Wonder Lake

MPOA

MASTER PROPERTY OWNERS ASSOCIATION



Protecting Our Lake.
PRESERVING OUR COMMUNITY.

Dedicated to the
FUTURE OF WONDER LAKE.

OUR LAKE • OUR COMMUNITY • OUR FUTURE

GOVERNANCE DOCUMENTS

Wonder Lake Master Property Owners Association

OFFICIAL ASSOCIATION REFERENCE

Governing Documents • Policies • Resolutions • Procedures
Board of Directors

MASTER PROPERTY OWNERS ASSOCIATION FOR THE WONDER LAKE AREA
Governance Document Collection

CONSTITUTION OF THE MASTER PROPERTY OWNERS ASSOCIATION FOR THE WONDER LAKE AREA

Draft for MPOA Adoption — 2026

PREAMBLE

We, the property owners represented by the Master Property Owners Association for the Wonder Lake Area (MPOA), in order to provide a clear, stable, and enduring foundation for the governance of the Association; to preserve, protect, and promote the common interests of its members; to provide for responsible stewardship of Wonder Lake and Association property; and to establish the fundamental rights, duties, powers, and limitations of the Association, do hereby establish and adopt this Constitution.

ARTICLE I — NAME AND STATUS

Section 1. The name of this organization shall be the Master Property Owners Association for the Wonder Lake Area, hereafter referred to as the "MPOA" or "Association."

Section 2. The MPOA is a not-for-profit corporation organized and existing under the laws of the State of Illinois.

Section 3. This Constitution establishes the fundamental governing principles of the MPOA. The By-Laws shall provide the procedures and operational rules necessary to carry out this Constitution.

ARTICLE II — PURPOSE

Section 1. The purpose of the MPOA is to preserve, protect, maintain, and enhance the common interests of the property owners within the Wonder Lake area and to manage Association property and affairs for the benefit of its members.

Section 2. The MPOA may undertake activities reasonably necessary to accomplish these purposes, subject to this Constitution, the By-Laws, applicable law, and the lawful rights of property owners.

ARTICLE III — MEMBERSHIP

Section 1. Membership shall be determined in accordance with the Association's governing documents and applicable law.

Section 2. The Association shall maintain appropriate records of its member subdivisions, associations, and eligible property interests.

Section 3. Membership in the MPOA shall not, by itself, create, transfer, expand, diminish, or extinguish any ownership interest, easement, covenant, deeded lake right, or other real-property right.

ARTICLE IV — GOVERNING AUTHORITY

Section 1. The ultimate governing authority of the Association shall be exercised through its membership and elected representatives as provided by this Constitution and the By-Laws.

Section 2. The Board of Directors shall administer the affairs of the Association between meetings of the membership, subject to the limitations established by this Constitution, the By-Laws, and applicable law.

Section 3. No officer, director, committee, or member may exercise authority inconsistent with this Constitution.

ARTICLE V — BOARD OF DIRECTORS AND OFFICERS

Section 1. The Association shall have a Board of Directors constituted as provided in the By-Laws.

Section 2. The officers of the MPOA shall be the President, First Vice President, Second Vice President, Secretary, and Treasurer, unless lawfully changed by amendment.

Section 3. Officers and directors shall act in the best interests of the Association and shall exercise their duties in accordance with this Constitution, the By-Laws, and applicable law.

ARTICLE VI — POWERS AND LIMITATIONS

Section 1. The MPOA shall have those powers granted by Illinois law and those powers reasonably necessary to accomplish the purposes stated in this Constitution and the By-Laws.

Section 2. The Association shall not exercise any power for the purpose of unlawfully impairing a member's vested property rights.

Section 3. Nothing in this Constitution shall be interpreted as granting the MPOA ownership of property belonging to an individual member or other property owner.

ARTICLE VII — WONDER LAKE

Section 1. Wonder Lake is recognized by the Association as a private lake. Its use is governed by lawful property rights, including rights arising from deeds, recorded instruments, easements, contracts, agreements, and other legally enforceable sources, together with Association governing documents and applicable law.

Section 2. The MPOA shall protect and responsibly manage the interests and responsibilities lawfully entrusted to it concerning Wonder Lake, including Association property and lake-bottom interests.

Section 3. Lake regulations adopted by the Association shall be consistent with this Constitution, the By-Laws, applicable law, and existing lawful property rights.

Section 4. Recognition of Wonder Lake as a private lake is a statement of the Association's understanding and governance framework and shall not, by itself, create, extinguish, enlarge, reduce, or otherwise alter any individual property right.

ARTICLE VIII — EXISTING PROPERTY AND LAKE RIGHTS

Section 1. Nothing in this Constitution shall create, extinguish, enlarge, reduce, or otherwise alter any deeded, contractual, easement, or other lawful property right.

