

LAKE PLYMOUTH

COMMUNITY ASSOCIATION INC.

CHARTER

**LAKE PLYMOUTH , LITCHFIELD COUNTY, CONNECTICUT
AMENDED CHARTER OF THE LAKE PLYMOUTH COMMUNITY ASSOCIATION, INC.**

JUNE 9, 1986

Lake Plymouth Community Association Amended Charter approved at LPCA meeting of May 5, 1986, passed by the House and Senate during their February Session which ran from February through May, 1986, and signed into effect by Governor O'Neill on June 9, 1986.

LAKE PLYMOUTH COMMUNITY ASSOCIATION CHARTER

STATE OF CONNECTICUT	4
Special Act 86-56	6
Page 1 of 8	6
Referred to Committee on Gov't Adm. & Policy	7
LCO No. 3572	8
1986 Charter Revision Sponsor: Rep. Frank Carpenter 76th District	9
General Assembly, State of Connecticut	10
February Session, A.D., 1986	11
File No. 676 Calendar No. 0600	
AN ACT INCORPORATING THE LAKE PLYMOUTH COMMUNITY ASSOCIATION, INC.	14
Be it enacted by the Senate and House of Representatives in General Assembly convened:	16
Section 1. The owners of a freehold interest in any land within the limits specified in section 2 of this act, in the locality known as Lake Plymouth in the town of Plymouth, shall be while they continue to be owners of such land, a body politic and corporate by the name of The Lake Plymouth Community Association, Inc. and by that name they and their successors shall be a corporation in law capable of suing and being sued and pleading and being impleaded in all courts, and shall be vested with and possess the powers hereinafter specified. All persons who are over eighteen years of age, who own or who may own any land within said limits, shall, while they continue to be owners of such land, be members of The Lake Plymouth Association, Inc., hereinafter referred to as the "association" and entitled to vote at any meeting of said association and shall be eligible to any office in said association.	17
	18
	19
	20
	21
	22
	23
	24
	25
	26
	27
	28
	29
Sec. 2. The limits and territory of said association are defined and established as follows: Lots 45 thru 84, inclusive, lots 86 thru 157, inclusive, lots 159 thru 168, inclusive, lots 170 thru 217, inclusive, lots 323 thru 352, inclusive, lots 354 thru 393, inclusive, lots 421 thru 434, inclusive, and lots 436 thru 462, inclusive, lots 464 thru 471, inclusive, lots 483 thru 504, inclusive, lots 506 thru 512, inclusive, lots 514 thru 516,	30
	31
	32
	33
	34
	35

inclusive, lots 518 thru 549, inclusive, lots 551 thru 562, 36
inclusive, lots 133A, 173A, 324A, 456A and 457A on plan of 37
Plymouth Lake Development, owned by American Land Company,
Plymouth, Connecticut, scale, 1", 50', May 6, 1936, W.A. 38
Williston, C.E., Torrington, Connecticut on file in the office of 39
the town clerk of Plymouth at Terryville, Connecticut in pocket 40
8, folder 3. Also lot #218 on revised map of a portion of 41
Plymouth Lake Development, Plymouth, Connecticut, August, 1938, 42
scale, 1", 20", Wm. B. Reynolds, Surveyor, on file in Plymouth 43
town clerk's office of Terryville, Connecticut, in pocket 8, 44
folder 3. Also lots 0 thru 45, inclusive, lots 47 thru 60,
inclusive, and lots 63 thru 77, inclusive on Section A, plan of 45
property owned by Plymouth Lake Development Company, at Lake 46
Plymouth, Plymouth, Connecticut, scale, 1", 50', August, 1944, 47
W. A. Williston, C.E., Torrington, Connecticut, on file in
Plymouth town clerk's office, Terryville, Connecticut, in pocket 48
8, folder 3. Second piece: A certain parcel of land as shown on 49
said map, bounded and described as follows: Northerly, 129 feet 50
on lot #63; southeasterly, 13.2 feet, more or less, and 173.4 51
feet on Lakeside Drive; southerly, 20 feet in a curved line
forming the intersection of Lakeside Drive with South Street; and 52
westerly, 141.49 feet on South Street. Lots 1 thru 16, 53
inclusive, and lots 11A and 12A on Section B, plan of property 54
owned by Plymouth Lake Development Company, at Lake Plymouth, 55
Plymouth, Connecticut, scale, 1", 50', July 1953, W. A. Williston,
C. E. on file in Plymouth town clerk's office in pocket 8, folder 56
3, Terryville, Connecticut, and two certain parcels of land shown 57
on said map, bounded and described as follows: First piece: 59
Northeasterly, 80 feet on Plymouth Lake Boulevard; southeasterly,
140 feet on Lakeview Road, as shown on said map; southwesterly, 60
115 feet on 20 foot strip of land; and northwesterly, 137.57 feet 62
on lots numbers 16 and 1, as shown on said map. Second piece: 63
Shown as four unnumbered lots, together bounded and described as 64
follows: Northeasterly, 261.35 feet on Plymouth Lake Boulevard;
southeasterly, 168.38 feet on lots 15 and lot 1, as shown on said 65

