

**BY-LAWS
AUTUMNWOOD LAKE LOT ASSOCIATION**

Article I - Name, Organization & Membership

Section 1. This Homeowners' Association shall be known as the "Autumnwood Lake Lot Association" and shall be incorporated as an Illinois not-for-profit Corporation.

Section 2. The Association's membership is composed of the owners of the Autumnwood Subdivision's fourteen (14) lake lots, as identified on the subdivision's recorded plats.

Article II - Association Responsibilities

Section 1. The Association is responsible for items that benefit all Lake Lot Owners, such as the management, improvement, maintenance and repair of the lake, dam, dredging, weed control, aeration, stocking, chemical treatment, well & pumping system and rules and regulations concerning use and maintenance for the lake and lake easements; see Article VI regarding Lake Lot Owner responsibilities. The Association will maintain records regarding these responsibilities and will provide copies of specific records to lot owners upon request at their expense. The Association has lake access and maintenance easements shown on the subdivision plats and easement plans. These easements are for lake related maintenance and repairs and are not for general public use. The Association will acquire liability insurance coverage for the Association and officers in an amount determined by a majority of the owners.

Section 2. The Association shall not be liable to any Lake Lot Owner for failure to establish or maintain the lake or water in the lake to any standard or level of quality or quantity.

Article III - Meetings & Voting Rights

Section 1. The Annual Meeting shall be held during the first quarter of each calendar year. The purposes of the annual meeting are to elect officers as required, review the previous year's operations & expenses, determine any operational changes, approve a budget and reserve amounts, and approve the annual lake lot assessment. Meeting notices will be sent by mail, email, or other means thirty (30) days prior to the meeting. If an Annual Meeting must be postponed due to a lack of quorum or other events beyond the Association's control, lake operations and fees will remain the same until a rescheduled Annual Meeting is held. Special meetings shall be called by a majority of the Board of Directors or a majority of the voting members and shall be called by written notice not less than seven (7) calendar days prior to the meeting date.

Section 2. Only one person, who has fee simple ownership of a lake lot, is entitled to vote at meetings with one vote per lake lot. Individuals may delegate in writing their voting rights to a proxy. In the event of a tie vote, each Director will cast one additional vote. A quorum for meetings and for voting is a simple majority of lake lots represented. Voting rights shall be suspended for a Lake Lot Owner who is delinquent thirty (30) days or more in paying fees and assessments.

Article IV - Officers & Committees

Section 1. The Association's Board of Directors, "Board", shall be five (5) Lake Lot Owners elected during an annual meeting by a majority of the attending Lake Lot Owners to fill the positions of President, Secretary-Treasurer and three additional Directors. The election shall be by paper ballot. Provided that in the case of only one candidate for an office, the voting members may elect by acclamation. Each officer shall serve a three-year term or until their successor is elected and qualified. The Directors will serve without salary.

Section 2. Board vacancies shall be filled by a vote of the remaining Directors until the next annual meeting. Any Board member may be removed with or without cause by a majority of the voting members, provided that the Board member is given an opportunity to be heard at the meeting.

Article V - Duties of Officers

Section 1. The President and Secretary-Treasurer shall oversee the Association's daily administrative operations to ensure that all bills, taxes, reports, and contracts are paid, filed and/or completed in a timely manner. They shall jointly establish and control the Association's banking account and require two signatures on checks for payment. With Board approval they are the Association's executives with contracting authority. The President shall chair all meetings and present a report of the Association's activities and a proposed budget during the annual meeting. The Secretary-Treasurer shall maintain the Association's files and financial records; and present an expense report during annual meetings.

Section 2. The President with the assistance and approval of the Directors shall oversee lake management and take actions to perform needed and approved maintenance, repairs, and improvements by volunteer Lake Lot Owners and/or contractors. The President will coordinate with the subdivision's planning committee to review proposed lake lot construction plans for compliance with Association requirements. The President will provide a copy of the By-Laws to new Lake Lot Owners.