Section 2. Existing lawful lake rights shall be recognized and respected to the extent required by the governing instruments creating those rights and applicable law.

Section 3. Lake rights may arise through deeds, recorded instruments, contracts, agreements, easements, or other legally enforceable sources. The existence, scope, and priority of any particular right shall be determined by the applicable governing instrument and law.

Section 4. The MPOA may advocate for, administer, and protect lawful Association and member interests, but shall not purport to adjudicate ownership or property rights that are determined by deeds, recorded instruments, contracts, agreements, or applicable law.

ARTICLE IX — PROTECTION OF EXISTING LAKE RIGHTS

Section 1. The adoption of this Constitution does not diminish or invalidate any lawful lake right existing before its adoption.

Section 2. The acquisition or assertion of a separate or additional property interest by an outside party shall not, by that acquisition alone, diminish an existing lawful lake right.

Section 3. The MPOA may take lawful action to advocate for and protect the Association's and its members' existing rights and interests, including opposing unlawful interference with those rights.

Section 4. The MPOA shall not purport to prevent a property owner from lawfully acquiring, transferring, or exercising property rights that the owner is otherwise entitled to acquire, transfer, or exercise under applicable law.

Section 5. Nothing in this Article shall be construed as an adjudication of title or as creating a property right where none otherwise exists.

ARTICLE X — FINANCES

Section 1. Association funds shall be collected, held, and expended for lawful Association purposes.

Section 2. Assessments, dues, fees, reserves, and other financial obligations shall be established and administered in accordance with this Constitution, the By-Laws, and applicable law.

Section 3. The Association shall maintain appropriate financial records and provide financial accountability to its membership as required by the governing documents and law.

ARTICLE XI — AMENDMENT

Section 1. This Constitution may be amended only in the manner established by this Constitution and the By-Laws and only by the level of approval required by applicable law.

Section 2. No amendment shall be interpreted to retroactively impair vested property rights unless such change is expressly authorized by applicable law and the governing instrument creating the right.

ARTICLE XII — PRIOR, MISSING, OR UNAVAILABLE GOVERNING DOCUMENTS

Section 1. The MPOA acknowledges that a Constitution or other constitutional governing document may have been adopted at some point in the Association's history, but that a prior original or subsequent version may be unavailable, lost, misplaced, or otherwise incapable of being located or authenticated at the time of adoption of this Constitution.

Section 2. The absence, loss, or inability to locate a prior Constitution shall not, by itself, invalidate the lawful existence, continuity, corporate status, property interests, records, actions, or governance of the MPOA, except to the extent otherwise required by law.

Section 3. Nothing in this Constitution shall be construed as a factual determination that no prior Constitution existed. Rather, this Constitution establishes the current governing constitutional document of the MPOA notwithstanding uncertainty concerning any prior historical Constitution.

Section 4. Upon lawful adoption, this Constitution shall constitute the governing Constitution of the MPOA.

Section 5. To the extent any prior Constitution or constitutional provision is later located and is inconsistent with this Constitution, this Constitution shall supersede the inconsistent provision upon lawful adoption, to the extent permitted by applicable law.

Section 6. The discovery of a prior historical Constitution after adoption of this Constitution shall not automatically invalidate this Constitution or actions lawfully taken under it.

ARTICLE XIII — CONFLICTS, SEVERABILITY, AND CONTINUITY

Section 1. If a provision of this Constitution conflicts with a provision of the By-Laws, this Constitution shall control to the extent of the conflict, subject to applicable law.

Section 2. If any provision is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Section 3. The lawful existence and continuity of the MPOA shall not be affected by the absence, loss, or inability to locate any prior version of a Constitution or other historical governing document, except to the extent otherwise required by law.

ARTICLE XIV — EFFECTIVE DATE

This Constitution shall become effective upon lawful approval and adoption by the body authorized to adopt it under the Association's governing documents and applicable law.

ADOPTION

Adopted by the Master Property Owners Association for the Wonder Lake Area on _____, 2026.

President: _____

Secretary: _____

Certification: The undersigned officers certify that this Constitution was duly presented, approved, and adopted in accordance with the governing requirements of the Association and applicable law.

M.P.O.A. Bylaws

ARTICLE I

Section 1. The name of this corporation shall be MASTER PROPERTY OWNERS' ASSOCIATION, INC. FOR THE WONDER LAKE, ILLINOIS AREA. (Revised 9/13/2023)

Section 2. This Corporation (hereinafter referred to as the M.P.O.A.) is an Illinois not for profit corporation, chartered by the Secretary of State on September 18, 1965, as provided by the General Not For Profit Act of Illinois, approved July 17, 1943, in force January 1, 1944.

