

Longview Beach Club Association, Inc.

CONSTITUTION AND BY-LAWS



**As Approved by Members in General Meeting
June 13, 2015**

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PREAMBLE

LONGVIEW BEACH CLUB ASSOCIATION, INC.

WHEREAS, in every community in which citizens are imbued with love of home and comfortable surroundings; in which they are interested in the general welfare of their fellowmen and have the manhood to live up to their convictions; experience has shown that these are desirable citizens; and,

WHEREAS, we feel a need for an Association broad enough to rise above political and denominational creeds to attain results in general improvements for our community.

Now, therefore, we in this act of association, pledge ourselves to use all honorable means to secure improvements, we advocate, and to this end we invite all residents of the Longview Beach Club Subdivision of unselfish motives to unite with us in our endeavor to attain results by means of this non-partisan, non-sectarian organization, and for the furtherance of these objects we agree to be governed by the following Constitution and By-laws of the Longview Beach Club Association, Inc.

CONSTITUTION

ARTICLE I - TITLE AND OBJECT

This Assembly shall be known as the "Longview Beach Club Association, Inc. ", and shall have for its objective: to promote the general welfare of the residents of the Longview Beach Club Subdivision and vicinity.

ARTICLE II - MEMBERSHIP

Any property owner within the bounds of the Longview Beach Club Subdivision and prescribed territory as shown and limited on the six plats of said Longview Beach Club Association, Inc. prepared by J.R. McCrone, Jr., registered Engineer and land Surveyor, said plats dated in the years 1952 and 1953, and hereby incorporated as a part of these By-laws, shall automatically become a part of the membership and further be bound by the requirements of membership as set forth in Article V of the By-laws of this Association. Members not fully paid-up in their assessments are not considered in "good standing" as referred to herein.

ARTICLE III - OFFICERS AND DIRECTORS

SEC.1 - The affairs of the Longview Beach Club Association, Inc. shall be managed by a Board of Directors consisting of nine (9) members;

SEC.2 - The Officers of the Association shall consist of a President, Vice President, Recording Secretary, Financial Secretary and Treasurer. The Vice President, Recording Secretary, Financial Secretary and Treasurer shall be elected by the Board of Directors; however, the President shall be elected by the General Membership. All members of the Board not holding an Officer's position shall be chair of a standing committee and *or* any necessary *ad hoc* committee.

SEC. 3 - The Board of Directors shall be elected four(4) in one year and five (5) in alternating years for a term of two (2) years each, or until their successors are duly elected, beginning in 1957.

SEC.4 - The Board of Directors shall be empowered to grant honorariums for services.

ARTICLE IV- DUTIES OF OFFICERS

SEC. 1- THE PRESIDENT, OR IN HIS ABSENCE the VICE PRESIDENT shall preside at all meetings, and in conjunction with the Board of Directors, appoint all committees and perform all duties appertaining to such an office. On or before February 1st each year, a Nominating Committee, consisting of five (5) members shall be appointed, the duty of which shall be to nominate directors for the ensuing year.

- a. No member of the Board of Directors shall be a member of the Nominating Committee.
- b. The President shall appoint two (2) Sergeants-at-Arms to serve at all meetings of the Association, and in the absence of one or both is empowered to appoint substitutes.
- c. The President shall appoint a Chairman to preside at the Annual Meeting during the election of the Board of Directors and at their installation.
- d. The President shall appoint a Chaplain to serve at all meetings of the Association.
- e. The President shall be responsible for storing in a bank safety deposit box all pertinent Association papers.

SEC. 2 - THE RECORDING SECRETARY shall keep accurate minutes of all meetings of the Board of Directors and all meetings of the Association: shall issues all notices to members and conduct all correspondence of the Association under the direction of the Board; shall assist the Financial Secretary, if necessary, in sending bills for the annual lot assessments; shall at all times carefully preserve all books, documents and papers appertaining to the office and shall deliver them to the successor in good condition by the effective date of termination of tenure.

