e) If desired, the office of Secretary and Treasurer may be combined in one person.

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Section 3. A quorum at a meeting of members shall consist of at least fifteen (15) members in good standing, personally or by proxy.

Section 4. A quorum at a meeting of the Directors shall consist of a majority.

Section 5. The Directors shall have the power by majority vote to remove from the Board any Director who misses four monthly meetings within a year.

Section 6. In the event of a natural disaster, emergency or where an assembly of the Directors and Members is determined to be unsafe or in violation of governmental recommendations, the Directors, by majority vote, may authorize the participation by Members and Directors in a meeting by means of conference telephone or other electronic technology by means of which all persons participating in the meeting can hear each other and cast votes as required. Participation in a meeting pursuant to this provision shall constitute presence in person at the meeting.

ARTICLE VI – COMMITTEES

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(B)

The President, with approval of the Directors, shall appoint the following Standing Committees:

Section 1. An Executive Committee of three (3), consisting of the President, Vice-President, and Secretary, that shall have the power to transact ordinary routine business, but shall keep a record of the same, which shall be subject to approval by the Directors at their next meeting.

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Section 1. The President shall appoint a Nominating Committee of three (3), and an Auditing Committee of three (3) at each March Directors' Meeting, for the purpose of performing the usual duties inherent therein, and shall also appoint such other committees as may be necessary for the proper conduct of corporate business.

Section 2. The Chairman of the Water Committee, with the approval of the directors, may appoint eight (8) members to the Water Committee who, with the Chairman, will serve to oversee the operation and maintenance of the Association's water system.

ARTICLE VII – AMENDMENTS

Section 1. These By-Laws may only be amended at an annual meeting of the association, or at a special meeting called for this purpose. Notice of the proposed amendment(s) shall be mailed to each member of the association at least 15 days before said meeting, to the last known address, together with the time and place of the meeting. Amendments to these By-Laws need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass.

ARTICLE VIII – INDEMNIFICATION

Section 1. These By-Laws or the attendant Covenants and Restrictions may only be amended at an annual meeting of the association, or at a special meeting called for this purpose. Notice of the proposed amendment(s) shall be mailed to each member of the association at least 15 days before said meeting, to the last known address, together with the time and place of the meeting. Amendments to these By-Laws or the attendant Covenants and Restrictions need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass.

Section 2. Insurance. The Association may purchase and maintain insurance on behalf of any person who is or was an officer, director, employee or agent of the association, or is or was serving at the request of the Association against any liability asserted against that person and incurred by that person in any such capacity, or arising out of that person's status as such.

Section 3. Statutory Authority. This Article on indemnification shall be under and subject to the full force and effect of 15 P.S. 1410, "Indemnification of Directors, Officers or Other Persons", and Act No. 1986-145 (H.B. No. 2027), effective January 28, 1987, and entitled "Director's Liability Act".

2025-010913

**ERIE COUNTY CLERK OF RECORDS**

RECORDER OF DEEDS DIVISION

Aubrea Hagerty-Haynes,
Clerk of Records

Erie County Courthouse | 140 W. Sixth St., Suite 121, Erie, PA 16501 | Phone: 814-451-6246
 Fax: 814-451-6213 | www.eriecountypa.gov | recorder@eriecountypa.gov

Certification Page**DO NOT DETACH****This page is now part of this legal document.**

Instrument Number: 2025-010913

RECEIPT FOR PAYMENT

Record Date: 7/07/2025

Instrument Type: AGREEMENT

Record Time: 09:31:56

Receipt No.: 1393390

Receipt Distribution

Fee/Tax Description	Payment Amount
AGREEMENT	13.00
AGREEMENT - WRIT	.50
CO REC MGT ACCT	2.00
ROD REC MGT ACCT	3.00
Check# 104	\$18.50
Total Received.....	\$18.50

Recording Page Count: 4

Paid By Remarks: LABOVITZ LAW GROUP/LAKE SHORE
CLUB DIST/TM

I HEREBY CERTIFY THAT THIS DOCUMENT
 IS RECORDED IN THE RECORDER OF DEEDS
 OFFICE OF ERIE COUNTY, PENNSYLVANIA

A handwritten signature in cursive script, appearing to read "Aubrea Hagerty-Haynes".

AUBREA HAGERTY-HAYNES
 ERIE COUNTY CLERK OF RECORDS

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

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.

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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: Shawn Cliechester
Secretary

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

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ERIE)

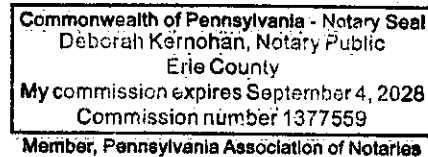
On this, the 24th day of June 2025, before me, a Notary Public, the undersigned officer, Norbert Trocki II, personally appeared known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he or she executed the same for the purposes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

WITNESS my hand and notarial seal.



