

BE IT RESOLVED, That the by-laws of Old Town Lodge No. 751, A.F. & A.M., be amended to make Article 18 read as follows:

Article 18
Special Power of Trustees

Section 1. The use of the Lodge building for purposes other than Lodge business or Lodge-sponsored events shall be subject to the provisions of this Article 18 and to such rules and regulations not inconsistent with this Article as the Trustees may determine to be in the best interests of the Lodge.

Section 2. (A) Any member of the Lodge in good standing shall be permitted to use the Fellowship Hall and kitchen in the Lodge building for social meetings that are not related to any commercial or business enterprise (such as family reunions, birthday parties, or receptions). No alcoholic beverages shall be permitted, served or consumed at such meetings, nor shall any activity be permitted to take place which is prohibited by The Code or which would constitute a violation of any insurance policy covering the Lodge.

(B) Any non-member of the Lodge may be permitted to use the Fellowship Hall and kitchen for the same purposes as set forth above for members; provided, however, such use by a non-member shall be permitted or denied in the Trustees' sole and absolute discretion. In the event the permitted use of the Fellowship Hall and/or kitchen by a non-member would conflict with a member's use, the member's use shall take precedence over the non-member's use.

Section 3. Schedule of Fees. In order to offset the costs of utilities, convenience supplies, and ordinary wear and tear on the Lodge facilities, furniture, and equipment, the following amounts shall be paid to the Lodge for the uses contemplated by this Article:

- (A) A member shall pay to the Lodge on or before the first Stated Communication following the member's use \$100 for use of the Fellowship Hall only, and \$200 for use of the Fellowship Hall and the kitchen facilities.
- (B) A non-member shall pay to the Lodge on or before the day of the non-member's use \$200 for use of the Fellowship Hall only, and \$300 for use of the Fellowship Hall and the kitchen facilities.
- (C) The member or non-member shall be responsible for cleaning the areas of the Lodge used pursuant to this Article, including, without limitation, sweeping,

vacuuming, wiping tables, washing all dishes and utensils, and removal of all waste and garbage to the designated Lodge garbage containers. The member or non-member may satisfy the foregoing cleaning requirement by paying to the Lodge, in addition to the fees set forth in (A) or (B) above, a cleaning fee in the amount of \$100.

- Section 4.** For all purposes of this Article 18, a “use” of Lodge facilities by a member or non-member shall be limited to not more than a period of six (6) consecutive hours in one day, such that the fees set forth in Section 3(A) or 3(B) shall be payable for each six hour period or any portion thereof. Furthermore, a “use of the kitchen” shall mean preparing, cooking, or heating any food in an oven, warming table, or on a stove top, or using dishes, glasses, pots, pans, or utensils; but using coffee makers, storing food in the refrigerator or freezer, or using the microwave shall not be considered a use of the kitchen.
- Section 5.** When a non-member is permitted to use the Lodge as set forth in this Article, at least one member of the Lodge appointed by the Trustees must be present to unlock the Lodge building, to turn on the water heater and emergency exit lights, to adjust thermostats, to review the rules of use with the non-member, to turn on the propane gas (if necessary), to inspect the cleaning of the Lodge after the use, to turn all electrical devices off, and to lock the Lodge building. The member shall not be required to be present at the Lodge during the entire time of the non-member’s use, but in no event shall any non-member be allowed to possess a key to the Lodge building for any period of time. The Trustees may appoint any member(s) of the Lodge to perform the foregoing duties and such member(s) shall be entitled to a payment of \$25 out of the fees actually paid to the Lodge by the non-member. At any regular Stated Communication, the Lodge may adjust the foregoing payment by a majority vote.
- Section 6.** In the event of any damage to the Lodge building, any equipment, furniture, fixtures, or property, the member or non-member shall be required to pay for the repair or replacement of the same. The Trustees may require a non-member user to execute a written agreement setting forth the terms and conditions of the non-member’s use of the Lodge in such form as the Trustees shall reasonably determine to be necessary.
- Section 7.** The Trustees shall not have any authority to impose any penalties for a violation of this Article 18 by a member or a non-member, but may propose a penalty or consequence for the Lodge to consider imposing for each violation; with the penalty or consequence finally imposed

being determined by a majority vote of the Lodge at a Stated Communication following the violation.

Section 8. For all purposes of this Article 18, the use of the Lodge building by the Order of the Eastern Star, the Rainbow Girls, or any other appendent body of the Lodge for official meetings, public installations, fundraising activities, or other similar functions of those bodies, shall be deemed to be a use for Lodge business or a Lodge sponsored event. Notwithstanding the provisions of this Article 18, in no event shall a member or non-member be permitted to use the Lodge building as set forth herein if such use would conflict or interfere with any use of the Lodge building (whether regularly scheduled or otherwise) for any official business or Lodge-sponsored event, regardless of when the use of the Lodge building by the member or non-member is reserved.

Read first time: September 16, 2008

Read second time: October 21, 2008

APPROVED _____

Chairman, Committee on By-laws

CERTIFICATE OF ADOPTION OF A BY-LAW BY A SUBORDINATE LODGE

THIS IS TO CERTIFY: That the above is a true complete copy of the by-laws of Old Town Lodge No. 751, A.F. & A.M., which was presented and read for the first time at a stated communication held on the 16th day of September, 2008; A.L. 6008, and which was read again, and adopted by not less than two-thirds affirmative vote of the members present at a stated communication held on the 21st day of October, 2008; A.L. 6008. Given under my hand and seal of the lodge at Winston-Salem, N.C., this 21st day of October, 2008; A.L. 6008.

(seal of lodge)

Secretary