

**BY - LAWS
OF THE GLEN AT TAMIMENT PROPERTY OWNERS ASSOCIATION, INC.**

ADVISORY COMMITTEE

ADOPTED the 5 day of OCT., 2002.

ARTICLE I. - IDENTITY

The within By-Laws shall govern the operation of The Glen Advisory Committee (hereinafter "The GAC"), of The Glen at Tamiment Property Association Inc., created by the Board of Directors of the Glen at Tamiment Property Owners Association, (hereinafter The Board).

The GAC is organized for the purpose of acting as advisors to The Board and increasing membership participation in the decision making process of the Glen At Tamiment Property Owners Association (hereinafter "Glen POA").

The office of The GAC shall be at the Glen POA office or at such location as may be subsequently designated by the membership of the GAC as hereinafter indicated.

ARTICLE II.

ADVISORY COMMITTEE MEMBERSHIP AND VOTING PROVISIONS

Section 1. Membership. Membership of the GAC shall be limited to property owners at The Glen.

Section 2. Number, Term and Qualifications. The affairs of The GAC shall be governed by the GAC Members composed of not less than nine (9) persons. Members shall be elected by the Glen Property Owners Association at the annual membership meeting starting in 2003, and shall serve for a term of three (3) years at the conclusion of which the elected member may seek reelection in accordance with the nomination committee guidelines if he/she so desires. The terms of the members shall be staggered so that the term of one-third (1/3) of the members, or as close thereto as possible, will expire each year. To qualify, a property owner of the Glen must be at least eighteen (18) years of age and a member in good standing. No members of the same household may simultaneously serve

on the GAC and Glen POA Board of Directors, however household members may be appointed to committees appointed by the GAC.

Section 3. Initial Members.

(a) The following are the names of the initial members of The GAC, appointed by the Board.

1. Martin Alper _____
2. Rhoda Barris _____
3. Bernard Sopko _____
4. Donna Felter _____
5. Lynn Pelton _____
6. Mary Mauro _____
7. Daisy Wei _____
8. Philip Villone _____

Section 4. Removal of Members. A member of the GAC may be removed in the same manner as a member of the Glen POA Board. The procedures set forth in Article 4, Section 10 of the Glen POA By-Laws is incorporated herein by this reference as if set forth in its entirety herein.

Section 5. Vacancies of Membership. If a position on The GAC becomes vacant by reason of death, resignation, removal from office, or otherwise, a majority of the remaining members, through not less than a quorum, may choose a successor or successors to fill such vacancy for the remainder of the term. The election held for filling said vacancy may be held at any regular or special meeting of The GAC.

Section 6. Disqualification and Resignation of Members. Any Member may resign at any time by sending a written notice of such resignation to the Secretary of the Board or Chairman of The GAC. No Member shall continue to serve on the GAC should he or she be more than one quarter delinquent in the payment of any assessment, annual maintenance fee, monthly installment payment, or other charges. Said delinquency shall automatically constitute a resignation. Failure of a Member to attend at least four (4) meetings of the GAC in a twelve (12) month period without a reasonable excuse to the remaining members shall also constitute an automatic resignation. The Secretary shall send a notice of pending automatic resignation to the member indicating the date of the meeting at which said resignation will be considered by the GAC Members in accordance with Article II, Section 4.

Section 7. Voting. Each member of the Advisory Committee shall be entitled to one (1) vote. A majority of the membership at each meeting, given that a quorum is present, shall vote and decide any questions relative to the authority of The GAC membership, unless the Declaration of Conditions, Covenants and Restrictions or the By-Laws of the Association or By-Laws of The GAC provide otherwise. The Chairperson may deem the usage of proxy votes acceptable in certain situations. Proxy votes will be considered acceptable if cast either in writing, telephone, or by E-Mail.

Section 8. Quorum. Unless otherwise provided in these By-Laws, the presence in person of not less than four (4) of the GAC Membership shall constitute a quorum.

Section 9. Compensation. Membership on The GAC is entirely voluntary. Monetary reimbursement may be required from time to time for expenses incurred for doing business for the Association as approved by the Board.

Section 10. Duties. The Members of The GAC shall act in an advisory capacity to the Glen POA Board. The duties of the GAC shall specifically include but not be limited to assisting, suggesting, and acting as advisors in the following matters as may be deemed necessary:

- (a) The collection of assessments, fines, and other charges.
- (b) The employment, dismissal, and necessary control of the personnel necessary for the maintenance and operation of the association, including the employment of attorneys, accountants, contractors, and other professionals.
- (c) The contracts for the management of The Glen.
- (d) The maintenance, repair, and replacement of all furnishings, furniture, fixtures, and equipment owned by The Glen.
- (e) The adoption, publishing, and enforcing, from time to time, the Rules and Regulations relating to The Glen.
- (f) The designation of sub-committees and the appointment of property owners to serve on those committees. Sub-committees shall be designated for the purpose of organizing projects and events associated with the Glen POA and its affairs.
- (g) The publishing of a newsletter for the purpose of informing the Property Owners of pertinent issues relating to The Glen.