map; westerly 313.47 feet along the easterly line of South street, as shown on said map; and northerly, running to a point. Lot 1 and lots 6 thru 62, inclusive and lots A, B, and C on map of subdivision of area east of South Street and north of Plymouth Lake Boulevard, belonging to Plymouth Lake Development Company, Plymouth Connecticut, June 1942, on file in Plymouth town clerk's office, Terryville, Connecticut, in pocket 8, folder 3. Five lots on each of the following blocks, being shown as lots 1 thru 5, inclusive, on blocks A, B, C, D, F, G, H, I, J, K, L, M, N, O, P, R, S, T, U, V, W, X, Y, and Z. Also five lots on each of the following blocks, lots A, B, C, D, and E on blocks 1, 2, 3, 4, 6, 7, 9, 12, 14, and 15; also six lots on each of the following blocks, being lots A, B, C, D, E, F, on blocks 5 and 11; also lots A, B, C, and D on block 8; also lots A, B, and C on block 10; also lots A and B on block 16; also a triangle parcel of land shown as block 13; also lots 1 thru 11, inclusive, and lots 100 thru 102, inclusive; also parcel marked sold, bounded: northerly, 165 feet on parties unknown; easterly 130 feet on Violette Avenue; southerly, 165 feet on lot 5, block A, as shown on said map; westerly, 130 feet on South Street. Also all roads, passways, right of way, including right of way for beach access to Lake Plymouth as shown on all the above mentioned maps.

Sec. 3. The objects of said association shall be to provide for the improvements of the lands in said territory and for the health, comfort, protection and convenience of the inhabitants thereof.

Sec. 4. The first meeting of the owners of said association shall be held not later than September 13, 1973, at such time and place within the limits of said association as the committee hereinafter named shall appoint in a notice warning such meeting, for the purpose of electing a governing board to consist of eleven members of the association. Four of such members shall be elected for a term of one year, four of such members shall be elected for a term of two years, and three of such members shall be elected for a term of three years, unless they or any of them

shall sooner cease to be property owners within the limits of
said association. At each annual meeting thereafter, the
successors to the members of the governing board whose terms
expire shall be elected for terms of three years. Said
association shall elect from the board of governors a president,
one or more vice presidents and a secretary and a treasurer, and
such other officers as are deemed necessary. The offices of
secretary and treasurer may be held by one person. Annual
meetings shall thereafter be held not later than the fourth
Sunday of September in each subsequent year at such time and
place as the governing board shall direct and warn.

Sec. 5. Paul H. Winterhalder, Walter M. Gaunt, Salvatore
Spinella and Rhoda Maxfield of Plymouth, or a majority of them,
shall have full power to warn the first meeting of the members of
said association for the purpose of electing eleven members to
form a governing board, which warning shall be written or
printed, signed by a majority of said board, and at least three
copies thereof shall be posted in public places within the limits
of said association, at least three days before such meeting.
Any member of said committee may call such meeting to order and
may lead the same to the choice of a moderator and clerk and to
the election of a governing board. All subsequent meetings,
annual, special and regular shall be warned by said governing
board in the manner prescribed by it in by-laws proposed by the
board and adopted by the association.

Sec. 6. Any vacancy in said board, occurring during the
year, may be filled by a majority of the remaining members, and
such member so appointed shall hold office for the unexpired
portion of the term.

Sec. 7. Said association may purchase, acquire or own real
estate or any interest therein, and may enact such by-laws and
ordinances as may be incident to and necessary for the
functioning of such association in carrying out the powers with
which it is vested to prescribe the salaries or compensations of
all officers and employees of said association and for the

following purposes: To regulate travel over the highways within 122
the limits of the association when in the opinion of said 123
association, the free and unrestricted use of said highways may 123
become dangerous or inconvenient; to protect by suitable means 124
property within its limits from theft or injury; to appoint at 125
its expense one or more special policemen or watchmen who shall 126
have the powers and duties within its limits in relation to 126
criminals and criminal offenses that constables have in towns, 127
including the power to arrest for violation of any ordinance or 128
by-law of said association or of any law, and the judiciary shall 128
punish for resistance to or obstruction of such special policemen 129
or watchmen while in the proper performance of their official 130
duties in the same manner as though they were duly constituted 130
police officers of the town of Plymouth; to clean and improve any 131
and all ditches; to care for beaches and water fronts; to keep 133
the streets and all public places within the limits of said 133
association quiet and free from noise; to regulate the parking of 134
motor vehicles, to build, repair and improve highways, roads 135
sidewalks, piers, docks and breakwaters within the limits of said 136
association; to require owners or lessors of land and buildings 137
within the limits of said association to remove leaves and other 137
inflammable material or obstruction from the highways adjacent to 138
or in front of property within the limits of said association of 139
any refuse, garbage or waste material of any kind which, in the 139
opinion of said board, may endanger the public health or safety 140
or which may become a nuisance; to remove garbage, filth, ashes 141
and other refuse matter within said limits, and to authorize such 142
persons as the board may designate to make entry on any private 142
property within said limits for the purpose of taking and 143
removing all filth, garbage, ashes or any other offensive 144
matters; to establish building lines, to protect any property 145
from danger by fire, including the regulation of the number of 146
cottages and structures that may be erected or placed on a single 147
building lot within said limits; to zone the area within the 148
limits of said association, thereby regulating and restricting 149

