



**Registers
of Scotland**

General Register of Sasines

Deed Extract

Extract Recorded on 15th JULY 1887

DISPOSITION

Disp. by MARY LOUISA, COUNTESS DOWAGER OF ELGIN AND KINCARDINE, and Lady LOUISA BRUCE otherwise Lady LOUISA ELIZABETH BRUCE, as the donors of the Buildings after mentioned, with consent of VICTOR ALEXANDER, EARL OF ELGIN AND KINCARDINE, and by said Earl, as Proprietor of the Pieces of ground after mentioned, to said Earl, as the Proprietor in possession of the Estate of Broomhall, and to his successors in the Proprietorship of said Estate, and in Trust for the inhabitants of the Village of Charlestown and of the Village of Limekilns and neighbourhood



[Faint, illegible handwriting in the left margin]

1
Disposition

By
Countess Dowager of Elgin
& Kincaidine and others

To
Proprietor in possession of
the Estate of Broomhall.

At Edinburgh the Fifteenth
day of July in the year
One thousand eight hun-
dred and eighty seven be-
tween the hours of Ten
and Eleven forenoon the
Disposition underwritten with

Warrant of Registration thereon was presented



by W. H. Mc Ash Writer Edinburgh and
is with said Warrant of Registration
recorded as follows viz: We The Right
Honorable Mary Louisa Countess Dowager
of Elgin and Kincardine and The Right
Honorable Lady Louisa Bruce considering
that we recently resolved to establish an
Institution in the Village of Charlestown
calculated to promote the moral and
intellectual improvement and the social
enjoyment of the present and future
inhabitants of that Village and also
of the Village of Limekilns and the
neighbourhood and considering that to
enable us to carry out the said
resolution The Right Honorable Victor
Alexander Earl of Elgin and Kincardine
agreed to grant to us as a gift
the piece of ground hereinafter dis-
posed and that at the same time
the said Earl granted an additional
piece of ground adjoining said piece
of ground for the formation of
a Bowling Green and that a Bowling
Green has been formed at the expense
of certain residents in the neighbour-
hood and further considering that in
pursuance of the said resolution we
the said Countess Dowager of Elgin and
Kincardine and Lady Louisa Bruce have



erected at our joint expense on the said piece of ground hereinafter disposed Buildings which comprise a Public Hall Reading and Recreation Rooms which Buildings we desire to be known as "The Village Club" Charlestown and which Hall having been erected in the Jubilee Year of the Reign of Her Gracious Majesty Queen Victoria we desire to be named "The Queen's Hall" and seeing that we are desirous that the said piece of ground with the Buildings thereon shall be held in all time coming in trust in manner aftermentioned so as the better to secure that our intentions in regard to the uses to which the same shall be devoted shall be duly and faithfully carried out and also seeing that the said Earl and the subscribers at whose expense the said Bowling Green was formed are desirous that the said Bowling Green shall be held and administered under the same trusts as the said piece of ground and buildings thereon therefore we the said Countess Dowager of Elgin and Kincardine and Lady Louisa Bruce as the donors of said Buildings with the consent of the said Earl and



I the said Earl for my own right and interest as the heritable proprietor of the said two pieces of ground and we all with joint consent and assent do hereby jointly and severally for our respective interests in the premises dispose and convey to me the said Earl as the proprietor in possession of the Estate of Broomhall and to my successors in the proprietorship of said Estate from time to time in all time hereafter heritably and irredeemably all and Whole these pieces of ground in the Village of Charlston on which the said Buildings have been erected and Bowling Green formed extending together to Four hundred and ninety seven decimal or one thousandth parts of an acre Imperial measure as the same are delineated and coloured red on the Plan hereto annexed and signed as relative hereto which pieces of ground are situated in the Parish of Dunfermline and County of Fife But declaring that these presents are granted and are to be accepted of by me the said Earl and my foresaids upon the express condition that the said pieces of ground with the Buildings and Bowling Green



thereon are to be held in trust for the purpose of securing that the said Buildings and Bowling Green shall be held and used in all time coming in accordance with the resolution of us the granters hereof as before expressed and also in accordance with the Rules for the conduct of said club a copy of which Rules is hereto annexed and which Rules shall be held to be an integral part of these presents and shall accordingly be recorded with and as a part of these presents in the Division of the General Register of Sasines applicable to the County of Fife and we provide and declare that the said Buildings may be used for the purposes of a Village Library and also for games or amusements but not under any circumstances or under any pretext for gambling games and we likewise provide and declare that the said Buildings may be used for meetings of women equally as of men and that while the privileges of the club are by said Rules limited to men it shall be competent to the Trustee for the time being if requested by the members of said



