

RESOLUTION
of the
MANAGEMENT COMMITTEE
of
LAKE WALLKILL COMMUNITY, INC.

WHEREAS, Article VII, Section 10 of the by-laws, provides that the Management Committee is the legislative and policy making body of Lake Wallkill; and

WHEREAS, the Management Committee has determined that as a result of real estate market changes there has been a trend of rental properties contrary to the Lake Wallkill Rules and Regulations Section V.4.a, limiting rentals to a maximum of 12 weeks in a three year period; and

WHEREAS, The Management Committee has enforced the Rules and Regulations pertaining to Renters and suspended membership privileges for properties not in compliance and that the majority of those non-compliant properties have ceased payment of dues, creates a financial hardship for the Lake Wallkill community and denies the opportunity for Renters to become active members of the Lake Wallkill Community; and

WHEREAS, the Management Committee has an interest in preserving the character of the community and wishes to limit the total number of rentals permitted within Lake Wallkill; and

WHEREAS, the Management Committee, upon advice of counsel, has determined that it is in the best interests of Lake Wallkill and the entire Lake Wallkill Community that this resolution be made to define a Pilot Program allowing members to enter into rental agreements in excess of the current rules limits, and create a policy to govern such rentals, and accrue economic benefits to the community in the form of dues payments and fees for rental properties and create an inclusive community environment for renters; and

NOW, THEREFORE, BE IT RESOLVED by the Management Committee that proposed Rental Policy Pilot Program be and hereby is established as follows:

1. The Pilot Program will commence July 3rd 2017 and run for a period of 24 months. The program automatically expires at the end of 24 Months unless the Management Committee takes action to extend or modify the Pilot Program.

2. The Pilot Program will be limited to a maximum of five percent (5%) of the improved properties in Lake Wallkill (Total quantity 16) for long term rentals and an additional three percent (3%) of the improved properties in Lake Wallkill (Total quantity 10) for extended seasonal rentals not to exceed thirty-six (36) weeks in a three (3) year period. Applications to the Rental Pilot Program will be considered based on the date the application is received in the Office, with all applicable payments, on a first come first serve basis.
3. The Pilot Program will allow members to enter into rental agreements in excess of the current rules limits (12 weeks in 3 year period) and providing access to community privileges for renters provided:
 - a. Current dues and fees are fully paid;
 - b. Dues, Assessments and Fee arrears for a rental property are paid in full;
 - c. Owner/member and renters abide by the Lake Wallkill By-Laws and the Rules & Regulations;
 - d. The Owner must be a Member in Good Standing at the time of application;
 - e. Renters complete the application process and pay the applicable fees stipulated in the annual schedule of fees;
 - f. An owner, renting their property, transfers all Member Privileges to the tenant except that the owner may exercise voting rights for the rental property.
4. The Management Committee reserves the right to terminate any rental from this program if the Owner & Renter do not maintain Member in Good Standing status and continuously meet the requirements of Section 3 of this Resolution for the entire duration of the pilot program.
5. The Management Committee shall set appropriate fees for Seasonal/Short term, Long Term and Unregistered rentals and include such fees on the annual Schedule of Fees for Lake Wallkill. An annual fee for Unregistered Rentals shall be established for any owners that fail to register or rent outside these new rules. The initial fee shall be set at \$400 and reviewed annually as part of the Schedule of Fees review. Members not in compliance as of the passage of this resolution shall have until December 31st 2017 to become compliant or incur the Unregistered Rental Penalty Fee. The fee, once applied, may be waived if the owner brings the property into compliance and meets all of the requirements in Section 3 of this Pilot program.

6. The Management Committee shall enforce the Rules and Regulations and conduct periodic assessments of all properties in Lake Wallkill to ascertain their status as it relates to possible rentals and insure that all rental properties meet the requirements of this Pilot Program and/or are assessed the appropriate fees.
7. In the event the pilot program is terminated prior to or at the end of the twenty-four (24) month term., the owner (s) who entered into the Pilot Program will be permitted to continue in the program provided they continuously meet the requirements contained in Section 3 of this Pilot Program, until such time as their tenant, covered by the pilot program, is terminated from the rental agreement. Any new tenant shall not be covered under this provision.
8. Lake Wallkill reserves all rights to suspend membership privileges for properties that enter the Renter Policy Pilot Program that don't continuously meet the requirements detailed in section 3 of this resolution inclusive of all requirements of the Lake Wallkill By-Laws and Rules & Regulations.
9. Lake Wallkill reserves the right to terminate the Rental Policy Pilot Program prior to the conclusion of the twenty-four (24) month term at their sole discretion.

ADOPTED this 1st Day of July, 2017 by the Management Committee of Lake Wallkill Community, Inc., in the presence of a quorum.

Jennifer Costello
Secretary

Sample

LAKE WALLKILL COMMUNITY, INC.
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Phone: 973-875-5620 FAX 973-823-6425
info@lakewallkill.com

Renter Application

This application must be completed for any Rental in Lake Wallkill: (See attached Schedule of Fees)

- This application is for an extended seasonal rental
- This application is for a long term rental

Lake Property address: _____

Primary Renter: _____

Other Renter: _____

Phone: _____

Cell Phone 1: _____

Cell Phone 2: _____

Email 1: _____

Email 2: _____

All renters should read and understand the following documents. These are available in the office or accessible on-line at lakewallkill.com :

Lake Wallkill By-Laws

Lake Wallkill Rules & Regulations

Renter Pilot Program Resolution

The following information is required to prepare member identification. Note, 2 badges/wristbands and one car sticker are included in the Renter Fee. Additional available at member rates:

Family Badges (B) or Wristbands (WB)			Car Stickers	
	List Names	Circle		List Vehicle License Plate
Free	_____	B or WB	Free	_____
Free	_____	B or WB	(\$2 ea.)	_____
(\$1 ea up to 5)	_____	B or WB		_____
	_____	B or WB		_____
	_____	B or WB		
	_____	B or WB		
	_____	B or WB		

Family Badges/Wristbands How Many? _____ @ \$1 ea. \$ _____

Car Stickers How Many? _____ @ \$2 ea. \$ _____

Guest Badges (up to 10) How Many? _____ @ \$1 ea. \$ _____

Seasonal Rental Fee @ \$25/week How Many? _____ @ \$25 ea. \$ _____

Long Term Rental Fee @ \$300 Annually \$ _____

Seasonal Rental @ \$25 per week \$ _____

Total Attached to application for all charges and fees:

\$ _____

I agree to meet the terms of the Renter Pilot Program and understand that the granting of Membership Privileges is dependent on my continuous compliance.

Renter: _____ Renter: _____

Lake Wallkill Community, Inc.

Year 2017 Fee Structure

Renter's Fee:

Weekly Rental (Seasonal/Short Term rentals, per week fee)	\$25.00
Long Term Rental (Due annually and/or with each new tenant)	\$300.00
[Includes 2 family badge, 1 Car sticker. Additional available at member rates]	
Unregistered Rental (If an owner is found to have not registered)	\$400.00