

My Commission expires May 8, 1952

Transferred August 17, 1949 -Fee 10¢

Recorded August 17, 1949 -at- 11:00 A.M.

Mary Kiess, Recorder

#4711 CURTIS L. JONES, ET UX.

-to-

HERMAN ALTENBERNT, ET UX.

WARRANTY DEED

This Indenture Witnesseth, That CURTIS L. JONES and LILLIAN M. JONES, husband and wife, doing business under the FIRM style and name of The Lakeside Company, of Suffolk County, in the Commonwealth of Massachusetts, Convey and Warrant to Herman Altenbernt and Alma Altenbernt, husband and wife, to Hold as Tenants by the Entirety, both of Jackson ~~Conn~~ in the State of Michigan for and in consideration

of -----one----- Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Steuben County in the State of Indiana, to wit:

Lot Numbered 352 in the ^{first} addition of Buena Vista Park Addition to Jimmerson Lake and being in Section 32

Township 33, North, Range 13 East, according to the recorded plat thereof.

The said grantees shall have a right of way in common with others for all the usual purposes of a way over all streets and ways shown on said Plat or upon any other Plat of which this development is a part.

The said grantors reserve the right to install telephone and electric light poles and wires, gas and water mains or license and permit the same to be done, in, upon or over the said streets or ways, and to conduct telephone or electrical light wires over any of said lots from any pole located upon any street or way to any lot shown on said Plat.

The grantees agree to pay a road maintenance assessment not to exceed \$2.00 each year per said plat.

Said premises are conveyed subject to the following restrictions:

1. No building shall be erected on said premises, any portion of which shall be within ten (10) feet of the front line of said premises, or within four (4) feet from the sideline of any adjoining lot owner.
2. No building shall be erected on said premises less than twenty (20) feet in length and sixteen (16) feet in width.
3. No building shall be erected on said premises except: One family dwelling house and private garage. Any garage erected on said premises must conform generally in appearance and material to any dwelling on said premises.
4. No toilet shall be constructed except in accordance with local and state regulations relating to sewage disposal.
5. No animals or poultry shall be kept or maintained on said premises; except household pets.
6. Said premises shall not be used for any commercial or manufacturing purposes of any kind.
7. Any building constructed of wood must be stained or painted with two coats of stain or paint.
8. Building plans must be submitted to the Lakeside Company for approval.

In Witness Whereof, The said CURTIS L. JONES and LILLIAN M. JONES, husband and wife, doing business under the FIRM style and name of The Lakeside Company have hereunto set their hand and seal this 15th day of August 1949.

Curtis L. Jones

CURTIS L. JONES

(SEAL)

Lillian M. Jones

LILLIAN M. JONES

(SEAL)

State of Indiana, Steuben County ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of August

A.D., 1949, personally appeared the within named CURTIS L. JONES and LILLIAN M. JONES, husband and wife

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

REVENUE STAMPS 55¢

Louise Kratz (Seal)

Notary Public

My Commission expires May 8, 1949

Transferred August 17, 1949 -Fee 10¢

Recorded August 17, 1949 -at- 11:00 A.M.

CODE OF BYLAWS



OF

BUENA VISTA PARK PROPERTY OWNERS ASSOCIATION, INC

ARTICLE I

Identification

RE: 3. pg. 59A

Section 1. Name. The name of the Corporation is BUENA VISTA PARK PROPERTY OWNERS ASSOCIATION, INC. (hereinafter referred to as "the Corporation" or "Buena Vista Park").

Section 2. Place of Keeping Corporate Books and Records. The records and documents specified in Article 7, Section 1 of these bylaws shall be kept at the principal office of the corporation. For purposes of these bylaws, the principal office of the Corporation shall be 215 Lane 415A Jimmerson Lake, Fremont, IN 46737. The mailing address of the Corporation shall be P.O. Box 373 Angola, IN 46703.

Section 3. Fiscal Year. The fiscal year of the Corporation shall be January 1st through December 31st of each year until such time as changed by resolution of the board of directors and approved by vote of the membership in accordance with ARTICLE XII.

ARTICLE II

Meeting of Members

Section 1. Member. A person becomes a member of this Corporation by virtue of his or her ownership of property within the Buena Vista Park Addition or as otherwise set forth in the Articles of Incorporation. Ownership shall be defined as a person of recorded ownership on file with the Recorder of Steuben County, IN.

Good Standing. A member is in good standing if that member is current in the payment of dues and assessments and if that member respects and abides by the rules governing the common areas. A member not in good standing shall not be able to vote at meetings of the members.

Section 2. Place of Meetings. All meetings of members of the Corporation shall be held at the Shelter House or at such other place, within or without the State of Indiana, as may be specified in the respective notices or waivers of notice thereof.

Section 3. Annual Meetings. An annual meeting for the purpose of conveying the state of the association and goals for the year shall be held the **Saturday following the 3rd Sunday in the month of May** of every year. An annual meeting of the members for the election of directors, approval of the annual budget for the following fiscal year.

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and for the transaction of such other business as may properly come before the meeting shall be held on the **Saturday following the 3rd Sunday in the month of August** of every year. Failure to hold the annual meeting at the designated time shall not affect the validity of any corporate action.

Section 4. Special Meetings. The Corporation must hold a special meeting of its members on the call of its president, its board of directors, or if at least twenty-five (25) percent of the membership entitled to vote sign, date, and deliver to the secretary one or more demands for the special meeting describing the purpose or purposes. The purpose or purposes described in the meeting notice shall be conducted at a special member's meeting.

Section 5. Record Date. Unless otherwise determined by resolution of the board of directors, the record date for purposes of determining identity of members shall be determined as follows: all those members in good standing as of June 30.