SEC.3 - THE FINANCIAL SECRETARY shall send bills for annual and special assessments at the beginning of each year; record assessments received to individual accounts; send membership cards to financial members; make changes of name and address on all pertinent records; and submit all monies received to the Treasurer at regular intervals. The Financial Secretary shall also reply to inquiries regarding assessments, and contact the attorney for advice on specific legal problems, including the filing of liens with the County. All books and records must be carefully preserved and delivered to the successor in good condition by the effective date of termination of tenure.

SEC.4 - THE TREASURER shall receive all monies from the Financial Secretary; shall deposit same in the name of the Association in some depository satisfactory to the Board of Directors; shall, with a designated co-signer, issue checks for all approved bills and expenses of the Association, with supporting documentation; shall prepare a monthly statement for the Board of Directors; shall prepare annually, a financial statement for auditing, copies of which shall be available at the Annual Meetings; shall keep an accurate record of all monies received and disbursed; deliver all books, papers and records to the successor in good condition by the effective date of termination of tenure.

The Treasurer shall be bonded at the expense of the Association for an amount to be decided by the Board of Directors.

SEC.5 - The Resignation of any officer or member of the Board of Directors shall be submitted in writing and any records, papers or books of the Association submitted in good condition, to the Board of Directors, by the effective date of resignation.

ARTICLE V – COMPILATION OF RECORDS

SEC.I - All books and accounts shall be compiled and reviewed annually by an accredited Accountant/Certified Public Accountant for preparing Financial Statements.

ARTICLE VI- COMMUNITY PROPERTY

No community property shall ever be sold, leased, rented, or in any other manner conveyed to private individuals where the intent is to make a profit for those individuals.

ARTICLE VII- AMENDMENTS

The Constitution of the Association may be amended by a two-thirds (2/3) majority of the members in good standing present at an Annual Meeting or Special Meeting of the Association, provided written notice of the proposed amendment(s) shall have been furnished each member at least thirty (30) days prior to such meeting.

WORD USAGE AND DEFINITIONS

Annual Assessment – the amount that each HOA member is officially required to pay yearly to cover the operating expenses of the development.

Board of Directors – generally charged with determining the amount of annual assessments, adopting rules and regulations and architectural guidelines, maintaining the common area and enforcing the various governing documents of the HOA.

Common Areas – property which is owned or leased for the utilization and enjoyment of the owners. Often the right to utilize the common area can be suspended for violations to the HOA's rules and regulations or for failure to pay assessments.

Debris - the scattered remains of something broken or destroyed; rubble or wreckage.

Dwelling – a house, apartment or other place of residence or place of shelter to live in; abode; home.

Governing Body – the homeowners association, board of directors, or other entity established to govern the development.

Homeowners Association (HOA) – the legal entity, incorporated or unincorporated, that is responsible for making and enforcing rules for the properties within its jurisdiction.

HOA Fee – an amount of money that must be paid once a year by homeowners, to the association, that assists with maintaining and improving the surrounding property.

Lot – refer to any plot of land identified as a lot on any recorded subdivision map of the properties with the exception of common areas

Lien - is a form of security interest granted over an item of property to secure the payment of a debt or performance of some other obligation.

Maintenance – the repair and other acts intended to prevent a decline in the condition of a structure, premises or equipment below the standards established by this code and other applicable statutes, codes and ordinances.

Member – refer to any person who holds an interest as an owner in real estate situated in the association.

Occupant – any individual having possession of a space within a housing unit.

Ordinance – an authoritative order, a decree, a rule, a law, etc.

Premises – a lot, plot or parcel of land, including the structures thereon.

Property Owner– any person having a legal or equitable interest in the premises, including the guardian of the estate of any such person, or the executor or administrator of the estate of such person if ordered to take possession of the premises by a court.

Rubbish – paper, rags, cartons, boxes, wood , excelsior, rubber, leather tree branches, yard trimmings, tin cans, metals, mineral matter, glass, appliances or other discarded materials as well as the residue from the burning of wood, coal or other combustible materials.

Specification – an act of describing or identifying something precisely or of stating a precise requirement.

Structure – a residential structure used or intended for human habitation.

Tenant – an occupant other than a property owner.

Quorum – the minimum number of members who must be present at a meeting to transact business.

