



EC Waldheim Park Association

Waldheim Park - Allentown, PA 18103-6701

BY-LAWS AMENDMENT

ARTICLE V: COTTAGES

SECTION 1 LEASING OF LOTS

I. Fees:

1. The rental of lots shall be on the basis of a charge per year as set by the Board of Directors. The charge for maintenance of the Park, water, removal of trash and leaves, shall be include in the rental fee. It is payable on the first day of May each year. On June 1st the amount will be increased by five percent (5%). On July 1st the amount will be increased by another 5 percent (5%). On August 1st the amount will be increased by another 5 percent (5%). On September 1st and every month thereafter until totally paid, the amount will be increased by five dollars (\$5).
2. Should at any time, the Annual Fees remain unpaid for a period of one year after they become due and payable, the said Lessee will be notified of the delinquency, including late fees. Thirty (30) days after the first such notification, the Lessee will then be notified by Certified Letter with a signed Return Receipt requested. If there is no response within thirty (30) days of receipt of this Certified Letter, the lease and all the Lessee's stock shares will be forfeited, and the Lessor shall have full right and authority to enter upon said lot and sell thereon, for such arrearages, together with penalties and interest. Certified Mail that is deemed refused or undeliverable by the US Postal Service will not exempt the cottage owner from such actions to be taken by ECWPA.
3. Lessee is responsible for the cleaning of leaves on their leased property by June 15th of each year. Lessee will be assessed a fee in addition to the maintenance fee if their leased property must be cleaned by lessor.
4. A limited number of garages may be made available for rent to cottage owners, at the discretion of the Board. Rental agreements shall be for a period of one year. Rent shall be due and payable on March 1st for the calendar year. The rental rate shall be determined by the Board.

Page 19 of the Charter & By-Laws dated August 2021

"To Know Christ and to Make Him Known"

FEES AS APPROVED AT 2022 05 09 BOD MEETING