Club to do so by a Resolution of a special meeting held in accordance with said Rules to extend the membership of said Club to Women resident within the said Villages of Charlestown and Limekilns and neighbourhood and we also provide and declare that if at any time hereafter the said Bowling Green shall be neglected or disused for a period of not less than two years it shall be in the power of the Trustee for the time being at his own hand and without the necessity of any Declarator or other process of law to resume and use as his own absolute property the portion of the said piece of ground set apart as a Bowling Green but without prejudice to the subsistence of the purposes of the Trust and the continuance of the Club in all other respects and we further provide and declare that if at any time hereafter a Committee of management shall not be elected in terms of the said Rules or if the said Committee shall cease to act or if the management of the Club in accordance with said Rules shall for any other reason fall into abeyance or



the Constitution of the Club shall become unworkable it shall be in the power of the said Trustee for the time being either to adopt such measures as he may think proper for the purpose of securing that the said Buildings and Bowling Green shall be used in accordance with the spirit of our intentions as herein expressed subject to such modifications as to him may seem proper arising out of the circumstances which may exist at the time his decision as to the best method of using said Buildings and Bowling Green during the time that the said Rules are in abeyance being final and not subject to review by any person or persons whatever or otherwise the said Trustee may present a Petition to the Sheriff of the County of Fife to have it found and declared that by the occurrence of one or more of the circumstances before stated the purposes of the Trust have failed and that the whole Trust property has reverted to and become the absolute and unburdened property of the proprietor in possession of the Estate of Broomhall and his



heirs and successors freed from the
Trusts herein expressed and it shall be
in the power of the said Sheriff
after giving such intimation to all
parties concerned as to him may seem
fit and after hearing such of said
parties as may appear to find and
declare in terms of the prayer of
said Petition whereupon the Trust hereby
constituted shall cease and determine
and the said Trust property shall
become the property of the proprietor
in possession of the Estate of Broom-
hall as aforesaid and it is hereby
further provided and declared that if
at any time hereafter the proprietor
in possession of the said Estate of
Broomhall shall be in minority or
under any legal incapacity or shall
be abroad it shall be lawful for
his guardians or administrators or
attorneys to do all the acts which
under these presents it is provided
shall or may be done by the
Trustee for the time being and
it shall likewise be lawful for such
guardians administrators or attorneys to
devolve the office of Trustee upon
one of their own number or upon
any other nominee during their con



tinuance in the offices aforesaid and
 I the said Earl assign the writs
 and I bind myself to free and
 relieve the Dispones hereunder from
 all feuduties and casualties and I
 grant warrandice and we the parties
 hereto consent to registration hereof for
 preservation In Witness Whereof these
 presents written upon this and the
 three preceding pages and the Rules
 therein referred to written on the five
 succeeding pages all by Robert Erskine
 apprentice to John Ross Solicitor Dun-
 fermine are (together with the Plan
 hereto annexed) subscribed by us the
 said Mary Louisa Countess Dowager
 of Elgin and Kincardine Lady Louisa
 Bruce otherwise Lady Louisa Elizabeth
 Bruce and Victor Alexander Earl of
 Elgin and Kincardine all at Broomhall
 near Dunfermline on the ninth day
 of July Eighteen hundred and eighty
 seven before these witnesses The Honorable
 Robert Preston Bruce Member of Parliament
 for the Western Division of the County
 of Life and The Honorable Frederick
 John Bruce residing at Seaton Arbroath
 (Signed) Mary L. Elgin & Kincardine Louisa
 E. Bruce, Elgin & R. P. Bruce Witness J.
 J. Bruce Witness _____ Register on behalf



The Right Honorable Victor Alexander Earl
of Elgin and Kincardine as the proprietor
in possession of the Estate of Broom
hall and his successors in the pro-
prietorship of said Estate from time to
time in all time hereafter in the
Register of the County of Life (Signed)
John Ross Solicitor Dunfermline Agent—

Rules of the Village Club Charles-
town referred to in the preceding Disposition.