BY-LAWS

ARTICLE I- MEETING AND QUORUM

SEC. 1- The Annual Meeting of this Association shall be held on the Second Saturday of June each year. The Recording Secretary shall notify all members in writing thirty (30) days in advance, giving the time and place of the meeting.

SEC.2 - Special meetings may be called by the President or by majority of the Board of Directors or by Fifty Members in Good Standing upon written petition to the Board of Directors. When such a petition, properly presented to the Board of Directors and signed by fifty (50) members in good standing has been received, the meeting requested is mandatory. Each member shall be notified of the time, place and purpose of such a meeting ten (10) days in advance.

SEC. 3 - Notice of every special meeting shall state the object of such meeting, and no business other than that specified in said notice shall be transacted.

SEC. 4 - Thirty (30) members in good standing shall constitute a quorum at any meeting and are empowered to transact any business properly before the meeting.

SEC. 5 - The order of business at all meetings of the members of the Board of Directors shall be as follows:

- a. Roll Call
- b. Proof of Due Notice of Meeting
- c. Reading of the Minutes of the previous meeting and action thereon
- d. Unfinished business
- e. New business
- f. Reports of Officers
- g. Reports of Committees
- h. Adjournment

ARTICLE II - METHODS OF VOTING

SEC. 1 - Procedure for nomination of persons as candidates for election as Directors shall be governed as follows: Five (5) members appointed by the Board of Directors will constitute the Committee of Nomination. No officer or member of this committee may be barred as a nominee. The COMMITTEE shall prepare, and the RECORDING SECRETARY shall post on the bulletin board, thirty (30) days before the Annual Meeting, a list of the nominees for Directors to be elected by the members of the Association. The RECORDING SECRETARY shall see that each member of the Association has, with the notice of the Annual Meeting (which notice will

set forth the time and place thereof) a list of those nominated as candidates for Directors to be elected, and that the Association accepts Robert's Rules of Order, Revised, as the authority for questions of parliamentary procedure.

SEC. 2 - Voting shall be by ballot except when deemed unnecessary by the Chairman.

SEC. 3 - **ONLY MEMBERS WHOSE ASSESSMENTS ARE PAID UP-TO-DATE MAY VOTE.** Every member and spouse or co-owner shall each be allowed one (1) vote. This will apply regardless of the number of lots owned by the members. Absentee votes may be cast on behalf of an absent member. The right to cast said vote on behalf of an absent member must be supported by Letters of Appointment as a Guardian or Conservator from a Court of proper jurisdiction, a certified Power of Attorney (general or specific) or Court Appointment Order as Personal Representative or Executor of an Estate or Corporate Officer for corporate owners.

ARTICLE III- ELECTION OF OFFICERS AND DIRECTORS

SEC. 1- The annual election of Directors shall be held at the Annual Meeting in June.

SEC. 2 -Installation of Directors shall take place at the Annual Meeting.

SEC. 3 - The Board of Directors shall meet and elect officers, except the President, who shall be elected by the general membership, from among the elected members of the Board at the General Membership meeting. The Board of Directors shall meet and elect officers upon conclusion of the Annual Meeting for that purpose only.

ARTICLE IV - BOARD OF DIRECTORS

SEC. 1- The Board of Directors shall hold a regular meeting each month except the month of December. Special Board Meetings may be called by the President or Vice President and on the request of any three (3) Board members. The presence of majority of the Board shall constitute a quorum.

SEC. 2 - The Board of Directors may at any meeting consider and act upon matters brought to its attention by any members of the Association. The BOARD OF DIRECTORS shall have complete charge and responsibility of all Club property. They shall be empowered to enforce the rules and regulations under which the property owners and their families may use and enjoy the privileges of the Association's property and for good and just cause shall have within their power the right to bar any member and his family from use of such facilities if it is proven that such members violated the Club rules and it not be in the best interest of the Club to have him/her on the premises.

SEC. 3 - When a vacancy occurs on the BOARD OF DIRECTORS by reason of death, resignation, or removal from office for absence from three (3) successive meetings (if determined to be without justification), it shall be filled by the Board at its next regular meeting. The selected person shall serve the remaining portion of the unexpired term.

