

Membership Agreement Association Lac Sir-John

Welcome

The Association Lac Sir-John (ALSJ) is pleased to welcome you and your household as members of our lake community association, ALSJ, with all its accompanying benefits, rights, and obligations. Membership commences with signature of this agreement.

Your household membership, valid for you and your co-habitants, lasts for as long as you continue to own this property. Your membership will terminate when your property is sold; then the new property owner(s) will need to sign a new Membership Agreement to activate membership rights.

Purpose and Legal Status

The mission of ALSJ is to defend and promote the interests of Lac Sir-John property owners, particularly private access, community engagement and environmental stewardship.

ALSJ is incorporated as a non-profit organization under Quebec law. In a non-profit organization, the members are equal participants in the corporation, but can derive no personal financial advantage from such membership. Therefore, any property owner with a habitable dwelling in the defined Lac Sir-John territory, and paying municipal property taxes on their house, is both entitled and required to have an activated membership in the Association Lac Sir-John. A property owner of a lot without a habitable dwelling may voluntarily choose to pay partial dues and activate membership. Throughout the remainder of this document, the term “membership” refers to an activated membership.

Benefits

ALSJ provides the following benefits which it delivers to the best of its ability:

- Represents common community interests to the Lachute, Gore and Argenteuil municipalities and other regional lake associations,
- Controls access to our 120-hectare lake, eight kilometers of private roads and seven community beaches,
- Provides exclusive access to trails on forested greenspace, in the process of being recognized as a Private Nature Reserve in perpetuity under Quebec law,

- Supports the development of community spirit through social and cultural activities,
- Preserves the pristine environment of lake water quality, natural plants, and wildlife habitats,
- Provides regulations to ensure community harmony,
- Shares information on common issues and interests through electronic media and newsletters, and
- Prepares for and responds to natural disasters and emergencies.

ALSJ provides certain services to members that are not provided by municipalities, in particular the maintenance, repair, and improvement of our roads and beaches. Association dues are collected for roads and beaches, any common property taxes, environmental testing and remediation, social activities, and professional fees. The cost of our services is shared equally across all households regardless of municipal property tax assessment or location on our roads. There are reduced Association dues for property owners with direct access to highway 329 or without a habitable dwelling.

Community Interests and Values

The Lac Sir-John community is an inter-generational, diverse community of full-time, seasonal, and part-time residents of many backgrounds using either or both of Canada's official languages. The success of this community depends on the civility, engagement, and cooperation of its residents. Good neighborliness and the commitment to protect our natural environment enhance not only our enjoyment but also our property values. Our lake regulations stem from a long, unbroken legacy dating back to the origins of the Sijolm corporation in 1967 and its predecessor, the Sir John's Lake Club incorporated in 1963.

Our private community embraces the quiet use and sustained stewardship of our pristine environment with its natural wildlife. Snowmobiles, drones, and gasoline-powered motorboats are not permitted. Electric boat propulsion is limited to a maximum speed of 6 kilometers an hour.

ALSJ operates entirely through volunteers who take positions on the Board of Directors and Executive Committee. All members are expected to participate in at least one committee or annual activity, if able, and to be good neighbours.

Membership Rights

Members have the right to:

- a. Vote, based on one equal vote per member household,
- b. Attend ALSJ meetings, vote on issues and elections, and help shape ALSJ policies,
- c. Hold an elected position as a director or officer,
- d. Access our private beaches and lake to swim, fish, and use your watercraft,
- e. Use our private roads which are maintained throughout the year, and
- f. Access the trails of the Lac Sir-John Private Nature Reserve.

Membership Obligations

Members have the obligation to:

- a. Pay the annual Association dues on time, as well as any special assessment if required,
- b. Comply with ALSJ bylaws,
- c. Conduct themselves in accordance with *Guidelines for Harmonious Lac Sir-John Community Living*, and its successor versions,
- d. Commit that you or your estate shall disclose in any real estate listing and upon transfer of the property title that the new owner(s) will need to sign a new Membership Agreement to activate the above membership rights; thus, committing to the payment of annual Association dues, compliance with Association bylaws, and adherence to the *Guidelines for harmonious Lac Sir-John community living*,
- e. Attend annual Association General Meetings unless unable to do so, and,
- f. Volunteer for at least one role, committee, or community activity yearly, unless unable to do so.

If the obligations to pay Association dues, comply with bylaws or conduct themselves in accordance with the *Guidelines* are not met, a warning will be issued. If the situation is not rectified, certain benefits and rights will then be suspended, and other consequences may ensue.

Membership Agreement

Upon signature of the property owner(s) and the ALSJ President, this document becomes the formal Membership Agreement. This activated membership will then be registered in the official corporate Registry of Membership Agreements and retained as proof that the property owner is now a full participant in the non-profit Association Lac Sir-John, and that the owner and his co-habitants have been granted ALSJ's associated membership benefits and rights, in return for accepting its obligations

MEMBERSHIP AGREEMENT
Owner(s)' Agreement and Commitment:

I (we) hereby agree to the terms of this Agreement with its accompanying rights and benefits; and I (we) certify that my (our) household and my (our) invitees will comply with the terms and obligations set out in this Agreement in return for the specified rights and benefits.

Civic Number of Lac Sir John dwelling _____

Name(s):

(Print names of owner(s))

Below add the signatures of owner(s) of the property :

Alternative mailing address (if any) _____

Email and phone contact information:

Date: _____ *Place:* _____

Name _____ *Signature* _____

(Signature of the Association's President on behalf of ALSJ)

This document will be kept in ALSJ's Registry of Membership Agreements.

A copy of this document should also be kept by the property owner(s).

Designation of the Voting Member of a residence within the Association Lac Sir-John community territory

For the Lac Sir-John residence bearing the civic number _____

_____ is designated as the voting member of this residence *Print name above.*

Print the owner's name and add signature below.

Signed by _____

Being the owner of this property who has signed a Membership Agreement.

Date: _____

NOTE: This designation of the household member who has the right to vote on ALSJ issues may be altered at any time, by the owner who has signed above, simply sending a letter or an email to the President of the ALSJ identifying the change of the name of the designated household member.

Voting members must be 18 years of age or more and must be either an owner or one of their co-habitants.

Copies of this document shall be kept by both the ALSJ and the voting member. The ALSJ copy will be kept in the Registry of Membership Agreements.

This form should be filled out at the same time the Membership Agreement is signed by the owner(s) and the President.

Regular adult co-habitants of this dwelling with civic number _____ ,

who should be entitled to full membership privileges because the owner(s) has signed the Membership Agreement activating household membership rights and benefits.

Print their names and email addresses clearly below.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The owner(s) can at any time change this list by sending an email to the ALSJ President or Membership Officer.