Section 3. The principal office of the M.P.O.A. shall be located in the area known as Wonder Lake situated in McHenry and Greenwood Townships, McHenry County, Illinois.

Section 4. This Constitution and the By-Laws together shall be taken and applied as the code of rules adopted for the regulation and management of the affairs of the M.P.O.A.

Section 5. The term Wonder Lake, Illinois Area as used herein shall be considered as consisting of only that property which has lake rights by or through deeds, contracts, or agreements of the Wonder Lake Syndicate and/or the M.P.O.A.

Section 6. The M.P.O.A. consists of the following subdivision associations, and owners of unsubdivided properties represented by McHenry County permanent property index numbers set forth opposite an individual owner's name. (Revised 9/13/2023)

1. Deep Springs Woods Country Club Association
2. Deep Springs Woods Association
3. Hickory Falls Association #1 & #2
4. Hickory Falls #3 ~~Property Owners Improvement Association~~
5. Highland Shores Property Owners, Inc.
6. Indian Ridge Improvement Association, Inc.
7. Lookout Point Community Association, Inc.

~~8. Mathews Unsubdivided Property – 09-18-351-027~~
~~9. McGuire Unsubdivided Property (McGuire Shelter) - 08-24-201-002~~
~~10. McGuire Unsubdivided Property (McGuire Living) - 08-24-100-017~~

~~11.~~8. Meadows of West Bay
~~12.~~9. Oakwood Shores
~~13.~~10. St. Francis Heights Property Owners Association
~~14.~~11. Shore Hills Country Club
~~15.~~12. Sunrise Ridge Property Owners Association, Inc.
~~16.~~13. Sunrise Ridge Estates Units 1 & 2 Homeowners Association
~~17.~~14. WAM Holding LLC ~~(Dennison Property)~~ - 08-13-453-005
~~18.~~15. White Oaks Bay Association
~~19.~~16. The Wildwood Association o~~O~~f Lookout Point Unit #1
~~20.~~17. Wonder Center Property Owners' Association
~~21.~~18. Wonder Woods Association, Inc.
19. Wooded Shores Property Improvement Association, Inc.
20. McGuire Unsubdivided Property — the real property presently identified by McHenry County PINs 08-24-201-005 and 08-24-100-017, together with any successor parcel configuration thereof, subject to Article I, Section 8.
21. Luker Unsubdived Property - the the real property presently identified by McHenry County PINs 08-24-401-001, 08-24-251-002, 08-24-300-017 together with any successor parcel configuration thereof, subject to Article I, Section 8.

22.

23. Unsubdivided property with lake rights as described in Article II, Section 2, owned by the David Joslyn Trust (Amended 9-15-11, Added Change in name of Subd'n Item 22), (Amended 10-13-21, Added new Member, Item 17)(Amended 10-14-26; Item 12 Mathews undivided Property removed due to transfer to MPOA, Item 2 There being no further properties associated to the David Joselyn Trust all reference to this trust are removed, therefore this list has been appropriately condensed.(Revised 10/14/26)

Section 7. The terms 'subdivision(s) or unsubdivided property(ies)' as used throughout these By-Laws shall refer to the subdivisions and unsubdivided properties represented above in Section 6. (Added 9/13/2023) (Revised 10/14/26)

Section 8. Subdivision, Division, or Transfer of Member Property.
The subdivision, division, conveyance, transfer, or creation of additional parcels from any unsubdivided property listed as a member of the M.P.O.A. in Section 6 shall not, by itself, create additional M.P.O.A. memberships, additional voting rights, additional Delegate or Director representation, or additional lake rights.

An unsubdivided property that is subsequently subdivided shall continue to constitute the same M.P.O.A. member property for purposes of membership, representation, voting, assessments, and lake rights unless and until the newly created subdivision or parcels are formally admitted to membership by amendment of these By-Laws and pursuant to such deeds, covenants, contracts, agreements, or other recorded instruments as establish lake rights.

No subdivision or division of a member property shall increase the number of properties entitled to lake rights beyond those rights legally existing prior to the subdivision or division unless additional lake rights are expressly granted by the M.P.O.A. in accordance with these By-Laws and applicable governing documents.

Before any newly created subdivision or parcel may be separately recognized as an M.P.O.A. member, the owners shall provide documentation satisfactory to the M.P.O.A. establishing the legal basis for such membership and lake rights, together with an agreement establishing responsibility for assessments, representation, voting, compliance with M.P.O.A. rules, and all other obligations of membership.

For purposes of this Section, a change in a McHenry County permanent property index number, tax parcel number, legal description, or ownership shall not, by itself, alter M.P.O.A. membership or lake rights. (Added 10/14/26)

ARTICLE II PURPOSE

Section 1. To conduct and promote the Wonder Lake Recreation Area for the improvement of civic and social welfare and to control and maintain the lake bottom and other community property pertinent thereof, and do any and all acts necessary to further said objects.