SEC. 4 - Thirty (30) members of the Association, in good standing, present at any regular or special meeting, may remove any Director for misfeasance or malfeasance, upon specific written complaint previously filed with the Association, signed by the member of the Board of Directors making the complaint, accompanied by a petition signed by at least fifty (50) members in good standing, requesting consideration of said complaint by the membership. Such Director shall be given an opportunity to be removed under the provisions of this section, the members may at the same meeting or a subsequent meeting, elect a person to fill the vacancy for the unexpired term.

SEC. 5 - The BOARD OF DIRECTORS shall act for the Association and be responsible to it for the performance of the following duties:

- a. Appoint an Accountant/ Certified Public Accountant to compile books once a year.
- b. Watch closely the financial condition of the Association and the operating results, and to take the action required to keep these in a healthy condition.
- c. There shall be a cap of \$10,000.00 (ten thousand dollars) on expenditures made by the Board of Directors. Any expenditure above this amount shall be brought before the membership for consideration.
- d. Provide adequate insurance of the property of the Association and adequate insurance against liabilities.
- e. Have an Annual Budget prepared.
- f. Maintain all times an active program to promote the best interest of the Association.
- g. There will be four standing committees. All others are ad.hoc, The standing committees are:
 1. House/Social and Amenities
 2. Building and Grounds
 3. Finance and Records
 4. Security

ARTICLE V – MEMBERSHIP

SEC. 1 - WHEREAS each lot owner was required by virtue of his deed or contract to pay, beginning with the year 1954, an assessment of five (\$5.00) dollars per lot per year to the Longview Beach Club Association, Inc., for the maintenance of roads, clubhouse, athletic field and beach areas; and

WHEREAS, at the Special Meeting held at the Longview Beach Clubhouse on Saturday, January 12, 2000, the majority of the Association members present agreed that an increase in the Annual assessment was needed. A motion was carried that all homeowners with a one family dwelling (house) shall pay ONE HUNDRED AND THIRTY-FIVE DOLLARS (\$135.00) FOR THE FIRST LOT AND TEN DOLLARS (\$10.00) for each additional lot. Lot owners without any structure shall pay EIGHTY-FIVE DOLLARS (\$85.00) FOR THE FIRST LOT AND TEN DOLLARS (\$10.00) for each additional lot.

WHEREAS, at a closed session for members of the Homeowner's Association, after the Community Meeting, held at the LVB Clubhouse, on Saturday, October 11, 2014 the majority of the members agreed and motions were carried on the following By-Laws:

Annual assessments invoices are mailed in January each year. Annual assessments payments are due on or before the last day of February each year.

A charge of \$35.00 shall be made on any check made payable to Longview Beach Club Association, Inc. which is returned marked insufficient funds (NFS). Payment arrangements with applicable penalties must be voted on by Board Members.

A \$15.00 Late Fee will be charged on assessments paid on or after March 15th each year. If account is still delinquent at the end of the year, this late fee will be included in the balance forward of the next year and will continue to be charged each year the account is delinquent, until the account is paid in full.

An increase in the assessment for an additional lot increase from \$10.00 to \$20.00 was needed. All homeowners with a one family dwelling shall pay ONE HUNDRED AND THIRTY-FIVE DOLLARS (\$135.00) FOR THE FIRST LOT AND TWENTY DOLLARS (\$20.00) FOR EACH ADDITIONAL LOT. Lot owners without any structure shall pay EIGHTY-FIVE DOLLARS (\$85.00) FOR THE FIRST LOT AND TWENTY DOLLARS (\$20.00) FOR EACH ADDITIONAL LOT.

WHEREAS, the cost of the aforesaid maintenance requirements is constantly increasing; therefore, be it resolved that two-thirds (2/3) of the Board of Directors shall have the authority to propose an increase in the applicable assessment for such needs as they deem necessary to accomplish maintenance as well as other operating expenses. The membership shall be notified of the time and date of a hearing on such proposal.

