



## UCI Membership Policy

### Purpose and Authority

This policy is intended to clarify and implement the provisions of the Ulmstead Club Inc. By-Laws. In the event of any conflict between this policy and the By-Laws, the By-Laws shall control. This policy establishes clear procedures for membership qualifications, dues collection, voting rights, membership suspension, membership revocation, and membership reinstatement in accordance with the Ulmstead Club, Inc., By-Laws (February 2020), Nautical Rules, Court Club Rules and Swim Club Rules.

The Board of Directors retains the authority to interpret this policy and the By-Laws and to apply them to specific circumstances not explicitly addressed herein.

### Definition of a “Member in Good Standing”

- A. A member in good standing is an Ulmstead Club Inc member who:
  - 1. Has paid all dues, fees, assessments, and charges owed to Ulmstead Club Inc.;
    - a. Payment of the initiation fee in effect at the time of application is required for all new memberships and for any reapplication following a revocation of membership.
  - 2. Is not subject to suspension or revocation of membership privileges; and
  - 3. Is otherwise compliant with the Ulmstead Club Inc By-Laws and rules adopted pursuant to the By-Laws.

### Qualifications *(Article I, Section 1 of the UCI 2/2020 By-Laws.)*

- A. Each voting member of Ulmstead Club, Inc., shall meet the following requirements:
  - 1. Be a **resident homeowner** or joint homeowner in Ulmstead Estates or a homeowner who was previously a resident and is now away temporarily from Ulmstead Estates.
  - 2. Have made application for membership electronically and/or on a form provided by Ulmstead Club, Inc., and shall have paid the membership initiation fee and any other fees required for membership.
  - 3. Be in good standing with Ulmstead Club, Inc., and current in all dues, assessments, and fees.
  - 4. Comply with the provisions of the By-Laws and all rules and regulations adopted pursuant to the By-Laws.
- B. The duration of a voting member’s rights and privileges shall be limited to the period of residency and home ownership in Ulmstead Estates or as otherwise specified in the By-Laws.



## Membership Privileges

- A. Members in good standing, and their immediate family members residing with them, may use all Ulmstead Club, Inc. facilities and property. (*Article I, Section 2 of the UCI 2/2020 By-Laws.*)
- B. Members in good standing may vote in person or by proxy at UCI budget, annual and special meetings limited to one vote per residence. (*Article II, Section 6(a-c) of the UCI 2/2020 By-Laws.*)
- C. Lessees of the home of a previous resident member provided that all dues, fees, user charges and assessments are current and provided the lease is for a term of greater than three months. (*Article I, Section 2(b) of the UCI 2/2020 By-Laws.*)
- D. Individuals occupying, a member in good standing's residence, for hotel or transient purposes, including, but not limited to, room-letting services such as AirBnB and VRBO (as examples) shall not be permitted to use facilities and property of Ulmstead Club, Inc., except when accompanied by a member or one of his/her immediate family. (*Article I, Section 2 of the UCI 2/2020 By-Laws.*)
- E. Members in good standing may also apply for membership in the Nautical Department, Court Club and Ulmstead Swim Club, Inc.

## Voting Rights and Annual Membership Record Date

- A. Every resident member (one vote per residence) has the right to vote unless:
  - 1. Their membership has been suspended or revoked, or;
  - 2. The Treasurer certifies, prior to a UCI meeting, that the member is delinquent in dues, assessments, or fees. (*Article II, Section 6(a) of the UCI 2/2020 By-Laws.*)
- B. To ensure orderly administration of meetings and accurate voter lists, the Board establishes a record of membership, in good standing, 3 days before any meeting of the membership to determine voting eligibility. On that date, the Treasurer will review all member accounts and certify who is eligible and ineligible to vote at the upcoming meeting. (*Article II, Section 6(a) of the UCI 2/2020 By-Laws.*)
- C. Members must be current on all dues, assessments, and fees as of the record date to be eligible to vote at that meeting. If payment is made after the record date but before the meeting, the member becomes a voting member in good standing again for future meetings, but not for the meeting whose record date has passed.



