

**LAKE SHORE CLUB DISTRICT ASSOCIATION
PROXY FOR OCTOBER 1, 2026 ANNUAL MEETING**

To: Secretary
Lake Shore Club District Association
P.O. Box 13
Fairview, PA 16415

The undersigned member of the Lake Shore Club District Association ("Association"), being the record owner of:

(property address)

hereby constitutes and appoints:

(named proxy)

(or, in the event no person is named herein, the Secretary of the Association) as my true and lawful proxy, with the power of substitution for and in the name, place and stead of the undersigned, to vote as my proxy at the Annual Meeting to be held on October 1, 2026, or at a later date if rescheduled by the Board of Directors.

The undersigned hereby revokes any and all previous proxies for this Annual Meeting, hereby acknowledges receipt of the Notice of the Annual Meeting, and hereby ratifies all that the proxy may do by virtue hereof.

Please mail your completed proxy form to the Secretary at the above address. The signed proxy form must be received by the Secretary prior to the October 1 Annual Meeting, or it must be presented by the named proxy on October 1 prior to the start of the Annual Meeting, in order for this proxy to be effective and binding.

(signature of lot owner)

(print name of lot owner)

(date)

**LAKE SHORE CLUB DISTRICT ASSOCIATION
OCTOBER 1, 2026 ANNUAL MEETING**

**PROPOSED AMENDMENTS TO THE COVENANTS AND RESTRICTIONS (C&Rs) OF THE LAKE
SHORE CLUB DISTRICT ASSOCIATION**

Vote "yes" or "no" below on the following proposed amendments to the Covenants and Restrictions (C&Rs). Only one (1) vote is permitted per unit.

The following amendment replaces the current C&Rs section titled "RECREATIONAL VEHICLE PARKING":

Current Language

No boats, mobile homes, camping or work trailers, or other recreational equipment, unless kept in the interior of the attached garage, shall be parked or stored on any SUBDIVISION lot except for short periods not to exceed 7 days. Thereafter, said equipment must be removed for a period of not less than 7 days.

Small utility trailers, no larger than 5' X 10', for personal use only, will be permitted. Utility trailer storage, when not in use, will be limited only to the area immediately behind an OWNER's house.

Proposed Language

No boats, jet skis, boat trailers, ATV, self-contained campers, mobile homes, golf carts, snow mobiles, tractors, trailers, work trailers (except as provided below) , lawn equipment, construction equipment, commercial vehicles (examples but not limited to , trucks and freight vehicles, vans and delivery vehicles, buses, service and special purpose vehicles) of any kind shall be parked or stored on any subdivision lot unless kept in the interior of the attached garage or approved storage building

RVs and boats may be parked for the purpose of loading, unloading, and trip preparation for a maximum of four days within a 30-day period.

Except as provided below,

Small utility trailers, no larger than 5' X 10', for personal use only, will be permitted. Utility trailer storage, when not in use, will be limited only to the area immediately behind an OWNER's house.

If the **Directors** determine by majority vote that a vehicle violates this restriction, the residents will be notified by postal mail and email (if available) of the violation. The residents will have 10 days to respond in writing to the **Directors**. If the resident does not concur with the decision of the **Directors**, the resident is entitled to a hearing as described in APPEAL HEARINGS.

☐ **YES**

☐ **NO**

**LAKE SHORE CLUB DISTRICT ASSOCIATION
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**PROPOSED AMENDMENTS TO THE COVENANTS AND RESTRICTIONS (C&Rs) OF THE LAKE
SHORE CLUB DISTRICT ASSOCIATION**

Vote "yes" or "no" below on the following proposed amendments to the Covenants and Restrictions (C&Rs). Only one (1) vote is permitted per unit.

The following amendment replaces the current C&Rs section titled "VEHICLE PARKING":

Current Language

Vehicle parking, both temporary and extended, should be in the driveway or the house attached garage and not on road right-of-ways, lawns, or LSCDA common property. Occasional, temporary parking on the road right-of-ways is permitted. Fairview Township may establish more restrictive regulations.

No automobile or motor driven vehicles shall be left on a lot for a period longer than 30 days in a condition that is not able to be operated on the public highways, after which time the vehicle will be considered a nuisance and detrimental to the neighborhood and will be removed from the lot.