Section 2. To limit the use of Wonder Lake to those property owners who have lake rights by or through deeds, contracts or agreements with the Wonder Lake Syndicate or the M.P.O.A. and members in good standing from a member subdivision association or unsubdivided property. (Revised 10/14/26)

ARTICLE III MANAGEMENT

Section. 1. Subject to the approval of the Directors, as defined in Article VI, Section 2, the M.P.O.A. shall be managed by a Board consisting of five (5) officers.

Section 2. The officers of the M.P.O.A. Board shall be: President; 1st Vice-President; 2nd Vice-President; Secretary; and Treasurer, and shall constitute the managing body of the M.P.O.A. In the absence of the President, the other officers shall preside in the order hereinbefore named. (Revised 9/13/2023). (Revised 10/14/26)

ARTICLE IV ELECTION OF OFFICERS

Section 1. Officers shall be elected by a majority vote of the Assembly of Delegates, as defined in Article VI, Section 1, at the regular Annual Delegates' Convention.

Section 2. Elected officers may be either Directors or Delegates, except that no two (2) officers may be elected from the same subdivision or unsubdivided property.

Section 3. All officers shall be elected to hold office for a term of two (2) years or until their successors are elected. The terms will begin on the 1st of January after the elections and end on the 31st of December following the election of a successor. (Revised 9/13/2023

Section 4. Officers will be elected in the following sequence:

A. Even Year Terms: President; 2nd Vice-President; Treasurer.
B. Odd Year Terms: 1st Vice-President; Secretary will take office on the 1st day of January the year following their election.

For example, the President (an even year term) would be elected at the annual meeting in 1999 and take office starting January 1, 2000 thru December 31, 2001. (Revised 9/13/2023)

Section 5. A nominating committee of three (3) Directors will be appointed from the floor by the President, subject to approval by the Directors at the regular June Directors' meeting. The nominating committee will interview possible candidates (Directors or Delegates) for office on the M.P.O.A. Board, and submit their recommendations to the M.P.O.A. secretary one month before the regular Annual Delegates' Convention.

Section 6. Nominations from the floor and write-in candidates will also be accepted at the regular Annual Delegates' Convention.

Section 7. The election for any office must be by secret ballot when 2 or more candidates are nominated for an officer's position. Three (3) tellers (Delegates) will be appointed by the President (subject to approval by the Delegates) to take charge of such balloting and to report the results thereof to the presiding officer. After the results of the balloting have been confirmed, announced, and recorded, the tellers will immediately destroy the ballots. Revised 9/13/2023)

ARTICLE V DUTIES OF OFFICERS

Section 1. Subject to approval by the Directors the officers shall manage and direct the activities and business of the M.P.O.A. and, by appointment, fill all officer vacancies.

Section 2. The officers shall prepare an Annual Balanced Budget which shall be presented for approval at the regular Annual Convention. The budget shall list the basic categories of M.P.O.A. income and expenditures and shall be distributed to all Delegates along with the notice of the regular Annual Convention. Following approval of the proposed Annual Balanced Budget by the Delegates, all future budgetary amendments must have Director approval. (Revised 9/11/96)

Section 3. The officers may obtain legal advice when deemed necessary. Their records shall show the written legal advice on which they acted or refrained from acting. (Revised 9/13/2023)

Section 4.
President. The President shall be the chief executive officer of the Corporation, shall preside at all meetings of the
President. The
President shall be the chief executive officer of the Corporation, shall preside at all meetings of the members and the Board of Directors, shall oversee the affairs of the Corporation, shall execute documents authorized by the Board, shall appoint committees as authorized by the bylaws or Board, and shall perform such other duties as may be assigned by the Directors. (Revised 10/14/26)

Section 5. The President shall be ex-officio member of all committees and/or commissions.

Section 6. Nothing herein shall prohibit the President from appointing any member property owner possessing specialized training, knowledge or experience, who is not a Delegate or Director to any committee or commission.

Section 7.

First Vice President. The First Vice President shall perform the duties of the President in the President's absence, incapacity, resignation, or at the President's request. The First Vice President shall assist the President in the performance of the President's duties and shall perform such other duties as may be assigned by the President or Directors. **Second Vice President.** The Second Vice President shall perform the duties of the First Vice President in the First Vice President's absence and shall perform such duties as may be assigned by the President or Directors. (Revised 10/14/26)

Section 8.