Notary Public

MY COMMISSION EXPIRES: 09/04/28



2026-008006



ERIE COUNTY CLERK OF RECORDS
RECORDER OF DEEDS DIVISION

Aubrea Hagerty-Haynes,
Clerk of Records

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Certification Page
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Instrument Number: 2026-008006

RECEIPT FOR PAYMENT

Record Date: 5/14/2026

Instrument Type: AGREEMENT

Record Time: 09:44:15

Receipt No.: 1414359

Receipt Distribution

Fee/Tax Description	Payment Amount
AGREEMENT	16.00
AGREEMENT - WRIT	.50
CO REC MGT ACCT	2.00
ROD REC MGT ACCT	3.00
CCAth# CC	\$21.50
Total Received.....	\$21.50

Recording Page Count: 6

Paid By Remarks: LAKE SHORE CLUB DISTRICT ASSOC
IATION/JT

I HEREBY **CERTIFY** THAT THIS DOCUMENT
IS RECORDED IN THE RECORDER OF DEEDS
OFFICE OF ERIE COUNTY, PENNSYLVANIA

A handwritten signature in black ink, appearing to read "Aubrea Hagerty-Haynes".

AUBREA HAGERTY-HAYNES
ERIE COUNTY CLERK OF RECORDS

NOTE: Some information subject to change during the verification process and may not be reflected on this page.

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

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

This Third Amendment to the Bylaws of the Lake Shore Club District Association is made and effective as of this 2nd day of October 2025, 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 is 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, the Bylaws include certain amendments authorized at an Annual Meeting held in October 2021.

WHEREAS, the Second Amendment to the Bylaws, which amended Article VII of the Bylaws regarding amendments to the Bylaws, was recorded by the Erie County Recorder of Deeds on July 7, 2025, at Instrument No. 2025-010913.

WHEREAS, Article VII of the Bylaws, as amended, provides that the Bylaws may only be adopted, amended, modified or repealed at an annual meeting of the association, or at a special meeting called for this purpose, and that changes to the Bylaws "need only a simple majority vote of association members in good standing, personally or by proxy, at said meeting to pass."

WHEREAS, in accordance with Article VII of the Bylaws, as amended, a majority of members of the Association – thirty-one (31) out of thirty-nine (39) members – approved the within amendments at an Annual Meeting held on October 2, 2025.

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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. The Bylaws are hereby amended by adding the following new Article IX, which shall read in its entirety as follows:

ARTICLE IX – BUDGETS AND ASSESSMENTS

Section 1. Fiscal Year. The fiscal year of the Association shall be the calendar year.

Section 2. Preparation and Approval of Budget. On or before September 1 of each year, the directors shall adopt an annual budget for the Association that outlines anticipated revenues and expenditures for the upcoming fiscal year. The budget serves as a tool for financial planning, ensuring the efficient allocation of resources to maintain and enhance the Association's common areas and services. The budget shall constitute the basis for determining each owner's annual assessments for common expenses. The budget shall automatically take effect at the beginning of the fiscal year for which it is adopted. Within a reasonable time prior to the annual meeting, the directors shall cause a copy of the budget and proposed annual assessment (discussed below) to be emailed or otherwise delivered to Association members. The directors shall make reasonable efforts to meet the deadline set forth above, but compliance with such deadline shall not be a condition precedent to the effectiveness of any budget.

Section 3. Types of Assessments. Assessments shall be levied annually to cover the operating expenses of the Association, including maintenance, repair and replacement of common areas and services. Special assessments may be levied for unexpected expenses or capital improvements that are not covered by regular assessments. The Association's water system is not included in or funded by such assessments.

Section 4. Setting and Approving Assessments. The directors propose, subject to the approval of Association members (discussed below), that each owner pay, on an equal share basis, an annual assessment of \$120.00 per

deeded property for the next fiscal year. Association members shall vote at the annual meeting on the initial assessment of \$120.00 per deeded property and on any increases to the assessment amount proposed by the directors thereafter. The initial assessment of \$120.00 per deeded property and any increases to the annual assessment must be approved by a simple majority vote of Association members in good standing, personally or by proxy, at the annual meeting. In the event that Association members do not approve a proposed increase to the assessment, the directors shall calculate a new assessment figure subject to a vote by Association members (in the event of an increase) at that same annual meeting, or by mail, electronic mail or at a special meeting called for that purpose. In the event that a vote is not held or a new assessment figure is not approved by the start of the next fiscal year, owners shall pay the current assessment amount in effect at that time.

Section 5. Payment of Assessments. Annual assessments are due and payable by February 15 of each year. An assessment shall become delinquent if payment is not received by the due date. A late fee of \$50.00 shall be imposed on any owner who does not pay the annual assessment in full by the due date. In addition, if an assessment is not paid in full by the due date, the assessment shall bear interest from the date of delinquency at the rate of five percent per month. The Association reserves the right to initiate legal action against any owner whose assessments remain unpaid following the due date. Such legal action may include a lawsuit for money damages or a foreclosure action. In such event, all costs of collection and enforcement, including attorneys' fees, shall be charged to the owner as an additional assessment. All such unpaid assessments and additional assessments shall constitute a lien on the owner's property.

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

Joyce Montigny
Name: JOYCE MONTIGNY
LSCDA BOARD MEMBER

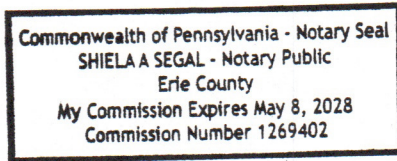
By Norbert J. Trocki
Name: NORBERT J. TROCKI, Jr
Title: PRESIDENT

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ERIE) SS:

On this, the 13th day of April 2026, before me, a Notary Public, the undersigned officer, Norbert Trocki, personally appeared before me, 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.



Shirley A. Segal
Notary Public

MY COMMISSION EXPIRES:

May 8, 2028