- 1 The Institution comprising public hall read-
ing and recreation rooms and bowling
green shall be known as "The Village
Club" Charlestown.
- 2 The public hall having been erected in
the fiftieth year of the reign of Her
Majesty Queen Victoria shall be named
"The Queen's Hall".
- 3 The property including all furniture and
furnishings now or hereafter in or on
the premises shall be vested in the
Trustee for the time being under the
provisions of the Trust Deed. No
structural alterations shall be made with-
out the sanction of the Trustee.
- 4 The buildings shall be used for meetings
of members and for reading and
recreation rooms also for local meetings
lectures religious services entertainments and
public purposes but such use must always



be in accordance with the intentions declared by the Founders and Donors and set forth in the Trust Deed. In the event of any doubt arising whether any particular use of the buildings is or is not consistent with the said intentions the question shall be referred to the Trustee whose decision shall be final

- 5 Subject to the general direction that nothing shall be done which shall prevent the Queen's Hall being available for public purposes the Committee shall be entitled to charge for its use such sum as may be sufficient to defray the cost of fuel and light and of cleaning the hall or as may in each case appear reasonable and from the monies so realised and from the other funds of the Club the furniture and fittings of the Club shall be maintained and kept in good and sufficient repair.
- 6 The Bowling Green shall be used for the game of bowls and for no other purpose.
- 4 Any man above the age of Eighteen resident in Charlestown Limekilns or vicinity may be nominated for membership. The nomination papers must be

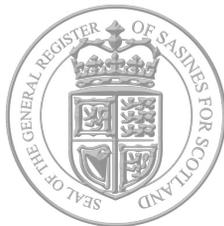


signed by two members and forwarded to the Secretary who shall give notice thereof by exhibiting the names on the notice board in the club three days before the meeting of the Committee at which the nomination is to be considered. The Committee shall have power to admit or exclude the person nominated.

8 The Committee may admit as ~~Honor~~^m Honorary members friends not resident in the district but desirous of supporting the club also visitors residing in the district for a period not exceeding six months under such regulations as they think fit. Honorary members and Visitors shall not be entitled to vote at any meeting of members or be eligible for the Committee.

Working men who are not residents may be admitted to the reading and recreation rooms at such rates of subscription and for such periods as the Committee may from time to time determine.

Youths below the age of Eighteen shall not be eligible as members but they may be admitted by a special resolution of the Committee in each case to all of the advantages of the



club or to such of them as may be deemed expedient and at such rates of subscription as the committee shall consider reasonable.

9. All subscriptions shall be payable in advance either quarterly or in such manner as the committee may determine. Any member who leaves his subscription unpaid for one month after the date when it becomes due may be excluded from the club by the committee until payment be made.

A list of members in arrear shall be made up on the first Tuesday in November and exhibited on the notice board and the name of any member who does not pay up his arrears during that month shall be struck off the roll of members but the committee may if they think fit allow longer time for payment in any special case.

No member in arrear shall be entitled to vote at any meeting of members or to serve on the committee.

The subscriptions shall be as follows.

Ordinary members who are working
men - - - - - 1^d per week
all other members entitled to vote



not less than - - - $\frac{4}{6}$ per annum

Honorary Members and Visitors - $\frac{5}{6}$ per annum

10 There shall be an annual General Meeting of members on the second Saturday of October in each year for the transaction of the business of the Club and for the election of the Committee of Management. At this meeting a statement of accounts for the preceding year shall be submitted together with a report from the Committee members having any motion to bring before the annual meeting must give notice of the same in writing to the Secretary at least seven days previous to the date of the meeting and the Secretary shall at least four days previous to meeting exhibit on the Notice Board a note of the business that will be submitted to the meeting. In the absence of the Chairman of Committee the members present shall elect a chairman for the occasion. The Chairman shall have a second or casting vote.

11. The business of the Club shall be conducted by a Committee of Twelve members four of whom shall retire annually by rotation but shall be eligible for re-election.