Section 6. Notice of Meeting. A written or printed notice, stating the date, time, and place of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered or mailed by the Corporation to each member of the Corporation eligible to vote at the meeting, at such address as appears on the records of the Corporation, no fewer than seven (7) days before the meeting date. However, notice of a meeting at which any of the following actions are to be considered shall be delivered or mailed to all members of record, whether or not they are entitled to vote at the meeting, no fewer than seven (7) days before the meeting date:

- a) an amendment or amendments to the articles of incorporation requiring member approval.
- b) an agreement of merger requiring member approval.
- c) the sale, lease, exchange or other disposition of all, or substantially all, of the Corporation's property other than in the usual and ordinary cause of business; or
- d) a proposal for voluntary dissolution requiring member approval.

Section 7. Waiver of Notice. Notice of any meeting of the members may be waived in writing by a member, before or after the date and time stated in the notice and such waiver shall be delivered to the Corporation for inclusion in the minutes or filing with the corporate records. Attendance at any meeting, in person or by proxy;

- a) waives objection to lack of notice or defective notice of the meeting unless the member at the beginning of the meeting objects to holding the meeting the meeting or transaction business at the meeting; and,
- b) waives objection to consideration of a particular matter at the meeting that is not within the purpose described in the meeting notice, unless the member objects to consideration of the matter when presented.

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Section 8. Voting at Meetings for the purpose of adoption of the annual budget and the election of new members of the board of directors.

- a) **Voting Rights.** Except as may be otherwise provided by law or the articles of incorporation, every member in good standing shall have the right at all meetings of the members to vote on the books of the Corporation on the record date for such meetings.
- b) **Proxies.** A member entitled to vote at any meeting of the members may vote either in person or by proxy executed in writing by the member or by the member's duly authorized attorney-in-fact. The general proxy of a fiduciary shall be given the same effect as the general proxy of any other member. No proxy shall be valid eleven months after the date of execution unless a longer time is expressly provided therein.
- c) **Quorum and Voting Requirements.** Except as may otherwise be provided by law, at any meeting of members for the purpose of adopting the annual budget and the election of new members of the board of directors, the quorum shall be no less than 20 members in good standing as defined in ARTICLE II, section 1. In the event a quorum is not met, a special meeting shall be called for the purpose of the review and passage of the annual budget and for the election of directors no more than thirty (30) days after the date of the original August meeting.
- d) **Voting Lists.** For each meeting of the members, the secretary of the Corporation shall make a complete list of the members entitled by law or by the articles of incorporation to notice thereof, arranged in alphabetical order, with the address and number of shares held by each member to be set at one (1) per household (family unit). Such list shall be on file at the principal office of the Corporation or at a place identified in the meeting notice in the city where the meeting will be held, and subject to inspection at any time during regular business hours for a period of five (5) business days before the date of the meeting. A member entitled to vote at the meeting, or the member's agent or attorney authorized in writing, is entitled on written demand to inspect and copy the list at the member's expense during regular business hours during the period it is available for inspection only if proper purpose and the member describes with reasonable particularity that purpose and the list is directly connected with that purpose.

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ARTICLE III

The Board of Directors

Section 1. Number. The number of directors of the corporation shall be fixed at nine (9). At no time shall any two members of the same household, husband/wife, parent/child, or domestic partners, serve concurrently as directors of the Corporation.

Section 2. Management. Except as otherwise provided in the article of incorporation, the business, the property and affairs of the Corporation shall be managed by the board of directors.

Section 3. Annual Meeting Of The Board Of Directors. The board of directors shall meet each year on the 3rd Sunday of November for the purpose of election of officers and consideration of any other business that may be brought before the meeting. Members elect of the board of directors and members of the board who's terms do not expire at the end of the current year shall nominate and elect officers by vote at the end of the meeting. With the exception of nomination and election of officers, the effective date of office for members elect and elected officers at the annual meeting shall be January 1 of the following year.

Section 4. Other Meetings. Regular meetings of the board of directors shall be held on the 3rd Sunday of each month of the year with the exceptions of June and December, or at such a time as may be fixed by resolution of the board of directors. Special meetings of the board of directors may be called at any time by the president and shall be called on the written request of any member of the board of directors. Notice of the date, time and place of such special meeting shall be sent by the secretary to each director at his or her residence or usual place of business by letter, email or other document transmitted electronically at such time that, in regular course, such notice would reach such place not later than during the second day immediately preceding the day for such meeting, or may be delivered to a director personally at anytime during such second preceding day. Such meetings may be held at any place within or without the state of Indiana, as may be specified in the respective notices, or waivers of notice, thereof.

Section 5. Waiver of Notice. A director may waive notice required hereunder or under law either before or after the date and time stated in the notice. Except as hereinafter provided, the waiver must be in writing, signed by the director and filed with the minutes or corporate records. For purposes of this section, a waiver granted by telegram, telex, telecopy, or other document transmitted electronically by a director shall be deemed "signed by the director." A director's attendance at or participation in a meeting waives any required notice unless the director at the beginning of the meeting (or promptly upon the director's arrival) objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to the action taken at the meeting.

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Section 6. Participation in Meetings by Electronic Communications. Any or all directors may participate in a meeting of the board or committee of the board by any means of communication by which all directors participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

Section 7. Action Without a Meeting. Any action which may be taken at a board of director's meeting may be taken without a meeting if evidenced by 5 or more written consents describing the action taken, signed by each director and included in the minutes or filed with the corporate records reflection the action taken. For purposes of this section, a waiver granted by telegram, telex, telecopy or other document transmitted electronically by a director shall be deemed "signed by a director." Action taken by written consent is effective when the last director signs the consent unless consent specifies a different prior or subsequent effective date.

