

60-DAY RESOLUTION OF THE BOARD OF DIRECTORS (2013-2014)

Whereas there are a number of Shareholders who use, or permit the use of, their seasonal properties during the period from November 1st to May 1st of the following year (which six month period is hereafter referred to as the "Off-Season");

And whereas the use of seasonal properties for 60 days or less in the Off-Season has been accepted by the Corporation;

And whereas the Shareholders passed a motion at the August 20, 1998 General Meeting of the Corporation to continue and expand the Board's mandate to ensure effective control of seasonal cottage use during the Off-Season, to refine and enhance the criteria and protocols used by the Board in managing Off-Season use and to endorse principles and suggestions recommended by the Task Force on Off-Season Use;

Therefore, be it resolved:

1. Each Shareholder is granted blanket approval to use, and permit the use of, their seasonal recreational properties during the 2013-14 Off-Season for a maximum of 60 days during such Off-Season, unless in the case of a particular Shareholder some greater number of days has been approved by the Board of Directors upon prior written request;
2. That if a Shareholder restricts the use of his or her seasonal recreational property to 60 days or less (or some greater number of days approved by the Board) during the 2013-14 Off-Season, the Board: (i) will accept that the Shareholder will have complied with any Seasonal Residency Undertaking signed by the Shareholder; (ii) will accept that the Shareholder will have complied with Section 3(a) of the Restrictive Covenants; and (iii) will not form an opinion for purposes of Article 9 of By-law 15 that conversion of a seasonal residential dwelling to year round use has taken place and, therefore, the Shareholder can be certain that the Board will not seek to have the Shareholder declared a Member Not in Good Standing at a Special Meeting of Shareholders called for the purpose.
3. That the Board apply the following criteria when it considers whether to grant approval for use during an Off-Season for more than 60 days: (i) generally, grant relief only once; (ii) restrict relief granted on compassionate grounds to health problems and financial hardship; (iii) not grant relief for reasons of a matter of convenience of the Shareholder (including business reasons); and (iv) grant relief only to Shareholders who understand and practice the seasonal philosophy of the community;

4. That the Board report to the community the name of any Shareholder granted relief and, while respecting the sensitivity of the matter and the privacy of the Shareholder, the reasons for giving its approval; and
5. That the Shareholders be made aware that this resolution and any other Board approval respecting use in an Off-Season does not provide relief from external regulation of seasonal use (e.g. for septic systems) and Shareholders still risk enforcement actions by government agencies.