Article VI - Assessments & Fees

Section 1. Lake Lot Owners shall be subject to an equal share of all expenses incurred by the Association to accomplish its responsibilities; including taxes, insurance and a reserve and such other amenities as approved by a majority of the lake lot owners, such as erosion control, fish stocking, chemical treatment, weed control, dredging, aeration, docks, rafts, etc. The annual assessment amount and payment due date will be determined by the owners during the annual meeting. Fees and reserve funds are non-refundable. Expenses which would benefit a limited number of owners or are required to address property owner neglect or damage shall be assessed to those specific owners.

Section 2. If an assessment is not paid on the due date, then such assessment shall be delinquent and shall, together with such interest thereon and cost of collection thereof (including reasonable attorneys' fees) as hereinafter provided, be a continuing lien on the Lot in favor of the Association until paid. If an assessment is not paid within thirty (30) days after the due date, a service charge shall be added to such delinquent assessment equal to one and one-half (1.5%) percent thereof per month. Refer to the references listed in Article IX a. for additional information.

Article VII - Fiscal Year

The Fiscal Year shall close on December 31st of each calendar year.

Article VIII - Amendments

Repealing, altering, or amending these By-Laws shall require a written proposal of changes being presented to all lot owners thirty (30) days prior to balloting and with no less than a sixty percent (60%) approval vote of the Lake Lot Owners.

Article IX – Autumnwood Subdivision

The conduct of this Association, its members, and its officers are further governed by the following documents which are on file at the LaSalle County Recorder's Office:

- a. P.O.A. Declaration of Property Owners Association for Autumnwood Subdivision Phases I & III
- b. Declaration of Covenants, Restrictions and Easement for Autumnwood Subdivision Phases I & III

Article X - Rules for Lake Use & Maintenance

1. Lake use shall be exclusively restricted to Lake Lot Owners and their guests who are accompanied by Lake Lot Owners. In the Lot Owner's absence, only residing Lake Lot homeowners or home residents may designate an individual who has knowledge of lake rules to supervise lake activities. Lake Lot Owners shall be responsible for taking appropriate actions to control access to the lake from their property and shall be responsible for the actions and welfare of all persons who access the lake from their properties, such as family members, guests, tenants, contractors, landscapers, etc.
2. Lake Lot Owners shall respect the privacy of adjacent property owners and limit their shoreline activities to their property. Lake access shall be limited to private residential type use and shall NOT be used for public, commercial, or large event access.
3. NO motorized vehicles, with the exceptions of toy boats and authorized maintenance vehicles, shall be operated upon the lake.
4. Only canoes, paddle boats and row boats, not in excess of 14 feet in length are allowed.
5. NO waterfowl or other nuisance animals will be encouraged or enticed upon the lake.
6. Do NOT place fish, animals, or vegetation into the lake.
7. Do NOT discharge trash, grass clippings, leaves or other landscaping waste into the lake.
8. NO docks are allowed without approval of a majority of the Lake Lot owners.
9. To help maintain the lake water level Lake Lot Owners are encouraged to direct as much clean rainwater as practical to the lake.
10. NO water from swimming pools, basement drains, cleaning operations, petroleum products, unauthorized chemicals, or other pollutants may be outlet into the lake.
11. Silt control fence and/or other appropriate erosion control measures shall be constructed and maintained during all major earthwork projects, such as construction or landscaping that drain toward the lake.
12. Lake Lot Owners are responsible for preventing and remediating impacts to the lake caused by activities on their property and for maintaining their lot shorelines, including repairs; preventing pollution; and removing trash, landscape waste, weeds, etc. All proposed shoreline improvements shall be harmonious with other lake lots and require Board approval prior to construction.
13. People are NOT allowed in the water when the fountain is in operation due to safety considerations.
14. Do NOT obstruct the Lake Access Easements between Lots 21 & 22 and Lots 27 & 28.
15. Do NOT obstruct the Lake Maintenance Easements which are located on every lake lot as shown on the subdivision plats.

Approval Date SEPTEMBER 26, 2022