## **Late Fees and Delinquency**

- A. Annual assessments (dues) are due prior to February 1 each year. (*Article VI, Section 3 of the UCI 2/2020 By-Laws.*) Any unpaid balance after February 1 is considered delinquent.
- B. Any resident who does not pay the annual assessment (dues) in full by February 1 will be charged a late fee in the amount set forth in the Board approved Schedule of Fees (\$45 as of 2026).
- C. For purposes of UCI's collections policy, annual assessments (dues) and any associated late fees are treated as obligations tied to the property. Late fees may be charged on unpaid assessments (dues) attributable to a property whether or not the current resident is a member of UCI, and must be paid along with cumulative annual dues, fees and assessments for the property in order for any resident of the property to become or remain a member of UCI in good standing. (*Article VI, Section 5(b) of the UCI 2/2020 By-Laws.*)
- D. The Board may extend the late fee application date for a given year and will provide at least 30 days' notice to member before applying the late fee.

## **Suspension of Membership** (*Article I, Section 3 and Article VI, Section 5 of the UCI 2/2020 By-Laws.*)

- A. Membership privileges shall be suspended by the Board of Directors after a written notification and a hearing for nonpayment of dues, fees, and/or assessments owing to Ulmstead Club, Inc., and being due for a period of sixty (60) days.
- B. Membership privileges may be suspended by the Board of Directors after written notification and a hearing for failure to conform to the provisions of the By-Laws and the rules and regulations adopted pursuant to the By-Laws. Written notification and the hearing should occur within 60 days of the Board of Directors receiving notification of the deficiency.
- C. The Board of Directors may suspend all or some member privileges, including voting rights, use of facilities, and /or UCI properties such as; rec center, beach/spit, shore areas, ball field, tennis/pickleball courts, boat ramp, docks, slips, and dinghy racks.
- D. Suspended membership privileges may be restored upon payment of monies owed to UCI. For other deficiencies, privileges may be restored by a decision of the Board of Directors after the deficiency is corrected.



**Revocation of Membership** (*Article I, Section 3 and Article VI, Section 5 of the UCI 2/2020 By-Laws.*)

- A. Following a suspension, if a deficiency remains uncorrected for 120 days, membership may be revoked by the Board of Directors after written notification, to the resident, warning of such action.
- B. Revocation of membership in UCI also extends to revocation of membership in the Nautical Department and Court Club.
- C. A resident whose membership has been revoked must resubmit a new application for UCI membership, be current in all dues, fees and assessments owed through the date of revocation (including any amounts that accrued while the resident was not a member), pay the membership initiation fee in effect at the time of reapplication, and meet all other requirements for membership.

**Leave of Absence**

- A. A member may request on or before January 31, a one (1) year leave of absence by a written petition to the Board of Directors. The leave of absence may be granted on grounds of financial hardship, e.g., loss of job, major medical expenses, etc. No more than two consecutive leaves of absence will be granted. A second Leave of Absence requires a second petition to the Board of Directors. The member's privileges will be suspended during the leave of absence, including voting, use of UCI facilities and properties, Nautical Department and Court Club membership. When a leave of absence is terminated, the member may be reinstated upon immediate payment of all applicable back dues, fees and assessments. Otherwise, membership will be revoked. (*Article I, Section 4 of the UCI 2/2020 By-Laws.*)
- B. When a Leave of Absence is granted by the Board, the late fee will be waived provided the Leave of Absence request is made prior to January 31 of the year for which the leave is requested.
- C. Revocation will be administered in accordance with the UCI By-Laws process which provides for written notice from the Board of Directors and a hearing before the Board of Directors prior to revocation of membership privileges.
- D. During a leave of absence, Nautical Department priority list position will be retained.

**Non-member Resident as Guest** (*Article I, Section 5 of the UCI 2/2020 By-Laws.*)

- A. No person whose membership has been suspended or revoked or is a resident of Ulmstead Estates but not a member of Ulmstead Club shall not be permitted to use UCI, Nautical and Court Club facilities or the property as a guest of a UCI member.



## Member Request to Terminate Membership

Because the By-Laws do not address requests to terminate membership, any request for termination of membership will be processed through the suspension and revocation provisions of *Article I, Section 3, of the UCI 2/2020 By-Laws* unless the member elects to waive that process.

### A. By-Laws Process

1. Your membership may proceed through the suspension and revocation process outlined in *Article I, Section 3, of the UCI 2/2020 By-Laws*, which provides for written notice from the Board of Directors and a hearing before the Board of Directors prior to the Board of Directors decision regarding revocation of membership privileges.

