

AMENDED BY LAWS OF
APPLEWOOD PARK VILLAS
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BY-LAWS OF APPLEWOOD PARK VILLAS ASSOCIATION

ARTICLE I

Purpose; Definitions

Section 1. The APPLEWOOD PARK VILLAS ASSOCIATION, a nonprofit corporation organized under the Indiana Not-for-Profit Corporation Act, has been established to administer APPLEWOOD PARK VILLAS, located in the City of Muncie, Delaware County, pursuant to the Indiana Horizontal Property Laws, the Declaration of APPLEWOOD PARK VILLAS, and these By-Laws, which may be amended from time to time. Definitions contained in the Indiana Horizontal Property Law, as the same may be modified by the Declaration of APPLEWOOD PARK VILLAS, apply herein.

ARTICLE II

Board of Directors

Section 1. Number and qualifications. The affairs of the APPLEWOOD PARK VILLAS shall be administered and managed by the association of owners, all power and authority of which shall be exercised through the Board of Directors. The Board of Directors shall be constituted of five Unit Owners elected by the Unit Owners.

Section 2. Powers and duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association as set forth in the Indiana Horizontal Property Law and may do all acts and things as are not by law, the Declaration, or these By-Laws, directed to be exercised and done by the owners. The powers and duties of the Board of Directors shall include, but not be limited to:

- (a) Maintenance, repair, replacement, and operation of the common elements and utility/cable lines to the extent that they are under the control of the Association and not within any residential dwelling of any Unit.
- (b) Establish, assess, and collect assessment(s) from the unit owners to cover both current expenses and reserves, and maintain accounting records.
- (c) Employ and dismiss personnel necessary for the maintenance and operation of the common elements and facilities.
- (d) Establish and enforce rules and regulations as adopted by the Board for the conduct of owners, occupants, and users of the Condominium property or facilities and/or units.

Section 3. Management Agent. The Board of Directors may employ, for the Association, a management agent at a compensation established by the Board to perform such duties and services as the Board shall authorize.

Section 4. Election and term of office. Each Director shall be elected by a majority of the Unit Owners at any meeting where a quorum (1/4) of the Unit Owners is present. Director(s) shall be elected to serve a three-year term. Should an election be held at which no candidate for Director receives a majority vote, a run off election shall be held between the two candidates receiving the most votes if one Director is being elected and among the three candidates receiving the most votes if two Directors are being elected.

Section 5. Vacancies. Vacancies on the Board of Directors caused by any reason shall be filled by a majority vote of the remaining Directors. In the event of a deadlock, the vacancy(ies) will be filled by a majority vote of a quorum (1/4) of the Unit Owners. An individual appointed by the Board of Directors to fill a vacated position shall serve in the position until the next Annual Meeting. At that time, the position shall be considered vacant and the vacated position shall be filled per Section 4 above. The person elected at the Annual Meeting will serve the remainder of the original term of the Director slot that was vacated.

Section 6. Removal of Directors. A Director may be removed at any regular or special meeting of the Association members duly called for that purpose by a majority vote of a quorum (1/4) present at any such meeting. A successor may then and there be elected to fill the vacancy created (see section 5 above). Any Director whose removal has been proposed by any Owner(s) shall be given an opportunity to be heard in the meeting and shall be afforded the right to have the vote on his removal adjourned to a new date not less than seven nor more than ten days from the date of the meeting at which the removal is proposed.

Section 7. Compensation. The Directors of the Association shall serve without compensation.

Section 8. Organizational Meeting of the Board of Directors. The Board of Directors shall meet immediately following the Annual Meeting of the Association for the purpose of electing new officers for the following year.

Section 9. Regular meetings. Regular meetings of the Board of Directors shall be held at such times and places as shall be determined by a majority of the Directors. At least two such meetings shall be held during each fiscal year. The Secretary shall give notice of the meetings of the Board to each Director personally, by mail, or by telephone at least three days prior to the day of the meeting. The Board should announce in advance the date, time, and place of the meetings; it should make every effort to schedule both day and evening times so that Unit Owners may attend. Board meetings shall be open to Unit Owners, and minutes from Board meetings should be posted in the Clubhouse shortly after each meeting.