Section 8. Quorum and Voting Requirements. A quorum of the board of directors for the transaction of all business, except filling vacancies on the board of directors, shall consist of a majority of the fixed number of directors if the Corporation has a fixed board size, or a majority of the number of directors prescribed, or if no number is prescribed, the number in office immediately before the meeting begins if the Corporation has a variable-range size of all the directors remaining in office if the remaining directors constitute fewer than a quorum of the board. If a quorum is present when a vote is taken, the affirmative vote of no less than five (5) is the action of the board of directors. A director who is present at a meeting when corporate action is taken is deemed to have assented to the action unless (1) the director objects at the beginning of the meeting (or promptly upon the director's arrival) to holding it or transacting business at the meeting, (2) the director's dissent or abstention from the action taken is entered in the minutes of the meeting, or (3) the director delivers written notice of the director's dissent or abstention to the presiding officer of the meeting before its adjournment or to the secretary of the Corporation immediately after adjournment of the meeting. The right of dissent or abstention is not available to a director who votes in favor of the action taken.

Section 9. Election, Term of Office and Qualification. Directors shall be elected for a term of three (3) years and staggered over 3 years so that 3 directors' terms shall end each year. Each director shall hold office until the 1st day of January of the following the year their respective successors are elected and qualified. Directors shall be elected at the annual meeting established for that purpose in accordance with ARTICLE II, section 3 of this document. Directors must be members of the Corporation. No decrease in the number directors provided for by the bylaws shall have the effect of shortening the term of any incumbent director.

Section 10. Removal. Any director may be removed either with or without cause, as provided by law, at the annual meeting of the members, if the annual meeting notice states that one of the purposes of the meeting is the removal of the director, or at any special meeting of the members, or at any meeting of the board of directors.

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Section 11. Resignation. A director may resign by delivering written notice to the board of directors, its chairperson or secretary of the Corporation. A resignation is effective when delivered unless the notice specifies a later date.

Section 12. Vacancies. Any vacancy occurring on the board of directors caused by removal, resignation, death or other incapacity, or increase in number of directors, may be filled by the board of directors, or if the directors remaining in office constitute fewer than a quorum of the board, they may fill the vacancy by affirmative vote of a majority of all the directors remaining in office. The new director shall serve until the expiration of the term for which the director's predecessor was elected. Members shall be notified of any increase in the number of directors and of the name, address, and principal occupation of any director elected by the board of directors to fill any vacancy, whether caused by increase or otherwise, in the next mailing sent to the members following any such increase or election. If the vote of the remaining members of the board shall result in a tie, such vacancy shall be filled by vote of the members at a special meeting called for such purpose.

Section 13. Compensation of Directors. Members of the board of directors shall receive no compensation for acting in such capacity. In the event that the board of directors deems it cannot continue to act in such capacity without compensation, the board of directors shall seek to contract a licensed and bonded property management entity to assume the tasks which the board of directors desires to have managed. The associated cost of this action shall be included in the annual budget and financial reports to the members at its meetings of the members in May and August of each year.

ARTICLE IV

EXECUTIVE COMMITTEE

Section 1. Designation Of An Executive Committee. The board of directors may, by resolution adopted by a majority of all the directors in office at the time, from time to time, designate one or more of its members to constitute an executive committee. The board of directors shall have the power to increase or decrease the numbers of members of the executive committee, to fill vacancies thereon, to change any member thereof, and to change the functions or terminate the existence thereof.

Section 2. Powers of the Executive Committee. During the intervals between meetings of the board of directors, and subject to such limitations as may be required by law or by resolution of the board of directors, and executive committee shall have and may exercise all of the authority of the board of directors as set forth for the specific purpose for which that executive committee was established, except that an executive committee shall not have authority to (i) fill vacancies of the board of directors or on any of its committees, (ii) amend the articles of incorporation, (iii) adopt, amend or repeal bylaws, (iv) approve a plan of merger not requiring member approval, except the board of directors may authorize a committee (or an executive officer of the Corporation

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designated by the board of directors) to take such action within the limits prescribed by the board of directors.

Section 3. Meetings; Procedure; Quorum. Regular meetings of an executive committee may be held, without notice, at such time and place as may from time to time, be fixed by resolution of the executive committee. Special meetings of the executive committee may be called at any time by a member of the executive committee. Notice of such special meeting shall be sent to each member of the executive committee at the member's residence or usual place of business, by letter, telegram, telex, telecopy or other document transmitted electronically at such time that, in regular course, such notice would reach such place not later than during the day immediately preceding the day for such meeting; or may be delivered to a member personally at any time during such immediately preceding day. Notice of any such meeting need not be given to a member of an executive committee who has waived such notice, either in writing or by telegram, telex, telecopy or other document transmitted electronically arriving either before or after such meeting, or who shall be present at such meeting, without notice thereof having been given, if all the members of the executive committee who have not waived notice thereof in writing or by telegram, telex, telecopy or other document transmitted electronically shall be present in person. A majority of the members of an executive committee, from time to time, shall be necessary to constitute a quorum for the transaction of any business, and the act of a majority of the members at a meeting at which a quorum is present shall be the act of the executive committee. The members of an executive committee shall act only as a committee, and individual members shall have no power as such. All minutes of meetings of an executive committee shall be submitted at the next succeeding meeting of the board of directors for approval; but failure to submit the same or to receive the approval thereof shall not invalidate any completed or incomplete action taken by the Corporation upon authorization by an executive committee prior to the time at which the same shall have been, or were, submitted as above provided.

Section 4. Other Committees. The board of directors by resolution adopted by majority vote of all the directors may appoint one or more other committees from among its members as the board of directors determines to be necessary, which shall have such powers and duties as prescribed by the board of directors from time to time. Article IV, sections 1 through 3 of these bylaws governing meetings, notice, and quorum and voting requirements of an executive committee, apply to any other committees created by the board of directors.

ARTICLE V

Officers of the Corporation

Section 1. Election. At its annual meeting in November of each year, the Board of Directors shall elect a president, and may elect one or more vice-presidents, a secretary, and a treasurer, and such assistants and other officers as it may decide upon, for a term of one year. Any two or more offices, with exception of the offices of president

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and vice-president, may be held by the same person. If the annual meeting of the board of directors is not held at the time designated in these bylaws, such failure shall not cause any defect in the corporate existence of the Corporation, but the officers for the time being shall hold over until their successors are chosen and qualified, unless sooner removed as provided for by applicable law.