WHEREAS, pursuant to the above provisions and road maintenance requirements, the Board of Directors, approved and submitted to the membership various alternatives for road maintenance, whereas ROAD FUND – Alternative #3, approved by a majority vote at our Annual Meeting on June 11, 1988, that the Association Members shall pay an Annual Forty Dollars (\$40.00) maintenance fee to be put into an interest bearing escrow fund to be used only for the perpetual maintenance of the roads.

WHEREAS, the needs of the Association and the roads of the community were deteriorating at a rapid pace due to heavy equipment and poor maintenance. The Association at a meeting on November 11, 2009 considered proposals to increase the Road Fee. At a special meeting of the membership, a majority of those attending voted to increase the ROAD FEE to Eighty Dollars (\$80.00) per annum per owner. Said funds to be deposited into the established road fund and used exclusively to maintain and repair the roads of the Longview Beach Club subdivision of St. Mary's County, Maryland.

WHEREAS, the transfer of property is frequently changing ownership; be it resolved that the buyer shall be governed by all assessments and articles of the Constitution and By-Laws as set forth by the Association. **All members report to the Board when they propose to sell their property, or when a new owner proposes to build on the property.**

WHEREAS, members currently receive an invoice for all property owned. If you have an outstanding debt and want to sell all, or a portion of your property, the entire amount of the outstanding debt must be paid in full before the property or portion of the property can be transferred to the new owner.

It is the responsibility of the property owners to inform their guests of LVBA's By-Laws and Rules and Regulations.

All persons in Longview Beach shall present, when requested, a valid LVBA Membership Card or Guest Card, as appropriate. To use the amenities you must provide a valid membership card or guest card.

Property owners must provide copies of the By-Laws and Rules and Regulations to their renters. The rental agreement must require their tenants to comply with such LVBA rules. Property owners will be held responsible for the tenant's adherence to Rules and Regulations of LVBA. Tenants cannot be a Member of the Association, so they must be provided Guest Cards by the property owner. They are encouraged to participate in LVBA activities. See Board of Directors for copy of By-Laws and Constitution.

WHEREAS, owners who intend to rent their property shall have the prospective renter appear before the Board of Directors, in order to be advised of the Association Rules and Regulations, prior to letting the tenants move into the property. Tenants must have a valid Longview Beach Club Guest Card to use LVB's amenities. (swimming/beach area, fishing pier, boating launch, basketball court, tennis court, children's playground, common areas)

Now, be it resolved, that each lot owner automatically becomes an active member of the Association upon payment of such assessments, providing however, that all previous assessments are paid.

SEC. 2 - That any unpaid assessment or fees for repair or maintenance to unkempt private property shall be filed and prosecuted to become a lien against the property. Should the Board of Directors take legal action in order to collect the due assessments, and if the Association is successful, all expenses involved in the legal action (attorney, court and interest on debt) shall be borne by the lot owner.

SEC. 3 – Every member of the Association must comply with the rules of the Association as set forth in the Constitution, By-Laws, Ordinances, Restrictions, the decisions of the Assembly, and of the Board of Directors. Each member is expected to do his utmost to promote the aims and purposes of the Association, the success of its operations, and the welfare of its members.

ARTICLE VI – AMENDMENTS

The Constitution and its By-Laws may be amended by a two-thirds (2/3) majority vote of members in good standing, present at an Annual Meeting or Special Meeting of the Association, provided written notice of the proposed amendment shall have been furnished to each member at least thirty (30) days prior to such meeting.

Any amendment to this Constitution and its By-Laws shall follow procedures provided herein and suggested by Robert's Rules of Order, Revised.

RESTRICTIONS

These Restrictions are encompassed in the Deeds of 1952 and thereafter run with and are a part of the restrictions and covenants of the deeds created pursuant to the six plats drawn and filed in the Land Records of St. Mary's County by J.R. McCrone in 1952 and 1953.

The Rules and Regulations contained herein are an integral part of Longview Beach and are prescribed to promote the general welfare of the residents and property owners. It will, also assure a successful Homeowner Association. These provisions are designed to protect the property value of all homes in the community. These Rules and Regulations apply to all Longview Beach homeowners, property owners, their associates, tenants, guest and all other persons within the Longview Beach Properties.