(Revised 9/13/2023) **Treasurer.** The Treasurer shall be the chief financial officer of the Corporation(MPOA) and shall have
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(Revised 9/13/2023) **Treasurer.** The Treasurer shall be the chief financial officer of the Corporation(MPOA) and shall have custody of all funds and financial records of the Corporation; shall receive and deposit monies of the Corporation; shall maintain accurate books of account; shall present financial reports to the Board and membership as required; shall prepare or assist in preparing annual budgets; shall oversee the payment of authorized expenses; and shall perform such other duties as may be assigned by the President or Directors. (Revised 10/14/26)

Section 9.

. (Revised 9/13/2023)**Secretary.** The Secretary shall keep the minutes of all meetings of the Board of Directors and members;
. (Revised 9/13/2023)
Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and members; maintain the Corporate records, bylaws, and official documents of the Corporation; provide notice of meetings as required; maintain records of board and member actions; attest to official documents when required; and perform such other duties as may be assigned by the President or Directors. (Revised 10/14/26)

Section 10. One or more Recording Secretary/Secretaries may be appointed by the President (subject to approval by the Directors). His/her duties will be to take minutes of all meetings and such other duties as the Secretary or Treasurer may assign. The Recording Secretary need not be a Delegate or Director and may be paid a salary as determined by the Directors. (Revised 9/13/2023)

Section 11. The accounts of the Treasurer shall be reviewed annually by a CPA who shall be appointed by the officers. The President shall have the authority to request an audit of the financial records of the M.P.O.A. at any time. A copy of the audit is available to each Director after the time it is delivered to the President. (Revised 9/13/2023) (Revised 10/14/26)

Section 12. Upon a two thirds (2/3) vote of the assembly of Delegates, any officer may be removed from his/her office for failure to attend three or more meetings without reasonable justification or for failing to perform other duties of office. Notice of the proposed removal shall be delivered to or personally served upon the officer at least 20 days prior to the meeting at which action is to be considered.

ARTICLE VI REPRESENTATION & RESPONSIBILITIES

Section 1. Delegates - Member subdivisions and unsubdivided property shall be represented accordingly: Subdivisions shall be represented by one (1) Delegate for each one hundred (100) lots or fraction thereof. Unsubdivided property shall be

represented by one (1) Delegate for each twenty (20) acres or fraction thereof. Each Delegate shall be entitled to one (1) vote. Delegates are responsible for attending the annual M.P.O.A Convention of Delegates. (Revised 10/14/26)

Section 2. Directors - Member subdivisions who have more than one Delegate will determine one individual who will represent their H.O.A. or Unsubdivided property as their Director. When a subdivision or unsubdivided property is represented by only one (1) Delegate, that Delegate will automatically be considered their Director. The Director is responsible for attending M.P.O.A. monthly meetings. (Added 10/14/26)

Section 3. Delegates and Directors may be either elected or appointed according to the by-laws or agreements of their respective subdivision or unsubdivided property except that all Delegates and their 1 Director shall be owners of property from within the subdivision they are selected to represent, or owners of their unsubdivided property. (Revised 9/13/2023)

Section 4. Thirty (30) days prior to the regular Annual Delegates' Convention, each member subdivision or unsubdivided property must provide the Secretary of the M.P.O.A. with the name, street address, email address, and telephone number of its Officers, Delegate(s), and their Director. (Revised 9/12/12, 9/13/2023)

ARTICLE VII VOTE ALLOCATION

Section 1. At Directors' meetings, each Director's vote shall be weighted according to the same formula for Delegates established in Article VI, Section 1, except that the number of Delegates represented by each individual Director shall first be taken into account before the formula is applied.

Section 2. At Delegates' Conventions each Delegate or Delegate's proxy shall have one (1) vote.

Section 3. Voting Options. Yes - Supports the motion. No - Does not support the motion. Pass/Abstain - shall be counted with the prevailing side. A Director or Delegate has the right to change his/her vote up to the time the vote is finally announced. After that, he/she can make the change only by permission (a majority vote) of the assembly.

ARTICLE VIII PROXY REPRESENTATION

Section 1. Directors: Directors will not be permitted to vote by proxy.

Section 2. Delegates: When a Delegate is unable to attend a particular Convention Meeting, he/she may grant a proxy to another Delegate from his/her subdivision or unsubdivided property. When a subdivision or unsubdivided property is represented by only one (1) Delegate, that Delegate may grant his/her proxy to another member of his/her subdivision or unsubdivided property, subject to approval by his/her subdivision or owners of the unsubdivided property.

Section 3. When a subdivision or unsubdivided property is represented by only one (1) Delegate, that Delegate will be considered their Director. Consequently, the rule for representation for Directors will apply for Directors' Meetings and the rule for Delegates' representation will apply for Delegates' Conventions.

Section 4. All proxies must be executed in writing by the Delegate or the Delegate's duly authorized attorney infact and may carry instructions as to their use. Proxies shall be presented to the Secretary and their substance noted in the minutes of the meeting.