12. The Committee shall annually at their first meeting after the Annual General Meeting appoint from their own number a Chairman a Secretary and a Treasurer for the coming year. The last two offices may be held by the same person.
13. The Committee with the consent of the Trustee shall appoint an attendant or officer and fix his duties and emoluments.
14. The Committee shall meet on a stated day in each month and at such other times as the business requires. They shall have power to appoint sub-committees from their own number or from the members for any special purpose or to take care of any special department. They shall submit a report on the whole business to the Annual General Meeting.

All questions shall be determined by a majority of the votes of the members of Committee present. In all cases of equality the Chairman shall have a second or casting vote. Five shall be the quorum and in the absence of the Chairman the members present shall appoint one of



their number chairman.

15. The Committee shall frame Bye-laws for the proper regulation of the hall reading room and other departments of the Club and shall have power to enforce the same and for that purpose to suspend or expel any member who may wilfully or persistently disobey them. Provided that any member so excluded for a longer period than one week may by a letter addressed to the Secretary appeal to a general meeting of the Club and the Committee shall thereupon convene a Special General Meeting to consider and dispose of the appeal.

All Byelaws shall be submitted to a General Meeting for approval within one month from their being put in force by the Committee.

16. The Committee shall fill up any vacancies occurring in their number from death or other causes which may happen during the year but such appointments shall subsist only until the next annual meeting when they shall fall and the vacancies be filled up by the members.
17. The names of the members of Committee retiring shall be intimated on the notice



board immediately after the meeting of committee in September of each year. Nominations for the committee must be signed by two members and lodged at least seven days before the annual General meeting with the Secretary who shall forthwith publish the names of the members so nominated with the proposers and seconders on the notice board.

18. The Chairman shall call a Special General Meeting of members when requested to do so by the committee or on receiving a requisition signed by not fewer than twenty members. Not less than seven days notice must be given of any such meeting on the notice board and the notice must state the object of the meeting and no other business shall be transacted at any special meeting than that referred to in the notice.

19. The Secretary shall act as the official organ of the club and conduct all the correspondence. He shall receive and submit to the committee all nominations for membership and enrol members when admitted by the committee. He shall record the



minutes of all meetings of the Committee and of any sub-committee in a book provided for that purpose and shall prepare notices for all meetings of members and record their proceedings in the Minute Book.

20. The Treasurer shall receive and take charge of all subscriptions and other monies due to the club and when authorised by the Committee shall pay accounts. He shall keep an account in the Post Office Savings Bank in the name of the Chairman and Treasurer to be operated upon by them the pass-book to be produced at each monthly meeting of the Committee. He shall pay into this account all monies so soon as received by him.

The Treasurer shall submit his accounts for the year to the monthly meeting of the Committee in September for audit as the Committee may direct and to be by them submitted to the Annual Meeting of Members.

21. It having been resolved to amalgamate the Charlestown and Limekilns Libraries and to hand over to the Club the books belonging to them so far as they may be found to be suitable



- a Library shall be maintained in the premises of the Club.
22. A Librarian shall be elected at each annual General Meeting and shall be ~~ex~~ officio a member of the Committee.
23. The Committee shall at their first meeting in each year nominate a Library sub-committee of Five the members of which (other than the Librarian who shall be convener) ~~next~~ need not necessarily be members of the Club.
24. The Library shall be open to members of the Club and to all other persons resident in Charlestown Limekilns and vicinity who subscribe one shilling annually at such hours and under such regulations as the Library sub-committee with the consent of the Committee may from time to time appoint.
25. The Committee may from the subscriptions to the Library make such allowance to the Librarian as they think reasonable.
26. These Rules as well as any Bye-laws framed by the Committee shall be printed and displayed on the walls of the rooms in such places as the Committee may determine so as to be visible to all members and they shall be binding upon all members until recalled.



27. No alteration of the above Rules shall be made without the consent of a majority of two-thirds of the members present at a General Meeting specially called for the purpose and no such alteration when approved shall be effectual until it has received the sanction of the Trustee. (Signed) Mary L. Elgin & Kincaidine Louisa E. Bruce Elgin & R. P. Bruce Witness F. J. Bruce Witness.

Collated by A. M. S. S. S.

Collated by Macrae

Written by

J. M. Keith