### B. Waiver of By-Laws Process

1. Alternatively, because voluntary resignation indicates that the member wishes to end their membership in UCI, the member may waive the suspension and revocation process described in *Article I, Section 3 of the UCI 2/2020 By-Laws*. If the member elects this option, the Board of Directors will, at the member's request, treat the membership as revoked effective January 31, 20xx, without further notice, hearings, or proceedings.

### C. Implications of Resignation

1. Once membership is revoked, all membership privileges, including voting rights and use of UCI facilities and properties, cease pursuant to *Article I, Section 3 and Article II, Section 6 of the UCI 2/2020 By-Laws*. Revocation also terminates Nautical Department, Court Club, and Ulmstead Swim Club, Inc. membership. Any further return to membership would require submission of a new membership application, payment of the initiation fee, and compliance with the membership qualifications set forth in *Article I, Section 1 of the UCI 2/2020 By-Laws*, as well as any other applicable UCI By-Law provisions and policies in effect at the time of the new application. This reapplication would include payment of all back dues, fees, annual late fees and assessments as well as the membership initiation fee in effect at the time of the new application. Additionally, requests would need to be submitted to Nautical Department and Court Club for membership. In the case of Nautical Department, this new request means your position on the Priority List would go to the bottom of the Priority III list.



## **Membership Transfer/Change in Ownership**

Membership in Ulmstead Club Inc is associated with residency and home ownership in Ulmstead Estates and is not transferable between individuals, including family members, or properties. A change in ownership of a residence requires the new resident to apply for membership and comply with the membership requirements and fees in effect at the time of application. Members in Good Standing that move within Ulmstead Estates will remain a member of Ulmstead Club Inc and are not required to reapply for membership.

## **Resident but Not a Member**

- A. Resident of Ulmstead Estates who has never joined UCI may not use the UCI facilities, even as a guest of a UCI member. *(Article I, Section 5 of the UCI 2/2020 By-Laws.)*
- B. For purposes of becoming a member of UCI, in good standing, in the future, the property remains subject to the cumulative annual dues, fees, and assessments, even during periods when the resident is not a member of UCI. *(Article VI, Section 5(b) of the UCI 2/2020 By-Laws.)*
- C. Any resident, non-member of UCI, who chooses to join UCI will be required to pay the current membership initiation fee in effect at the time of joining. *(Article VI, Section 5(c) of the UCI 2/2020 By-Laws.)*

## **Membership and Nautical** *(UCI Nautical Department General Rules Sections 1.A)-C)*

- A. Mere ownership interest in a residence is not sufficient to be eligible to select/use a slip. The vessel owner and principal operator must physically reside (i.e. live, eat, sleep, etc.) in Ulmstead Estates to be eligible to select/occupy a slip. *(UCI Nautical Department General Rules Sections 1.A)*
- B. In order to be eligible to select a slip all outstanding UCI dues, fees and assessments must be paid in full prior to date of record 3 days prior to slip selection. *(UCI Nautical Department General Rules Sections 1.B)*
- C. Nautical Department membership requires being a UCI member in good standing and must also be on the Slip Selection Priority List. *(Article V, Section 9, Article VIII, Section 2 of the UCI 2/2020 By-Laws and UCI Nautical Department General Rules Sections 1. C)*
- D. Should a Class III Nautical Department member choose to forgo their UCI membership (not paying UCI dues, fees and assessments), they lose the use of the Nautical Department facilities, marinas, slips, boat launching ramp and their position on the Nautical Department Slip Selection Priority List. Should they choose to re-join UCI and the Nautical Department, they will be treated as a new member and will be placed at the bottom of the Slip Selection Priority List. *(UCI Nautical Department General Rules Sections 1.C)*



### **Membership and Court Club** (*Ulmstead Court Club Rules 1.*)

- A. To become a member of the Court Club, a UCI resident must be a UCI member in good standing having paid all dues, fees and assessments owed to UCI.
- B. Ulmstead Estates residents who are not a UCI and Court Club member may not use the Courts, even as a Court Club member's guest.

### **Membership and Ulmstead Swim Club and Swim Team**

- A. To become a member of the Ulmstead Swim Club and Swim Team, a UCI resident must be a UCI member in good standing having paid all dues, fees and assessments owed to UCI.

### **Adoption and Effective Date**

This policy was adopted by the Board of Directors of Ulmstead Club, Inc. on April 22, 2026, and is effective as of April 23, 2026.