Section 5. The Secretary shall provide the appropriate proxy form with instructions to be sent with each notice of a meeting.

ARTICLE IX MEETINGS

Section 1. Regular Directors' Meetings will be held on the second Wednesday of the month, at seven (7) P.M. A quorum of the officers may change the date of a scheduled Regular Directors' Meeting with at least ten (10) days notice. The place for each meeting will be determined by the officers. The officers will set the agenda. However, any Director may place an item on the agenda for consideration at the next meeting. A quorum of the officers may call a Special Directors' Meeting at any time. (Revised 9/13/2023)

Section 2, The Convention of Delegates will be held on the second Wednesday ofOctober, before the regular October Directors' Meeting. A quorum of the officers may call a Special Convention meeting at any time. (revised September 13, 2023)

Section 3. The Secretary shall give notice of regular or special Directors' Meetings and regular or special Convention

Meetings to all: Directors; Delegates; Subdivision Presidents; Subdivision Secretaries; Owners of Unsubdivided Property. Written notification shall include: An Agenda, Previous Minutes Treasurer's Report. Such notification shall be sent no later than ten (10) days prior to the meeting unless the agenda includes any of the following items for consideration, in which case, notification shall be sent no later than twenty (20) days prior to the meeting: Mergers; Consolidation; Dissolution or sale, lease, or exchange of assets; Granting of lake rights; By-law amendments.

Section 4. Order of Business. The following order of business is intended as a guide to the Directors, Delegates and Officers in planning the agenda for the meetings. A change in the order the items appear on the agenda can be accomplished by a simple majority vote of the officers. (Revised 9/13/95)

Directors' Meetings	Delegates' Convention
I. Call To Order	I. Call To Order
II. Establish Quorum - Roll Call	II. Establish Quorum - Roll Call
III. Approval of Previous Minutes	III. Approval of Previous Minutes
IV. Treasurer's Report	IV. Annual Budget
V. Communications	V. Election of Officers
A. Correspondence	VI. Public Comments
B. Public Comments	VII. Unfinished Business
VI. Committee/Commission Reports	VIII. New Business
VII. Unfinished Business	IX. Adjournment
VIII. New Business	
IX. ~~Adjornment~~Adjournment	

Section 5. All discussion shall be limited to agenda items. Emergency matters may be considered if submitted in writing prior to the commencement of either Directors' or Delegates' Meetings and approved by a three-fourths (3/4) majority vote of the Assembly.

Section 6.

A. The President may call emergency Directors' Meetings or emergency Delegates' Conventions on a minimum of one day notice by personal contact or telephone call to each Director and/or Delegate.
B. If the President is unavailable or refuses to call an emergency Directors' Meeting for any reason, the 1st Vice-President or any other officer with concurrence of one (1) Director may call an emergency Directors' Meeting.
C. If the President is unavailable or refuses to call an emergency Delegates' Convention for any reason, a written request by twenty- five (25) or more Delegates shall be sufficient to direct the officers to call an emergency Delegates' Convention.

Section 7. Quorum. Three (3) officers shall constitute a quorum for all officers' meetings. Fifty (50) percent of all Delegates of record and three (3) officers shall constitute a quorum for all Directors' or Delegates' Meetings. (Revised 9/13/2023)

ARTICLE X MEMBERSHIP DUES

Section 1. Annual Dues

A. The annual dues shall be approved at the same time as the annual proposed budget. (Revised 9/11/19, 10/12/22)
B. As a condition of the granting of lake rights and membership status to new members or subdivisions pursuant to ARTICLE XI, Section 1, any structure of dues and membership benefits shallbe established as part of an agreement between any new member or subdivisionand the M.P.O.A., provided that the dues paid by these members shall at no time be less than the dues paid by Article 1 Section 6 members, nor shall the membership benefits available to these members exceed those available to Article 1 Section 6 members. (Revised 5/12/04)
C. The annual dues will be apportioned in such a manner as to cover the budgeted expenses outlined in Article V, Section 2. (Revised 9/13/2023) (Revised 10/14/26)

Section 2. Notice of bills shall be delivered to the subdivisions and to the owners of the unsubdivided properties beginning not later than March 1, 1995 and annually thereafter. Accounts shall not be considered delinquent until three months after billing. In computing the number of lots for the purpose of assessing dues, lots, beaches, and parks owned by the Lot Owners Associations, religious organizations, and tax supported public bodies shall be exempt. The M.P.O.A. may increase or decrease dues as provided in Article XII, Section 1., but no increase or decrease shall be valid unless applied to both lots and unsubdivided acreage proportionally.