Proposed Language

Vehicle parking shall be restricted to driveways and attached, enclosed garages. Vehicle parking in road rights-of-way, lawns, or LSCDA common areas is prohibited. Street parking is permitted for social events or service providers. Overnight (midnight to 6 am) street parking is prohibited. Fairview Township may establish more restrictive regulations.

No automobile or other motor driven vehicle shall remain on a lot outside an approved garage or approved storage unit for a period longer than 30 days in a condition that is not able to be operated on the public highways (deemed mechanically inoperable or unregistered or uninspected), after which time the vehicle will be considered a nuisance and detrimental to the SUBDIVISION and shall be removed from the lot.

☐ **YES**

☐ **NO**

**LAKE SHORE CLUB DISTRICT ASSOCIATION
OCTOBER 1, 2026 ANNUAL MEETING**

**PROPOSED AMENDMENTS TO THE COVENANTS AND RESTRICTIONS (C&Rs) OF THE LAKE
SHORE CLUB DISTRICT ASSOCIATION**

Vote "yes" or "no" below on the following proposed amendments to the Covenants and Restrictions (C&Rs). Only one (1) vote is permitted per unit.

The following amendment replaces the current C&Rs section titled "LAWNS":

Current Language

No portion of a SUBDIVISION lot nearer to any highway than the front building lines on the aforesaid Map Book will be used for any purpose other than that of a lawn, walks and drives, the planting of trees and shrubbery, the growing of flowers or ornamental plants or for statuary, fountains and similar ornamentations, for the purpose of beautifying said premises. No weeds, underbrush or other unsightly growths shall be allowed to be placed or to remain anywhere thereon. Vegetable gardens are permitted to the rear of an Owner's home. Vegetable gardens larger than 10' X 20' require the written approval of the DIRECTORS.

Proposed Language

No portion of a SUBDIVISION lot nearer to any highway than the front building lines on the aforesaid Map Book will be used for any purpose other than that of a lawn, walks and drives, the planting of trees and shrubbery, the growing of flowers or ornamental plants or for statuary, fountains and similar ornamentations, for the purpose of beautifying said premises. No weeds, underbrush or other unsightly growths shall be allowed to be placed or to remain anywhere thereon. Vegetable gardens are permitted to the rear of an Owner's home. Vegetable gardens larger than 10' X 20' require the written approval of the DIRECTORS.

Each OWNER shall maintain the owners structures, and SUBDIVISION lots in general, in good order, free of debris and unsightly items (examples but not limited to, excessive weeds and undergrowth, unrepaired damaged fencing, dead trees, unstacked firewood) for the purpose of maintaining the value and appearance of all SUBDIVISION property.

☐ **YES**

☐ **NO**

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**PROPOSED AMENDMENTS TO THE COVENANTS AND RESTRICTIONS (C&Rs) OF THE LAKE
SHORE CLUB DISTRICT ASSOCIATION**

Vote "yes" or "no" below on the following proposed amendments to the Covenants and Restrictions (C&Rs). Only one (1) vote is permitted per unit.

The following amendment replaces the current C&Rs section titled "USE OF LOTS":

Current Language

SUBDIVISION lots shall be used for private purposes only. No more than one house for a single family shall be built on any lot unless said lot shall be subdivided into smaller parcels, but said lot shall not be so subdivided until the plan has been approved by the Fairview Township Planning Commission. No buildings shall be erected or maintained upon a subdivided lot other than a private dwelling house with an attached private garage and an optional approved storage building, both for the private use of the OWNER.

No other structure or paving of any kind shall be allowed without prior approval of the DIRECTORS and if required, by Fairview Township. Approval shall be granted only upon submission of a written request to the DIRECTORS explaining in detail the structure and/or paving for which approval is sought. Setback from the side and rear property lines for the house including garage must be a minimum of 15'.

Children's swing sets, playground equipment and basketball backboards do not require prior approval. Approval is required for children's playhouses and will normally be given for portable playhouses for periods of active use by children exclusively as a playhouse. When the playhouse is no longer in active use, it must be removed. These items may not be placed in public right-of ways.