1. **NO** temporary structures, tents, trailers, motor homes, sheds or similar items will be allowed to be placed upon a lot for use as a dwelling or storage. Anyone intending to use the trailer, motor home or camper as a dwelling longer than forty-eight hours must be approved by the Board President. Longview is a community, not a campsite or storage site.
2. Vehicles, including trailers and motor homes, boats and boat trailers, may be parked on properties which have a permanent dwelling, provided that they are properly registered and licensed.
3. **NO** business may be conducted on said lots.
4. **NO** outside toilets may be erected. Temporary toilets are permitted and may be used for short term events.
5. **NO** appliances, such as kitchen appliances, shall be stored around the exterior of any property.
 - If the property is observed to be unsightly, the property owner will receive one written notice to restore their property to a neat and orderly condition.
 - If the property is not restored to a neat and orderly condition within one month (30 days) after the receipt of the written notice, the Board reserves the right to impose a fine, in an amount not to exceed \$100.00 per month, as deemed appropriate by the Association, for those months that the property is not maintained in a neat and orderly manner. Such fine assessed shall be regarded as dues and shall be collected as such.

This is a County Law and should supersede the Associations Law.

6. **NO** signs for advertising purposes shall be erected or placed on owners lot nor on the entrance to Longview.
7. All buildings erected thereon, shall be placed and set back not less than thirty (30) feet from the street line, and eight (8) feet from the side line of any lot, and shall conform to the laws of the State of Maryland and other regulations of St. Mary's County.

8. Only single family dwellings and one or two car garages may be constructed on said lot. No used or salvaged material which is unsightly in appearance to the community may be used on the exterior of any building and all dwellings must have a minimum floor area of five hundred (500) square feet. All buildings and plumbing shall conform to the laws of the State of Maryland and other regulations of St. Mary's County.
9. The above restrictions, except 1 and 3 shall not apply to lots 1 and 6 of Block 2 and all lots in Block 20A, 23, 23A, 24, 25, 26 and 30 within the bounds of the Longview Beach Club Subdivision.
- 10. Prior to building, all plans and specifications must be approved by the Longview Beach Club Association, Inc..**

ORDINANCES

These Ordinances shall affect and run with the land and shall exist and be binding upon all parties. The ordinances may be amended by a two-thirds (2/3) majority vote of the members in good standing at a designated meeting.

1. All plumbing fixtures, dishwashers, toilets or sewage disposal systems shall be connected to a septic tank or other sewage system constructed by the lot owner and approved by the appropriate governmental authority.
2. **No** animal or livestock of any description, except the usual household pets, shall be kept on any lot.

Household pets should adhere to animal control rules enforced by the county, e.g. all dogs should be confined or on a leash.

3. **No** stripped-down, partially wrecked, junk motor vehicle, or sizable part thereof, shall be permitted to be parked on any street in the Subdivision or on any lot.
4. **No** owner of any lot shall build or permit the building there on of any dwelling house that is to be used as a model house or exhibit unless prior written permission to do so shall have been obtained from the Board of Directors.
5. All lots, whether occupied or unoccupied, and any improvement placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon.
6. Property owners are responsible for maintaining homes and property in accordance with the St. Mary's County Housing Code, St. Mary's County Health Department Code and the Rules and Regulations of Longview Beach Club Association, Inc. Failure to maintain homes and property within specifications of the County's code will render the Association no choice, but to seek corrective action. The Association reserves the right to bill the property owner for the service. Any new construction, additions, etc. must have the required building permits and proper inspections.
7. The grass on each property must be mowed and maintained, on a regular basis, by property owner. If the Association determines the grass is not being mowed and maintained, the Association reserves the right to mow the grass upon any property and to assess a lawn mowing fee in the amount of \$60.00. Any such fee assessed shall be regarded as dues and collectable as such. Grass lengths longer than 8 inches will be considered in violation of the guidelines. The property owner will be notified in writing and will have seven (7) business days to respond or commence work on the problem.
8. **No** obnoxious, offensive or illegal activities shall be conducted on any lot nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood. Especially, during the hours of 10:00pm and 9:00am.
9. Profanity, boisterous, loud music and unacceptable behavior **will not** be tolerated at Longview Beach. It is unlawful for any person to make, cause or continue any loud, unnecessary noises, which annoy, disturb the comfort, peace, safety of others at any time, day or night. This includes audio equipment, ATV's, dirt bikes, motorcycles, dogs, etc. Report violations to the Sheriff's Department and give information to Longview's Security.