Section 2. Vacancies. Whenever any vacancies occur in any office by death, resignation, increase in the number of officers of the Corporation, or otherwise, such vacancy shall be filled by the board of directors, and the officer so elected shall hold the office until his successor is chosen and qualified unless sooner removed as provided for by applicable law.

Section 3. Removal. Any officer of the Corporation may be removed, either with or without cause, at any time by the board of directors. Any board member can make a motion to do this. Discussion and then a vote should follow. A majority vote of 5 directors shall be required to carry the motion for the removal of any director.

Section 4. The President of the Board. The president of the board shall be the chief executive officer of the Corporation. The president shall preside at all meetings of the members and of the board of directors, and subject to the approval of the board of directors, shall direct the policies and management of the Corporation. The president shall discharge all the duties inherent to a presiding officer and perform such other duties as from time to time may be assigned by the board of directors or as prescribed by law or these bylaws.

Section 5. The Vice-President. The vice-president, if any, shall perform all duties incumbent upon the president during the absence or disability of the president, and perform such other duties as these bylaws may require or the board of directors may prescribe; provided, that if the board of directors elects more than one (1) vice-president, their respective right to act during the absence or disability of the president shall be in the order in which their respective names appear in the resolution, or resolutions, electing such vice-presidents.

Section 6. The Secretary. The secretary, if any, shall attend all meetings of the members and of the board of directors, and shall keep, or cause to be kept a true and complete record of the proceedings of such meetings, and shall perform a like duty for all standing committees appointed by the board of directors, when required. The secretary shall attend to the giving and serving of all notices of the Corporation, shall authenticate the records of the Corporation, shall unless the board of directors provides otherwise, maintain the records required under Article VII, Section 1 of these bylaws and shall perform all duties as these bylaws may require or the board of directors may prescribe.

Section 7. The Treasurer. The treasurer, if any, shall maintain a correct and complete record of accounts showing accurately at all times the financial condition of the Corporation. The treasurer shall be the legal custodian of all monies, notes, securities other valuables which may from time to time come into the possession of the

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Corporation. The treasurer shall immediately deposit all funds of the Corporation in a bank or other depository to be designated by the board of directors and shall keep such bank account in the name of the Corporation. In the event no vice-presidents have been elected by the board of directors, the treasurer shall perform all duties incumbent upon the president during the absence or disability of the president.

Section 8. Combination of the Secretary and Treasurer's Office. At the board's discretion, the offices of secretary and treasurer can be combined and held by one person.

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Section 10. Delegation of Authority. In Case of the absence of any officer of the Corporation, or for any other reason that the board of directors may deem sufficient, the board of directors may delegate the powers or duties of such officer to any other officer or to any director, for the time being, provided a majority of the entire board of directors concurs therein.

ARTICLE VI

Records and Execution of Documents

Section 1. Required Records.

- (a) The Corporation shall keep as permanent records minutes of all meetings of its members and board of directors, a record of all actions taken by members or board of directors without a meeting, and a record of all actions taken by a committee of the board of directors in place of the board of directors on behalf of the Corporation.
- (b) The Corporation shall maintain appropriate accounting records.
- (c) The Corporation or its agent shall maintain a record of its members, in a form that permits preparation of a list of names and addresses of all members, in alphabetical order.
- (d) The Corporation shall maintain its records in written form or in another form capable of conversion into written form within a reasonable time.
- (e) The Corporation shall keep a copy of the following records at its principal office:
 - (1) Its articles or restated articles of incorporation and all amendments to them currently in effect.
 - (2) Its bylaws and all amendments to them currently in effect.
 - (3) The minutes of all members' meetings, and records of all action taken by members without

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meeting, for the past three (3) years, and every year including and after the year 2020.

(4) All written communications to members including the financial Statements furnished for the past (3) years, and every year including and after the year 2020.

(5) A list of the names and business addresses of its current directors and officers.

(6) Its most recent annual report delivered to the secretary of state.

(f) A member shall be entitled to inspect and copy any of the records described in subsection (e) upon delivery of advance written notice to the Corporation and in accordance with the law.

Section 2. Execution of Contracts and Other Documents. All contracts and agreements entered into by the Corporation and all checks, drafts and bills of exchange, and orders for payment of money shall, unless otherwise directed by the board of directors or required by law, be signed by the president.

ARTICLE VII

Common Areas and Docks

Section 1. In addition to all the other powers set forth herein and provided by law, the board of directors shall have the power to enact and enforce reasonable rules governing the use of the common areas owned by the Corporation and docks owned by the Corporation including the assignment of dock space.

Section 2. Such rules shall be mailed to each member and shall become effective thirty (30) days after their enactment.

Section 3. To the extent practicable, such rules shall be published in the common area to which they govern.

Section 4. The board of directors shall have the right in the name of the Corporation to bring civil action to enforce the rules governing the use of the common areas in any court of competent jurisdiction against any member or person.

Section 5. The board of directors is authorized to suspend, up to one (1) year the good standing status of any member who violates the rules governing the use of the common areas.

Section 6. The board of directors shall no longer offer permanent or perpetual lease of any docks owned by the association.

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Section 7. The board of directors shall be authorized to exercise the option to purchase back any perpetual contracts/dock agreements held through mutual agreement of both parties of these agreements. This shall include docks at both Lane 425B and Lane 370 in the association. These docks, and any docks surrendered to the association through death, non-payment of dues or assessments, non-payment of dock maintenance fees, or in any other way shall be held with available docks for annual rental by members of the corporation.

Section 8. No guarantee of availability shall be given or implied by any board member for a rental dock beyond the period of one (1) seasonal year (Memorial Day through October 1).

Section 9. No member shall be awarded greater than one (1) spot prior to all other members of the Corporation being given opportunity to express interest in a rental spot. After this time, a member shall be awarded a second dock if requested.