Proposed Language

SUBDIVISION lots shall be used for private purposes only. No more than one house for a single family shall be built on any lot unless said lot shall be subdivided into smaller parcels, but said lot shall not be so subdivided until the plan has been approved by the Fairview Township Planning Commission. No buildings shall be erected or maintained upon a subdivided lot other than a private dwelling house with an attached functional garage, capable of storing automobiles and an optional approved storage building, both for the private use of the OWNER.

No other structure or paving of any kind shall be allowed without prior approval of the DIRECTORS and if required, by Fairview Township. Gravel driveways are not allowed. Approval shall be granted only upon submission of a written request to the DIRECTORS explaining in detail the structure and/or paving for which approval is sought. Setback from the side and rear property lines for the house including garage must be a minimum of 15'.

Children's swing sets, playground equipment and basketball backboards do not require prior approval. Approval is required for children's playhouses and will normally be given for portable playhouses for periods of active use by children exclusively as a playhouse. When the playhouse is no longer in active use, it must be removed. These items may not be placed in public right-of ways.

☐ **YES**

☐ **NO**

**PROPOSED AMENDMENTS TO THE COVENANTS AND RESTRICTIONS (C&Rs) OF THE LAKE
SHORE CLUB DISTRICT ASSOCIATION**

Vote "yes" or "no" below on the following proposed amendments to the Covenants and Restrictions (C&Rs). Only one (1) vote is permitted per unit.

The following amendment replaces the current C&Rs section titled "FENCES":

Current Language

Fences will be approved based upon the following and the Criteria and Requirements set forth below. Prior to the purchase and erection of a fence, the OWNER must first seek written approval from the DIRECTORS. This request must be in writing and accompanied by a color picture depicting the exact style and model of the fence, a list of the construction material to be used, and a plan indicating where the fence will be installed. Approval will normally be granted at the next DIRECTORS regularly scheduled monthly meeting after the submission of a completed application. All documents submitted shall become property of the LSCDA and retained in the proper file.

Criteria and Requirements:

1. Appropriate Fence Styles: a. Spaced (Picket or Split Rail) b. Ornamental
2. May not exceed 4' in height anywhere within the area from the rear of a home to the rear property line and not extend into rights-of-way unless otherwise approved. The area in front of the rear of a house will be considered front yard for this purpose. Decorative only type fences will be permitted in the front yard of a home and may not exceed 42" in height and cannot close in that entire area.
3. The fence shall be erected utilizing one of the following materials: a. Vinyl b. Pressure Treated Wood c. Ornamental -- Wrought Iron, Aluminum, or Steel
4. The OWNER shall agree to always maintain the fence in good repair.

Proposed Language

OWNER must seek written approval from the DIRECTORS prior to the purchase and erection of a fence. A request must be in writing and accompanied by a color picture depicting the exact style and model of the fence, a list of the construction materials to be used, and a plan indicating where the fence will be installed. All documents submitted to the DIRECTORS shall become property of the LSCDA. Criteria for fences are as follows:

1. Fence style shall be stockade, picket, shadowbox, horizontal slat, split rail, and ornamental.
2. Fences may not exceed 6' in height and must be in the area from the rear of a home to the rear property line and not extend into right-of-way unless otherwise approved. On corner lots, the front yard is determined by the direction the front door faces for this purpose or the street address of the property.
3. Decorative fences may be permitted in the front yard of a home and may not exceed 42" in height. Decorative fences in the front yard may not enclose the entire area.
4. Fences shall be constructed of vinyl or pressure treated wood. Ornamental fences shall be constructed of wrought iron, aluminum, or steel.
5. No hurricane or chain link fences are permitted.
6. Fences must always remain in good repair.
7. The back side of a fence must face the residential property that owns the fence.

☐ **YES**

☐ **NO**

**LAKE SHORE CLUB DISTRICT ASSOCIATION
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ELECTION BALLOT

An election is being held to fill three (3) open Board of Director seats. Vote for no more than three (3) candidates by checking boxes below. Only one (1) vote is permitted per unit.

☐ John Bergstrom

☐ Chris Weigel

☐ Dr. Jack Yakish