

BAYSHORE VILLAGE ASSOCIATION

HISTORY and GENERAL MEMBERSHIP INFORMATION

HISTORY In the early 1970's, two men purchased a peninsula on the north-east corner of Lake Simcoe. They had a vision and a dream to develop that property into a beautiful residential and retirement community. They drew up a document entitled "THE BAYSHORE IDEA", in which they pledged to develop the beautiful lands adjacent to Lake Simcoe with as little disturbance of nature as possible. Population density would be low; architecture would be harmonious, pleasing to the eye and blending with the land. Walkways would be created and recreational facilities provided for the enjoyment of the residents.

The following formal steps were taken to implement "The Bayshore Idea":

SUBDIVISION AGREEMENT - On April 30, 1975, these two Developers entered into a Sub-division Agreement with the Township of Mara (now part of Ramara Township) to enable them, by means of a registered plan, to subdivide the peninsula.

LETTERS PATENT - On November 8, 1976, by Letters Patent from the Province of Ontario, Bayshore Village Association was incorporated. Its purposes and objectives, summarized, were to foster and promote the interests of the property owners and to maintain, improve and protect Bayshore Village as a desirable retirement and residential community.

SUPPLEMENTAL LETTERS PATENT – On September 10, 1990 an application was made and the original Letters Patent were updated.

COVENANTS AND RESTRICTIONS - On November 9, 1976, the Developers registered on the title of each lot in Bayshore Village, a Declaration of Covenants and Restrictions, to provide for the retention of the values and amenities, and for the maintenance of the common lands and facilities. These Covenants and Restrictions provide for charging assessments to the Members and for the establishment of an Architectural Committee to maintain architectural control. The Covenants and Restrictions are registered in the Land Registry Office, Barrie, Ont. as Instrument 8506, and run with the land for a period of forty years and ceased to be in force after December 31, 2015.

BYLAWS - On December 1, 1976, Bayshore Village Association enacted its By-laws to provide for the management of its common properties, to exercise all its rights, powers and privileges, and to enforce all the covenants, restrictions, reservations, agreements, easements, charges and liens contained in the Covenants and Restrictions. These By-laws have been amended by the Membership from time to time.

ARCHITECTURAL REQUIREMENTS - As provided for in Article 6 of the Declaration of Covenants and Restrictions, the Bayshore Village Association developed a list of Architectural requirements to enable it to maintain architectural control over the construction of homes in the Village. These Architectural Requirements outline the building guidelines and the approval process for building plans.

On December 18, 1988 the Developers transferred control of Bayshore Village Association to the property owners who thus assumed responsibility for the management of the common properties, the enforcement of the Covenants and Restrictions, the Architectural Requirements, By-laws, Rules, etc.

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The series of Bylaws, Rules and Regulations have been developed by the Board of Directors and approved by the Membership at a General Meeting called for that purpose. Said Bylaws and Rules and Regulations have been updated, upon approval of the membership, over the past years.

All Members should make themselves familiar with the By-laws, the Architectural Requirements and the Rules and Regulations of the Association. The intent of these various documents is not to complicate, restrict or inhibit enjoyment of life within the Village by members. Rather, it is to provide a framework within which architectural integrity and investment values are maintained, and all Members can enjoy the lifestyle and amenities envisioned in the "Bayshore Idea", and which make Bayshore Village the uniquely attractive and enjoyable place which it is.

MEMBERSHIP in the Bayshore Village Association was a mandatory requirement for all lot and living units owners and the owners had no option but to become a member of the Association. The requirement was contained in the Covenants and Restrictions.

The Covenants and Restrictions were to remain in effect for 40 years and would cease to exist on January 1, 2016.

FUTURE DIRECTION - The membership approved the establishment of several committees to develop a plan of action to determine the future direction of Association after December 31, 2015.

Many meetings were held with the members over the years and in 2013, it was recommended by the Covenants and Restrictions committee, adopted by the Board and approved by the Membership, that the Association would continue on as a non-share, Not for Profit Organization, operating as such under the Corporations Act of Ontario and would be an association for the exclusive use of its' Members.

When the Covenants ceased to exist after December 31, 2015, membership would be voluntary and existing members would have made the decision to retain their membership or terminate their membership.

In the spring of 2013, the Provincial government introduced new legislation related for "Not for Profit Corporations" in the province and that legislation was proclaimed in 2016, as "ONCA" –the Ontario Not for Profit Corporations Act.

All of the Bylaws of the Association were updated in 2014 to current wording, definitions and legal requirements and to accommodate the key "Articles" of the Covenants, as well as the key items from the ONCA legislation.

On January 1, 2016 a new set of Bylaws for the Bayshore Village Association were implemented.

New Members who want to join the Bayshore Village Association, may be required to pay the Initiation Fee and a Membership Renewal Fee, including all outstanding interest charges, when their application for membership is approved.

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MEMBERSHIP COMMITTEE

The Membership Committee, which consists of a least five members, three Board members and two members of the Association, will be responsible for reviewing all applications for membership and for submitting recommendations to the Board.

RIGHTS, PRIVILEGES AND DUTIES OF MEMBERS

Any person having been accepted as a member of the Association may use all of the facilities and common lands and activities of the Association.

Each member, once accepted into membership, agrees to accept and be bound by the bylaws, rules and regulations of the Association.