Section 10. No member or officer of the Corporation shall give or imply right or permission to place a dock in any area other than areas owned by the Corporation. These docks shall be owned by the Corporation and the Corporation shall maintain as a minimum, liability insurance on these docks.

Section 11. Every attempt shall be made to have the docks at Lane 370 installed before Memorial Day of each year and removed no earlier than October 1st of each year.

ARTICLE VIII

Dues & Special Assessments

Section 1. The board of directors shall present a budget at the Annual Meeting of the Membership. The budget for the following fiscal year shall include as a minimum: (i) road maintenance, (ii) park maintenance, (iii) plowing, (iv) trash service, (v) electric service, (vi) mailings, (vii) legal fees, (viii) channel, beach and 370 dock weed spray, (ix) and any capital improvement project including but not limited to new roads or sealing of roads, (x) insurance, (xi) property taxes, (xii) post office box (xiii) and current year budget and expected year-end balance. In the event the board of directors feels the budget cannot meet the needs present, a one-time special assessment may be included to be voted on separately from the annual budget.

Section 2. Dues and assessments shall be due and payable once a year on April 1 in an amount set by the budget.

Section 3. Special Assessments shall be placed in a segregated fund and used for the purpose for which the assessment was created.

Section 4. The board of directors shall assess on a per lot/residence basis.

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- a) All owners one (1) annual dues. Members shall pay an additional annual dues for every residence that is greater than one (1), whether occupied or not.
 - a. Example 1 - The owner of one lot, whether developed or vacant, shall pay only one (1) annual dues.
 - b. Example 2 - The owner of multiple lots with not greater than one lot developed shall pay only one (1) annual dues.
 - c. Example 3 - The owner of multiple lots with 4 lots of the developed with separate residential structures on each lot, 1 lot developed with a garage or pole barn and 2 lots undeveloped shall pay dues multiplied by the number of residential structures which in this case is four (4) annual dues.
- b) In the event a special assessment is approved, special assessments shall be billed at one special assessment per member.

Section 5. If a member fails to pay his or her dues or special assessment, the member shall have suspended that member's good standing status until the assessment is paid in full and the board shall suspend that member's right to use or rent association docks while such dues or assessments are delinquent.

Section 6. The board of directors in the name of the Corporation shall have the right to bring civil action in any court of competent jurisdiction against any member or person to collect delinquent dues and assessments. If such legal action becomes necessary court filing fees and other fees allowed by law shall be added to the assessment as such fees are incurred.

ARTICLE IX

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ARTICLE X

Covenants and Restrictions

The Corporation recognizes Buena Vista Park and all of its additions have plat rights and restrictions recorded and on file with the office of the Recorder of Steuben County, Indiana and that these plat restrictions serve as the covenants and restrictions enforceable in a court of appropriate and competent jurisdiction. The Corporation will with all reasonable efforts enforce those restrictions. The corporation will not seek to grant special permissions to any one owner rights dedicated to all owners in the plat. As well the Corporation shall not seek to deny any owner rights dedicated to all owners regardless of their standing with the Corporation.

ARTICLE XI

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Donations

Section 1. The board of directors is authorized to accept donations.

Section 2. Donations shall be deposited in the general operation fund and used for the capital improvement, zoning enforcement, and for such other purposes as the board of directors determines unless otherwise specified intent or purpose is given with the donation.