Section 10. Special meetings. The President or any two members of the Board of Directors may call a special meeting of the Board of Directors on three-days notice. Each Director shall be notified personally, by mail, or by telephone; the notice shall state the time, place, and purpose of the meeting.

Section 11. Waiver of notice. Before, or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to giving such notice. A Director's attendance at any meeting of the Board shall be a waiver of notice by such Director of the time and place thereof, and if a majority of the Directors are present at any meeting of the Board, no notice shall be required, and any business may be transacted at such meeting.

Section 12. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of the business of the Board. If at any meeting of the Board of Directors there is less than a quorum present, the meeting shall be adjourned and any business that might have been acted upon at the meeting will be postponed until any future meeting of the Board of Directors.

Section 13. Fidelity bonds. The Board of Directors shall require that all officers and employees of the Association handling, or responsible for, Association funds furnish adequate fidelity bonds, the premiums of which are deemed to be a common expense.

Section 14. Consultation to the Board. The Board of Directors may, from time to time, consult with past officers of the Association. In addition, the Board may request assistance from Unit Owners or other individuals having the needed expertise. This assistance shall be considered good faith, and no compensation will be paid.

ARTICLE III

Members of the Association

Section 1. Membership. All owners of an Applewood Condominium Unit are automatically members of the Association.

Section 2. Place of meetings. Meetings of the Association members shall be held at such suitable place convenient to the Unit Owners as may be designated by the Board of Directors.

Section 3. Annual meetings. The Annual Meeting of the Association shall be held prior to September 15th of each year.

Section 4. Special meetings. It shall be the duty of the President to call a special meeting of the Owners as directed by resolution of the Board of Directors or upon a petition signed by a majority of the Owners and presented to the Secretary. The announcement of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting other than that stated in the announcement, unless by consent of three-fourths of the Owners present.

Section 5. Notice of meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting to each Owner of record at least five but not more than thirty days prior to such meeting. The notice shall state the purpose as well as the time and place of the meeting. The mailing of a notice, in the manner provided in this Section, shall be considered notice served.

Section 6. Adjourned meetings. If at any meeting of the Owners a quorum (1/4 of the Unit Owners) is not present, the meeting shall be adjourned to a time not in excess of seven days from the time for which the original meeting was scheduled.

Section 7. Annual Meeting--Order of business. The order of business at the Annual Meeting of the Unit Owners may be as follows:

- (a) Proof of notice of meeting, or waiver of notice;
- (b) Reading of minutes of preceding Annual Meeting;
- (c) Reports of officers;
- (d) Reports of committees;
- (e) Election of Directors to vacant slots;
- (f) Unfinished business; and

- (g) New business.

Section 8. Voting. Voting shall be on the basis of one vote for each Unit. The Owner of two or more Units shall be entitled to a sum total of one vote for each unit owned.

Section 9. Majority of owners. As used in these By-Laws, the term "majority" shall mean fifty-one percent.

Section 10. Quorum. Except as otherwise provided in these By-Laws, the presence, in person or by proxy, of one-quarter of the persons entitled to vote shall constitute a quorum.

Section 11. Proxies. Unit Owners may cast votes by proxy. Proxies must be filed in writing with the Secretary at least five days prior to the appointed time of each meeting.

Section 12. Owners through foreclosure. Any mortgagee of a Unit through a mortgage foreclosure proceeding shall be deemed to be an Owner at the time of the recording of the Sheriff's deed. Said Owner shall from thenceforth be deemed to be an Owner with all of the privileges, voting rights, and duties of an Owner.

ARTICLE IV

Officers

Section 1. Designation of Officers. The principal officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer, all of whom shall be elected by and from the Board of Directors. The Directors may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary. However, only the five elected Board members shall have voting rights.

Section 2. Election of officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. Removal of officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, with cause, and his successor elected immediately, or at the next regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 4. President. The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all the general powers and duties that are usually vested in the office of the President of an association, including, but not limited to, the power to appoint committees from among the Owners as he may decide is appropriate to assist in the conduct of the affairs of the Association.