10. All trash shall be stored in covered sanitary trash cans and shall be disposed of on a regular basis. No lot should be used as a dumping ground for rubbish.
11. **No** trash, ashes, garbage or other refuse shall be dumped or stored or accumulated on any lot, or be thrown into or left on the shoreline or any waterway in the Subdivision. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted, except when done under guidelines of County Law.
12. Any dwelling or outbuilding on any lot in the Subdivision which may be destroyed in whole or in part by fire, windstorm or for any cause or act of God must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness, provided, however, that in no event shall such debris remain longer than six (6) months.

13. MOTOR VEHICLES

- All vehicles must obey the posted speed limit 20mph and in some areas 15mph, in Longview Beach.
 - Speed limits for streets and the rules governing the use of areas within the Subdivision shall be as promulgated from time to time by the Board of Directors. Appropriate postings of these speed limits shall be made.
 - Only licensed drivers are permitted to drive licensed motor vehicles within Longview Beach.
 - All vehicles, including boats and boat trailers, parked upon or in front of any property shall have an attached valid and current registered license plate. Person without a valid license plate will be reported to the LVB Security Committee and St. Mary's Sheriff's Department. This is a state violation and it's a State Law.
14. There shall be no access to any lot on the perimeter of the Subdivision except from designated roads within the Subdivision.
 15. The Board of Directors may allow reasonable variances and adjustments of these Ordinances in order to overcome practical difficulties and prevent unnecessary hardships in the applications of the provisions contained herein; provided, however, that such is done in conformity with the intent and purposes hereof and provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood or the Subdivision.
 16. The Association or any party to whose benefit these Ordinances inure may proceed at law or in equity to prevent the occurrence, continuation or violation of any of the Ordinances and the court in any such action may award the successful party reasonable expenses in prosecuting such action, including attorney's fees.
 17. Every one of the Ordinances is hereby declared to be independent of and severable from the rest of the Ordinances and of and from every other one of the Ordinances and of and from every combination of the Ordinances. Therefore, if any of the Ordinances shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability, or "running" quality of any other one of the Ordinances.
 18. The use of the name and facilities of the Longview Beach Club Association, Inc. is not permitted on flyers, posters, or for any other means of advertising for profit without the written consent of the Board of Directors.

19. ATV'S/Dirt Bikes

- ATV's and Dirt Bikes are banned from Longview Beach, effective January 15, 2015. St. Mary's Sheriff's Dept. and Longview Beach Security will work together to enforce the ban of the ATV's and Dirt Bikes in Longview.

20. GOLF CARTS

- Unlicensed/Unregistered motor vehicles are NOT permitted to be used on Longview Beach Association's community roads.
- Golf Carts with a maximum of six seats may be licensed/registered with LVBA Board of Directors, for use within Longview Beach, if the requirements below are met:
 - ✓ A golf cart is owned by a Longview Beach Homeowner Member in Good Standing.
 - ✓ Golf carts registration is limited to those vehicles powered to travel NO faster than 20mph and must be able to seat no more than six people. Note: The vehicle must have no more passengers than the vehicle has seats. Safety First!

21. CLUBHOUSE

- Requests for use of the Clubhouse are restricted to Members in Good Standing. Non-members can rent the Clubhouse, at a special rate, but must be approved by the Board of Directors. Request must be submitted to the Chairperson of the Clubhouse Committee or Designee.

21. NEIGHBORHOOD WATCH

- Property owners are encouraged to participate in the Neighborhood Watch Program and report violations to the Sheriff's Department. These violations include loud noises, such as music, vehicles, bikes, ATV's, dogs, suspicious activity, etc. If the Sheriff's Department does not respond, record the date and time that the violation occurred and give this information to the Chairperson of the Board's Security Committee, Longview's Security or to the Board President for appropriate resolution.