ARTICLE XII

Amendments

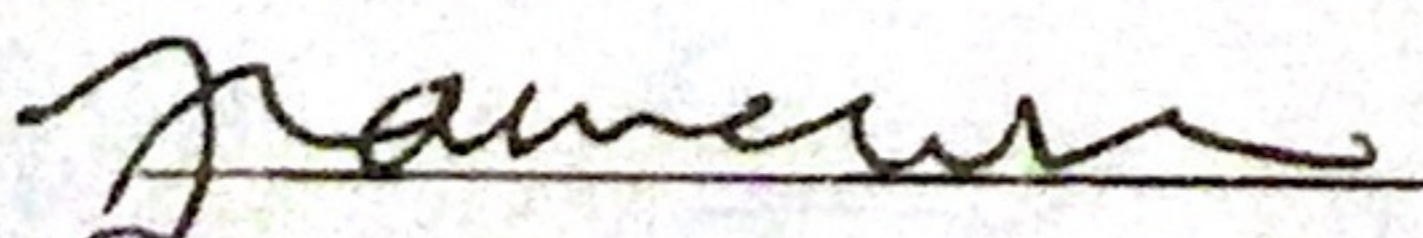
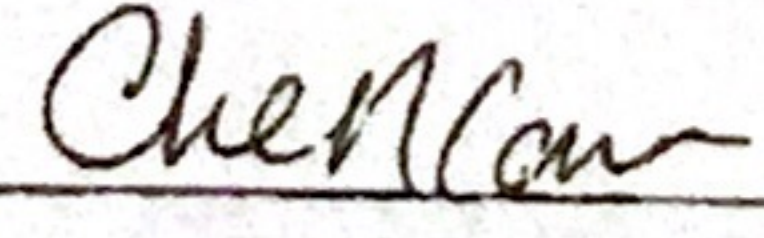
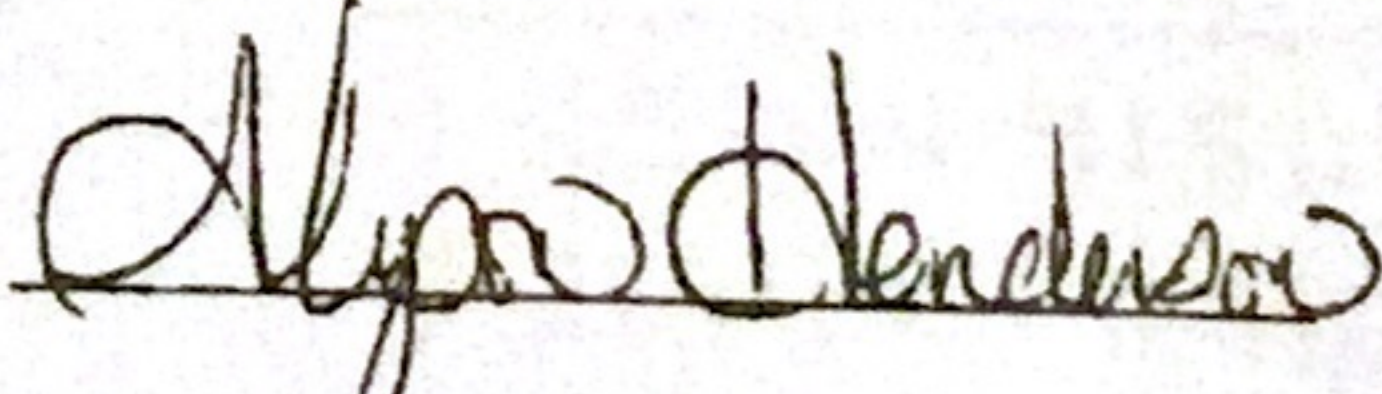
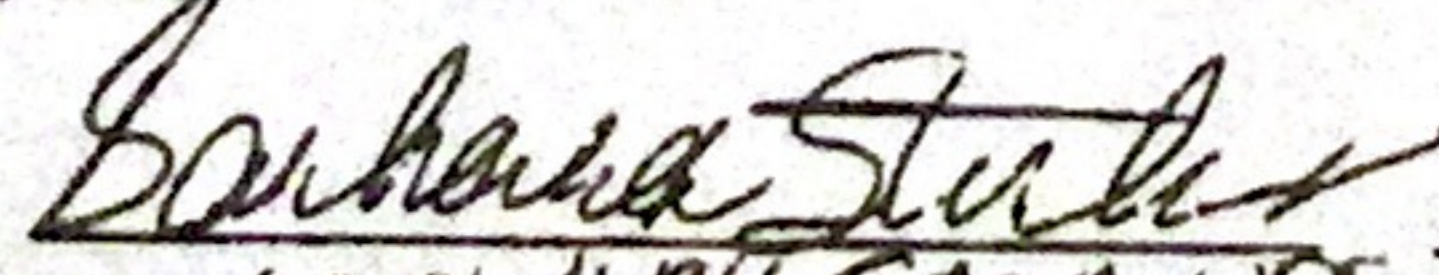
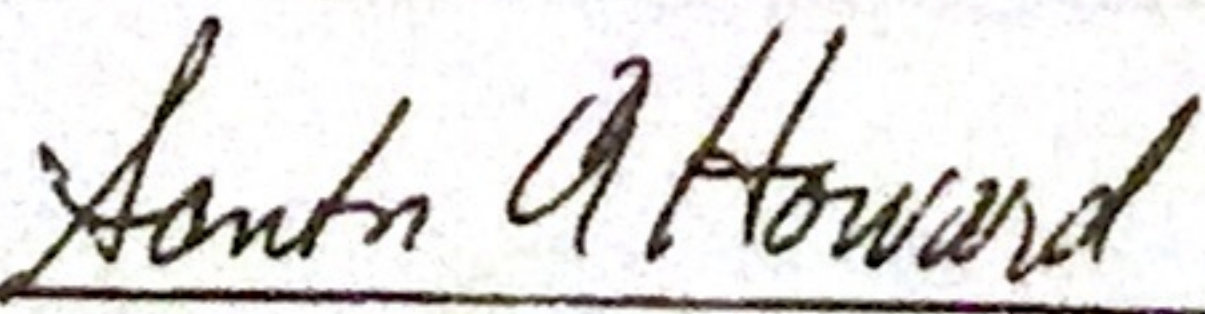
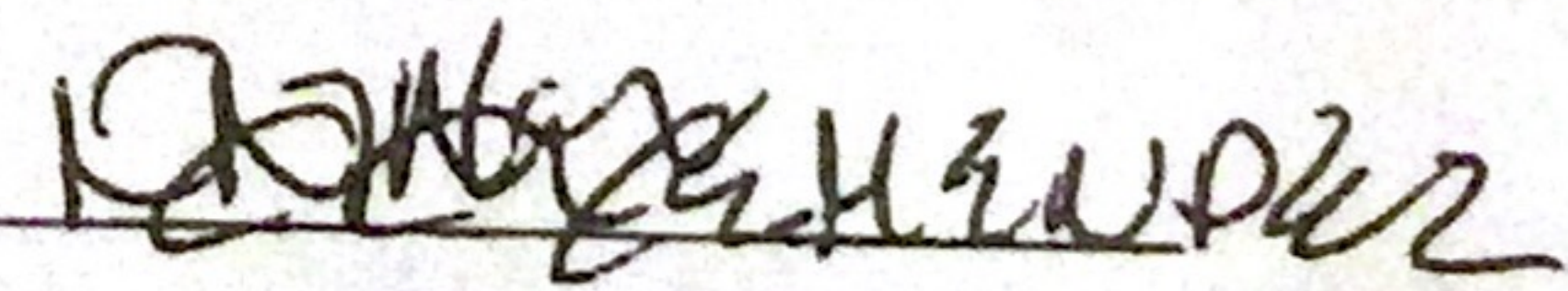
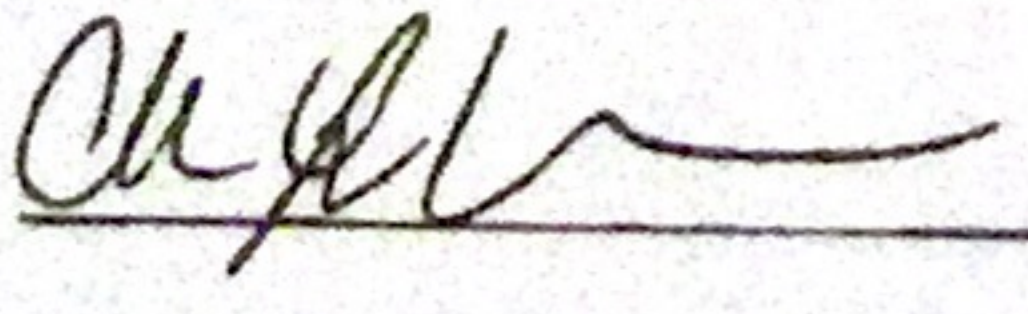
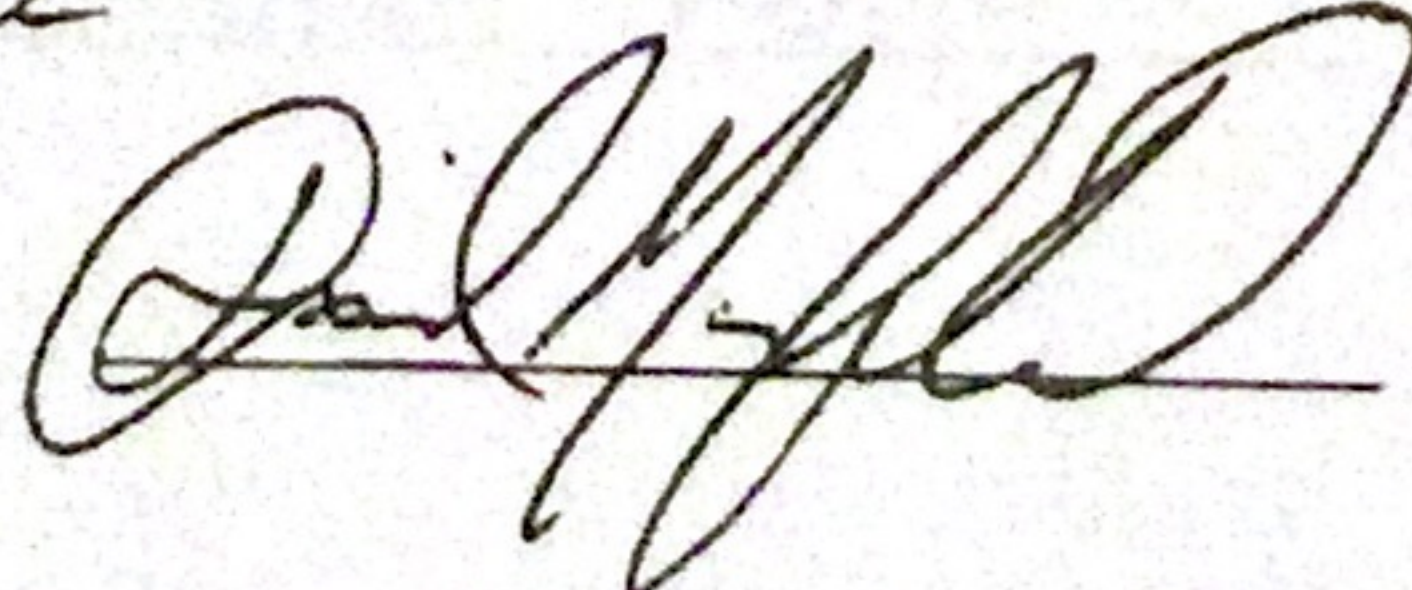
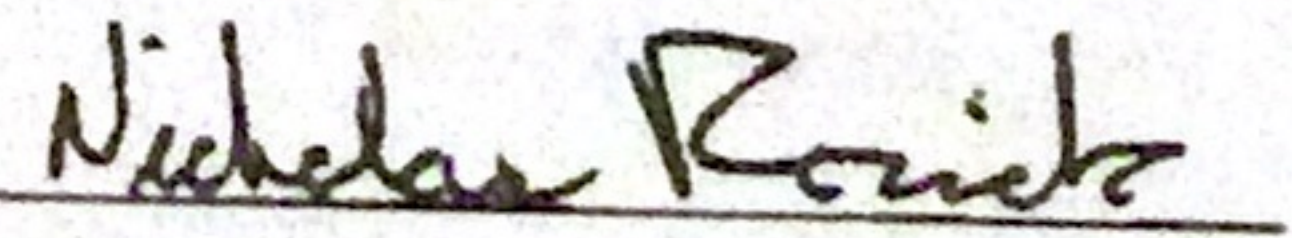
The power to make, alter, amend or repeal these bylaws or the articles of incorporation is vested in the membership in good standing. A majority vote of 60% of all members of the corporation in good standing shall be required to carry any proposed change to these bylaws.