- (h) The GAC members shall, each year, form a Nominating Committee comprised of not less than three (3) or more than five (5) of its members who are not seeking election or re-election to any available position. The Nominating Committee shall prepare a slate of candidates, in accordance with its guidelines, for the Board of Directors and, GAC positions available which shall be placed on the ballot presented to the ownership for the purpose of election voting, either in person or by proxy.

ARTICLE III. - MEETINGS OF THE MEMBERSHIP

Section 1. Place. All meetings of The GAC shall be held in Lehman Township Pike County, Pennsylvania. The location of the meetings shall be stated in the notice of the meetings and shall be open to all Glen Property Owners.

Section 2. Notice. It shall be the duty of the Secretary to mail, e-mail, call, or deliver a notice of each meeting, stating the time and place thereof, to each GAC member. Notice of any special meeting shall state the purpose of that meeting and shall be mailed or delivered to the address of the GAC member as it appears on the books of the Association.

Section 3. General Meeting. The GAC shall hold four annual general membership meetings. One of these meetings shall be concurrent with a Glen POA annual meeting. The GAC shall set the agenda for such a meeting, in writing, and prior to said meeting provide notice of the same to all property owners.

Section 4. Special Meeting. Special Meetings of the members for any purpose or purposes, unless otherwise prescribed by any statute, may be called by the Chairman. A Special Meeting may also be called by the Secretary, at the request in writing of a majority of The GAC membership. All such requests shall state the purpose or purposes of said meeting. Business transacted at all Special Meetings shall be confined to the subject or subjects stated in the Notice thereof.

Section 5. Adjourned Meeting. If any meeting of members cannot be organized because a quorum of voting members is not present, the meeting can be held for discussion purposes; however, no items may be voted upon until a quorum is present.

Section 6. Board of Directors. The Board of Directors and the Manager of the Glen at Tamiment Property Owners Association, Inc. shall be entitled to attend all GAC Meetings and may designate such person(s) as it desires to attend such meetings on its behalf.

ARTICLE IV.

Section 1. Elective Officers. The principal officers of the GAC shall be a Chairperson and a Secretary, who shall be elected by the GAC at the first meeting of the GAC following election. The GAC may also elect a co-chairperson, co-secretary, and such other offices as the GAC members deem appropriate. One person may not hold more than one of the aforementioned offices.

Section 2. Term of Office. Officers of the GAC shall hold office until the next election at which time there shall be a re-organization of the Committee. Any officer may be removed from his/her position by a majority vote of the GAC. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by an affirmative vote of the GAC.

Section 3. The Chairman. The Chairman and/or Co-Chairman shall be the chief officer(s) of the membership and shall preside over all meetings of the GAC. The Chairman shall have executive powers and general supervision over the affairs of the Advisory Committee and other officers.

Section 4. The Secretary. The Secretary and/or Co-Secretary shall issue Notices of all GAC meetings. The Secretary shall attend and keep minutes of all meetings and have charge of any records or papers that may result from such meetings. The Secretary shall be required to read the minutes at all meetings and present a typed copy to each member for their records.

Section 5. Committees. The GAC may create committees as it deems appropriate. GAC members may sit on such committees, however the GAC may also appoint members in the community to such committees. A member must be in good standing and at least eighteen (18) years of age to be appointed to a GAC committee.

ARTICLE V. B REVIEW OF FINANCES, ASSESSMENTS AND MAINTENANCE
FEES

Section 1. Annual Budget. A maximum of three members of the Advisory Committee shall be appointed to serve on the Finance Committee. These members shall review the proposed budget and books of the Common Expenses of the Glen not less than forty-five (45) days prior to the meeting at which the budget will be considered.

Section 2. Annual Maintenance Fee Assessments. The Advisory Committee may request from time to time to review the on-going costs and up-to-date records of expenditures, to make certain that the costs being incurred are reasonable, adequate, and not excessive for the amounts associated with the Annual Maintenance fee for The Glen.

ARTICLE VIII. B RULES AND REGULATIONS.

Section 1. Rules and Regulations. The membership may, from time to time, suggest changes and amendments to previously adopted administrative rules and regulations governing the details of the operation of the Advisory Committee and the operation, use, maintenance, management, and control. The Board of Directors of the Association shall receive written or verbal communication of any and all suggestions.