Section 3. All dues shall be delivered to the office of the M.P.O.A. (Revised 9/13/2023) (Revised 10/14/26)

Section 4. A subdivision or unsubdivided property delinquent in the payment of dues as provided in Section 2 of this article shall not be entitled to vote and shall be so notified of the suspension. The subdivision or unsubdivided property in arrears may, however, regain its original standing by the full and complete payment of all delinquent dues.

Section 5. All funds remaining delinquent shall be charged as a claim of lien against the sub-division or

unsubdivided property which is in arrears, and it shall be the duty of the Treasurer and Secretary to institute such legal proceedings as will effectively protect said claim or lien of the M.P.O.A. against the subdivision or unsubdivided property and insure the collection of the delinquent dues. Any and all costs incurred in preparing and filing such claims or liens shall be added to the sum total of the dues and paid by the assessed before reinstatement.

Section 6. As a condition of membership in the M.P.O.A, any new subdivision and each present member subdivision shall submit a copy of their by-laws and evidence to the M.P.O.A.: (Revised 9/13/2023)

1. That the subdivision is authorized pursuant to its by-laws to take legal action against any of the individual property owners, including the filing of a lien and/or small claims suit on the property, to enforce the collection of delinquent dues owed to the M.P.O.A.
2. That the subdivision will enforce its rights to collect such delinquent dues for the benefit of the M.P.O.A.; and
3. That, in the alternative, the subdivision will pay the M.P.O.A. any and all delinquent dues of its members.

ARTICLE XI LAKE RIGHTS, REGULATIONS FOR LAKE USE, AND ISSUANCE OF FUTURE REGULATIONS **(Revised 2/8/06, 9/13/2023)**

Section 1. LAKE RIGHTS.

A. Lake rights are deeded to property owners within the Wonder Lake Area as established in Article I, Section 6. (Revised 10/14/26)
A.B. Lake rights may be granted by the M.P.O.A. provided that the individual or entity requesting such a grant shall, at a minimum, document to the satisfaction of the M.P.O.A. that the property for which lake rights is requested shows a clear and certain means of access to the lake.

B.C. Before lake rights can be granted or any real property belonging to the M.P.O.A. conveyed or otherwise disposed of or dedicated to the public, a Convention of Delegates must approve the proposed action by a 2/3 majority vote of the assembly.

Section 2. REGULATIONS FOR LAKE USE.

A. Hunting and Shooting. No person shall be permitted to hunt or shoot on the waters of Wonder Lake, or on the property owned by the M.P.O.A., unless he or she has obtained a permit from the M.P.O.A. Conservation Commission, or is accompanied by a person who has a permit. The permit may be issued only to a person who has lake rights. The applicant must agree in writing to:
   1) Comply with all State and Federal regulations as well as all flowage agreements.
   2) Indemnify, hold harmless, and defend the M.P.O.A. and the owners of land overflowed by waters of Wonder Lake, as evidenced by a copy of the certificate of insurance showing such coverage.
   3) The holder of the permit shall be responsible for the acts of his/her guests or his/her family who may accompany him/her.
   4) In the event a person fails to comply with any of the above regulations, the permit shall be revoked.

B. Duck Blinds. All hunting must be done from an MPOA approved duck blind location. No person shall be permitted to build a duck blind on the waters of Wonder Lake unless he or she has obtained a permit from the M.P.O.A. Conservation Commission. The permit may be issued only to a person who has lake rights. The applicant must agree in writing to:
   1) Comply with all State, Federal and applicable local regulations as well as all flowage agreements.
   2) Remove or cause to be removed all floating duck blinds within two weeks after the close of the duck hunting season.
   3) Indemnify, hold harmless, and defend the M.P.O.A. and the owners of land overflowed by the waters of Wonder Lake as evidenced by a copy of the certificate of insurance showing such coverage.
   4) The holder of the permit shall be responsible for the acts of his/her guests or his/her family who may use the blind.
   ~~5)~~ All hunting must be done from an MPOA approved duck blind. (Added 09/13/2023) (Revised 10/14/26)
   ~~6)~~5) In the event a person fails to comply with the above regulations, the permit shall be revoked. (Revised 10/14/26)

C. Registration Decals. The following regulations apply to the issuance of decals and to those persons receiving decals.
   1) M.P.O.A. registration decals are issued annually to members in good financial standing and are required to be affixed to all vehicles placed on and used in the waters of Wonder Lake, irrespective of size or propulsion. (Revised 10/14/26)
   2) Registration decals may be obtained at the M.P.O.A. office or by mail. (Revised 9/10/03.)
   3) The M.P.O.A. decal shall be placed on the right (starboard) side of the vehicle windshield. If there is no windshield, the decal shall be affixed on the right (starboard) side of the hull, but not next to or near the Illinois Registration numbers or State sticker.
   4) Member in good standing means the deeded property owner that the watercraft is registered to has met it's M.P.O.A. and individual H.O.A. financial obligations. (Added 10/14/26)
   3)5) Any denial, suspension, or revocation of a registration decal shall be subject to written notice and an opportunity to appeal pursuant to procedures adopted by the Directors. (Added 10/14/26)