ARTICLE XIII

Severability

Any provision of this Agreement held to be invalid, illegal or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity, illegality or unenforceability without affecting the validity, legality and enforceability of the remaining provisions hereof; and the invalidity of a particular provision in a particular jurisdiction shall not invalidate such provision in any other jurisdiction.

The foregoing Code of Bylaws of the Corporation was duly amended by the Board of Directors of the Corporation in accordance with ARTICLE XII titled Amendments granting "The power to make, alter, amend, or repeal the bylaws is vested in the board of directors of the Corporation." The board of directors now cedes this "power" after this date to the "membership of the Corporation" in accordance with the amended ARTICLE XII above on this date November 12, 2019.

 PRESIDENT	 Chen	 Alvaro
 SECRETARY	 Santa	 Howard
 Al	 Paul	 Nicholas

BUENA VISTA PARK PROPERTY OWNERS ASSOCIATION
AMMENDED ARTICLES OF INCORPORATION

ARTICLE II - PURPOSE

The corporation shall provide for the reasonable assistance in the protection of the plat rights and restrictions of Buena Vista Park recorded with the Recorder of Steuben County, Indiana as well as assist to provide for the maintenance and repair of the roads and right of ways dedicated to the Buena Vista Park plat and all of its additions. The corporation shall maintain a recreational park and meeting shelter as well as rental docks for the use of its members on property owned and registered to the Corporation. The corporation shall establish and maintain a Code of Bylaws to govern how these actions shall be funded and performed by the corporation. The power to further amend the Articles of Incorporation shall reside with the Membership of the Corporation with a sixty (60) percent or greater majority vote of all members in good standing at a meeting announced for that purpose.

