

BEECH MOUNTAIN LAKES

ASSOCIATION

RESOLUTIONS

AND

POLICIES

Document Definitions

Covenants – The Declaration of Protective covenants, Exceptions, Reservations and Conditions for Beech mountain lakes, as filed with the Luzerne County, PA, Recorder of Deeds, May 1, 1985.

Amendments – Modifications to the Covenants, changing the language, intent and application of one or more of the sections of the Covenants. Amendments when adopted by the Board and passed by the necessary community vote are effective in perpetuity unless otherwise stipulated.

Resolutions – Documents, written by the Board, that clarify one or more sections of the Covenants but do not modify the intent of the section. Resolutions, unless otherwise stipulated, must be reviewed and renewed annually for the following calendar year.

Policies – Statements of general application regarding attitudes or behaviors, or the set of principles on which they are based. When articulated and issued, policies are effective in perpetuity unless otherwise stipulated.

Rules & Regulations - Authoritative principles set forth to guide the behavior or actions of residents in conformance with the Covenants. Rules and Regulations are effective in perpetuity unless otherwise stipulated.

Procedures - a program of actions adopted by BMLA regarding the day-to-day operation of necessary functions or operations. Typically developed by and applicable to specific departments or situations, procedures may be changed as conditions dictate.