the height, number of stories, size of buildings, per cent of lot 150
that may be occupied, the size of yards, courts and other open 151
spaces, the location and use of buildings, structures and land 152
for trade, industry, residence and other purposes, and 153
establishing the boundaries of the districts for said purposes 154
and providing penalties for violations of restrictions; to 155
regulate the carrying on, within the limits of said association,
of any business that will, in the opinion of said board, be 156
prejudicial to public health or dangerous to or constitute an 157
unreasonable annoyance to those living or owning 158
property in the vicinity thereof, which regulations shall be 160
uniform for each class or kind of buildings or structures, or 161
class of business; to regulate peddling as provided for in towns 162
under the general statutes; to restrict the right of entry on the
property of said association except upon the highways and to 163
promote the planting of trees and shrubbery and other work 164
leading to the improvement of the general appearance of the
community. Said association shall have exclusive charge and 165
control of all roads within the limits as shown on the maps 166
referred to in section 2 which are not under town or state
control. Said governing board may fix a penalty for each 167
violation of any such by-laws, ordinances or regulations, of not 168
more than twenty-five dollars for each offense, and the penalties
may be recovered in any action brought for the purpose in the 169
name of The Lake Plymouth Community Association, Inc. before any 170
court having jurisdiction, for the use and benefit of said 171
association. No by-law or ordinance shall take effect until ten
days after its passage nor until it shall have been posted on a 172
signpost within the limits of the association, to be designated 173
by the association for at least seven days. A certificate of the
secretary of said association to change by regulation 174
restrictions in deeds and nothing herein shall impair the sole 175
exclusive right of The Lake Plymouth Community Association, Inc.
its successors and assigns. 176

Section 8. The territorial limits of said association shall 177
constitute a separate taxing district within the town of 178
Plymouth, and the board of governors shall prepare and submit to 179
said association at each annual meeting a budget and recommend a
tax for the purpose of and based on the budget on each member as the 180
same may appear of record on May first preceding. Said association,
at any annual meeting, shall have the power to increase or decrease
such budget and rate of taxation recommended by said board. The rate 183
of taxation so recommended by said board shall be final unless 184
increased or decreased by the association at such annual meeting.
The tax so laid shall be collected by the treasurer or by any 185
collector specially appointed by the association for the purpose, 186
and a rate book shall be prepared and signed by the secretary of 187
said association within such time and in such manner as may be 188
directed by said association and warrants shall be issued for the
collection of money due on such rate bill pursuant to the 189
provisions of section 12-130 of the general statutes. 190
Said association shall also have the power to determine all other
matters pertaining to the levy or collection of such taxes. 191
Written notice of the rate of such tax and the amount thereof 192
shall be sent by the treasurer or collector to each member of the 193
association before April 15 in each year, on which date such tax
shall be due and payable in the manner stated therein, and if 194
such tax shall not be paid when due, it shall bear interest at 195
an annual percentage rate equal to the rate charged
by the town of Plymouth. The Treasurer or other collector 196
shall have all the powers of collectors of town taxes
and shall be accountable to the association in the same manner as 197
town tax collectors are accountable to selectmen. Such tax shall 198
be a lien upon the property which it shall be laid and may be 199
collected by suit in the name of the association by foreclosure
of such lien or in such manner as town taxes may be collected. 200
Such lien may be continued by certificate which shall be recorded 201
in the land records of the town of Plymouth, pursuant to the

provisions of the general statutes relating to the continuance of tax liens. 202

Sec. 9. The limits and territory of said association shall include all properties which have a right to the use of Lake Plymouth for bathing and fishing and the use of row boats. 203
204
205

Sec. 10. This act shall take effect upon its approval by a majority vote of the qualified members of the association voting at a meeting called for that purpose. 206
207
208

STATEMENT OF PURPOSE: To incorporate the above. 211

Original charter of incorporation approved by the State of Connecticut General Assembly, Committee Bill No. 1658, LCO No. 5374, General Assembly January Session, A. D., 1973
Co-Sponsors: REP. HEALEY, 72nd Dist.; REP. CIAMPI, 76th Dist.