ARTICLE VII - DISTRIBUTION OF ASSETS ON DISSOLUTION OR FINAL LIQUIDATION

Upon the dissolution of the corporation by the membership as provided for in the Code of Bylaws, and after all liabilities of the corporation have been satisfied in accordance with Indiana code, the assets of the corporation shall be liquidated and evenly distributed to all members that have maintained good standing in accordance with the Code of Bylaws of the corporation for a period of not less than the previous five (5) years.

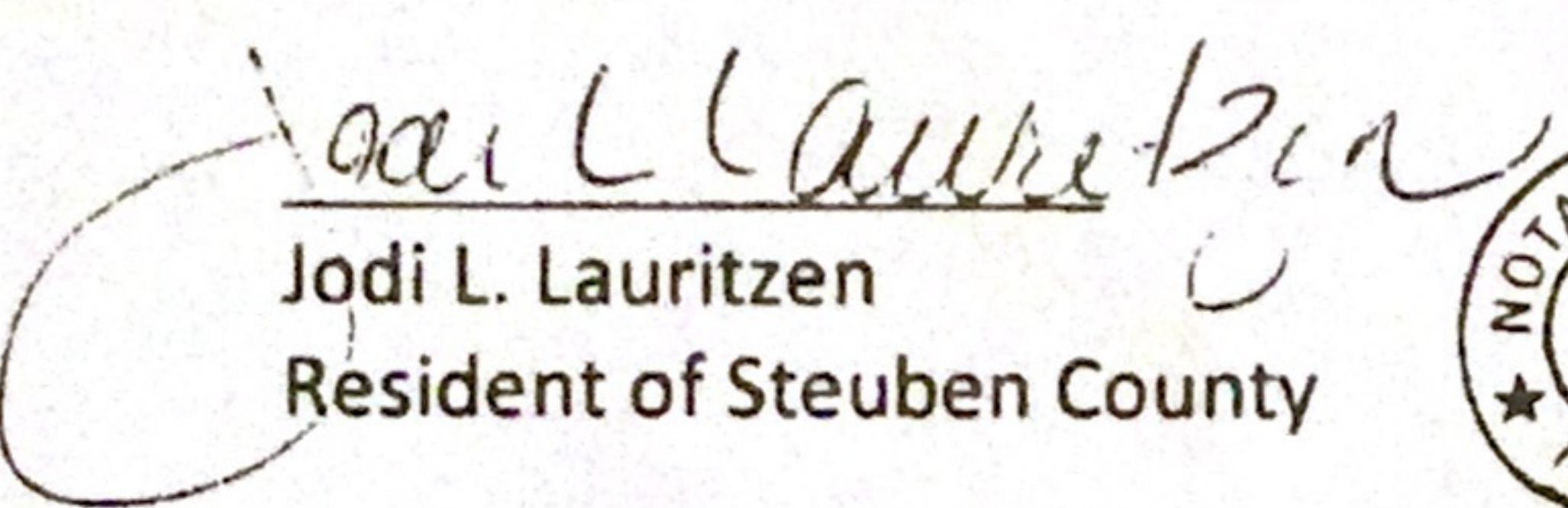
<u>James</u> PRESIDENT	<u>Jeffrey R. Cameron</u>	<u>10010 River Rapids Run</u> <u>Ft. Wayne IN 46845</u>
<u>Barbara Stulen</u> SECRETARY TREASURER	<u>BARBARA STIRLEN</u>	<u>100 LN 425 JIMMERSON LK</u> <u>FREMONT, IN 46737</u>
<u>Ch W</u>	<u>Chamberlain L. Williams</u>	<u>75 LN 415a Jimmerson Lake</u> <u>Fremont IN 46737</u>
<u>Chen Conn</u>	<u>Chelsea N. Conn</u>	<u>260 LN 415 Jimmerson LK</u> <u>Fremont, IN 46737</u>
<u>Santos A Howard</u>	<u>SANTOS A HOWARD</u>	<u>100 LN 380 JIMMERSON LK</u> <u>FREMONT, IN 46737</u>
<u>Daniel Mansfield</u>	<u>Daniel E Mansfield</u>	<u>13219 Hammerhill Way</u> <u>Fort Wayne IN 46845</u>
<u>Alyson K Henderson</u>	<u>Alyson K HENDERSON</u>	<u>5600 LN 420 Jimmerson LK</u> <u>FREMONT, IN, 46737</u>
<u>Natalie Mendez</u>	<u>NATALIE MENDEZ</u>	<u>135 LN 415 JIMMERSON LK</u> <u>FREMONT, IN 46737</u>
<u>Nicholas Rorick</u>	<u>Nicholas Rorick</u>	<u>5208 Willowood Ct.</u> <u>Ft. Wayne, IN 46835</u>

State of Indiana

County of Steuben

The foregoing instrument was acknowledged before me this 12th day of November, 2019. Personally appeared

Jeff Cameron, President, Barbara Stirlen, Secretary Treasurer, Dan Mansfield, Nick Rorick, Chamberlea Williams, Santos Howard, Alyson Henderson, Chelsea Conn, Natalie Mendez


Jodi L. Lauritzen
Resident of Steuben County



JODI L. LAURITZEN, Notary Public
Steuben County, State of Indiana
Commission Number NP0654002
My Commission Expires July 19, 2022

My commission expires 07/19/2022
My commission number is 654002

***"I affirm, under the penalties for perjury, that
I have taken reasonable care to redact each Social
Security Number in this document, unless required by law
Santos Howard"***

*prepared By
Jeff Cameron*

21080766 MISC \$25.00
08/27/2021 12:08:53P 15 PGS
Linda S Myers
Steuben County Recorder IN
Recorded as Presented