Section 5. Vice-President. The Vice-President shall have the duties assigned by the President. If the President is unable to act or is absent, the Vice-President will serve in the President's place and will exercise the same powers and duties of the President on an interim basis and will continue do so until the President returns and/or is able to resume the President's position.

Section 6. Secretary. The Secretary shall keep and maintain the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association. He shall be responsible for the minutes and other important documents of the Board and shall have charge of such books and papers as the Board of Directors may direct. He shall, in general, perform all duties incident to the office of Secretary.

Section 7. Treasurer. The Treasurer shall have responsibility for Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may be designated by the Board of Directors.

ARTICLE V

Obligations of the Owners

Section 1. Assessments. All Unit Owners are obligated to pay any assessment(s) that may be imposed by the Board of Directors of the Association. Such assessment(s) shall be used for the repair, maintenance, improvement, and replacement of the common areas of Applewood Park Villas. These expenses may include liability and hazard insurance policy premiums for the protection of the Association and its officers and Directors. All assessments shall be made pro rata according to the proportionate share of expenses set forth in the Declaration of the APPLEWOOD PARK VILLAS, as such Declaration is amended from time to time in the future.

The Board of Directors may enforce the collection of any assessment against any Unit Owner by any lawful means, including, but not limited to:

- (a) Recording a notice of lien with the Recorder of Delaware County,
- (b) Filing suit against the individual Unit Owner(s) of said Unit. The obligation of the Unit Owner(s) to pay assessments shall be joint and several. In any suit filed, the individual Owner(s) delinquent in payments shall be liable to the Association for interest and reasonable counsel fees and costs entailed in the collection of assessment(s).

Section 2. Maintenance and repair.

- (a) Common areas. The Board of Directors acting for the Association shall perform promptly all maintenance and repair work required to properly maintain the common areas of the Condominiums. All payment vouchers shall be submitted to the Board of Directors and approved by them or their agent.
- (b) Utilities. Repairs and maintenance of underground installations within the common areas, such as water, light, power, sewage, telephones, cable, sanitary installations, and all accessories, shall be at the expense of the Association.
- (c) Reimbursement to the Association. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas, or part thereof, damaged through the fault of a Unit Owner or any person coming within the limits of the Condominium at the invitation or with the permission of said Unit Owner, including members of the Unit Owner's family.
- (d) Unit Owners. It is the responsibility of the Unit Owners to maintain,

repair, and decorate their respective units limited to that area defined as "from the paint in." This includes all alterations and improvements made to the interior, interior walls, all interior fixtures, carpeting, tile floors, fireplaces, water heaters, brick patio walls, storm doors, and interior utility installations. It also includes the mechanism operating the garage door, air-conditioning and heating equipment, and any exterior air-conditioning unit if the equipment is used exclusively by a particular unit.

- (e) Association. It is the responsibility of the Association to properly maintain and repair all common and limited common areas, including but not limited to: Brick unit walls (not patio walls), guttering, soffits, roofs, chimneys, wooden patio fences, front doors (standard doors of original installation), garage doors, windows, window frames and screens, exterior driveways and sidewalks, exterior lighting fixtures (except those installed on brick patio walls), and exterior utility lines and connections.

Section 3. Insurance.

- (a) Units. It is the responsibility of the Unit Owners to provide and maintain appropriate insurance coverage for their personal property. Also, every Unit Owner is required to purchase and continue in effect not less than \$500,000.00 in public liability insurance and to provide proof of coverage to the Board of Directors.

Section 4. Rules of conduct. APPLEWOOD PARK VILLAS has been designed and built to exacting standards and esthetic requirements. These Rules have been established for the protection of Unit Owners to achieve the goal of a pleasant environment and the protection of the Unit Owner's investment.