D. Use of Aircraft. The use of aircraft in and on Wonder Lake is prohibited except in case of a proven declared emergency as authorized by the M.P.O.A. through its Directors. The landing, take off and mooring of aircraft on Wonder Lake in violation of the prohibition shall subject the owner/operator to a fine of $10,000.00 for each separate offense. Each separate occasion is to be construed as each unpermitted use of the seaplane AND each day the seaplane is moored in violation of the prohibition. Exceptions: the M.P.O.A., through its Directors, has authorized the emergency use and mooring of the seaplane. The determination that a violation has occurred shall be made by the Directors.
(Revised 10/14/26)

Section 3. AUTHORITY TO ISSUE FUTURE REGULATIONS.

From and after the date of the Amendment to the By-laws dated February 8, 2006, the Directors are hereby authorized to promulgate additional regulations governing the use and enjoyment of the lake by its permitted users, as well as penalties for the

violation thereof, provided that any such regulations and penalties shall be valid only upon the vote of a two-thirds (2/3) majority of Directors present at a special meeting called for such purpose, or at a regular meeting of Directors. Furthermore, no vote on new regulations may be taken unless and until notice of any intended vote on a proposed regulation, along with a copy of the meeting agenda, shall have been served in accordance with the procedures applicable to notice of meetings set forth in Article IX, Section 3 of these By-Laws, nor will any new regulations approved by the requisite vote of the Directors become effective until fourteen (14) days following the date such regulations in their approved form are served in accordance with the said procedures for service of notice. The Directors shall maintain a current written list of all regulations and their penalties, which list shall be available for inspection and copying in the office of the MPOA.

1. Section 4. PENALTIES.

Except for the violation described in Section 2D above, persons found to be in violation of any regulations set forth in this Article XI or issued by the Directors pursuant to Section 3 are subject to fines established by the Directors consistent with the specific regulations adopted by the Directors in accordance with Section 3 above, provided that the Directors shall set a minimum and maximum penalty for the violation of each regulation. Each day of a continuing violation shall be deemed a separate offense. The Directors shall establish written procedures available to members for notifying any lake users of violations they have committed and of the penalties associated with such violations. The Directors shall have the authority to waive or reduce the amount of any penalties assessed against a lake user who has violated an MPOA regulation when compliance has been prompt, or when a reasonable explanation for the alleged violation has been presented to the Directors.

ARTICLE XII BY-LAW AMENDMENTS

Section 1. These By-Laws may be amended at any regular or special Delegates' Convention by a two-thirds (2/3) majority vote of the assembly.

Section 2. The Secretary shall provide notice of and copies of the proposed By-Law amendments to all Delegates, subdivision secretaries, and owners of unsubdivided property. Such notice and copies shall be delivered no later than twenty (20) days prior to the convention at which the amendment(s) will be considered. (Revised 9/11/96)

ARTICLE XIII LEGAL SERVICES

If at any time the officers determine that it is necessary to employ professional legal services to enforce any of the provisions of these By-Laws, the Member against whom any such action is necessary shall be held liable for payment of all attorney's fees, as well as any damages, M.P.O.A. late charges, liens, and court costs.

ARTICLE XIV

All other rights and powers of the Corporation and of its Officers and Directors shall be governed by the Illinois Statute known as the "General Not for Profit Corporation Act" (805 ILCS 105/101.01 et seq) effective January 1, 1987, and any revision thereof or amendments thereto.

ARTICLE XV

The Temporary Constitution and By-Laws previously adopted on October 3, 1965 are hereby repealed.

ARTICLE XVI

The prior By-Laws adopted and became effective on January 30, 1966 with amendments added May 6, 1966 and July 15, 1966, and ratified unanimously at first Convention of Delegates on August 28, 1966, and updated as of January 31, 1981, September 14, 1994, September 13,1995, September 11, 1996, September 13, 2000, April 24, 2002, September 10, 2003, February 8, 2006, September 13, 2023, October 14, 2026

ARTICLE XVII

Roberts Rules of Order shall apply in all instances where these By-Laws do not specifically apply.

ARTICLE XVIII

Any notice or notification referred to in these By-Laws shall be in writing and shall either be hand delivered, or sent by U.S. Regular Mail, postage prepaid, or transmitted electronically (emailed) to the party to whom it is intended, at their last known mailing address, or last know email address previously provided to the Secretary of the M.P.O.A. (Added 9/13/2023)