- (a) Speed limits and parking. The maximum speed limit throughout the Condominium area is 15 m.p.h. No parking is allowed on unsurfaced areas or in the street. However, Unit Owners may secure prior approval of the Board of Directors for limited street parking at the Clubhouse. Only one side of the street is to be used for approved street parking, and all cars are to be headed in the same direction. No driveways are to be blocked. The parking spaces adjoining the Clubhouse are for the use of those having business to conduct, meetings, or social affairs at the

Clubhouse or pool. Unit Owners may request prior approval of the Board of Directors for limited, occasional overnight parking in these spaces for guests.

- (b) **Garbage and Trash.** Garbage and trash removal is provided (the service includes the city's recycling program). Only trash containers provided by the trash-collection service are to be used. All trash and recyclable material shall be put in appropriate plastic bags and placed in trash container provided. Garbage and trash containers shall be kept clean and free of offensive odors and are to be returned to the Owner's garage no later than the end of the day pickup occurred. Burning trash is not permitted.
- (c) **Pets.** One reasonably sized house or domestic pet is permitted per Unit (for example, dogs of "medium" breed or smaller not exceeding 35 pounds and/or 18 inches at the shoulders; cats not exceeding 20 pounds). Exceptions to this rule may be requested in writing of the Board of Directors prior to a current unit owner securing a pet or a new resident purchasing a unit. The request must include a written argument as to why the Board of Directors should make an exception. Pets cannot be allowed to run loose (even in close proximity to the owner's unit), and pet owners shall restrain their animals from the limited commons areas. No outside pens or doghouses are permitted. The pet owner shall be responsible for the immediate removal and proper disposal of pet waste.
- (d) **Storage and Repair.** Boats, utility trailers, commercial trucks, motor homes, and recreational vehicles shall not be stored or parked in APPLEWOOD PARK VILLAS. There shall be no major repair or fluid changes performed on any boat or other vehicles.
- (e) **Mini-Satellite Dishes.** Dishes are allowed with prior approval of the Board and in accordance with the established Applewood Park Villas policy (see Rules and Regulations or the current separate policy statement).
- (f) **Landscaping.** The association provides basic landscaping. Unit Owners may plant annuals within the landscaping provided by the Association. (Several of the units have extensive landscaping based on permission given by the original builder of Applewood Park Villas. The Board of Directors shall not approve further extensive landscaping.) Any kind or type of landscaping other than annuals (trees, perennials, shrubs) or otherwise altering and/or changing the appearance of common areas or limited common areas adjoining an Owner's unit or elsewhere requires the prior written approval of the Board of Directors. If approved, the Unit Owner will have the responsibility of having the underground utilities marked prior to any digging or excavation. In granting permission for this

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variation, the Board will stipulate to the Owner requirements for future care of the additions or alterations (for example, trees of necessity usually become Association property while certain perennials may or may not). This stipulation may require that said Owner restore the area to the original condition upon sale of the unit or secure a written agreement that a new Owner will assume the responsibility required in the Board approval. While not required, Unit owners may enjoy assisting the Association's landscape contractor by keeping landscaped areas connecting to their unit watered, weeded, and attractive.

Plantings and potted plants within the patio confines are the full responsibility of the Unit owner. The Association may notify the Unit Owner to eliminate unsightly patio weeds and growth, and if not corrected, have the work done at the Unit Owner's personal expense.

- (g) Visible areas. Nothing shall be hung or displayed on the outside or inside of the windows except inoffensive drapes, curtains, or louvered blinds. The Unit Owner may place one "For Sale" sign in one window when the unit is on the real-estate market. (A Unit Owner may request from the Board an exception to this policy if the unit has no window visible from the main drive.) Nothing is to be placed on the outside walls of a building without prior Board approval; the Unit Owner accepts responsibility for any expense caused by the repair of any damage resulting from these attachments. No sign, awning, canopy, shutter, or television or citizen's band or other radio antenna or transmitter, or any other device or ornament shall be affixed to or placed upon the exterior walls or roof of any unit without the prior approval of the Board of Directors [see item (e) above regarding satellite dishes]. Color conformity will be maintained. Window frames, doors, gutters, patio fences and other exterior painted surfaces, whether repainted or replaced, shall duplicate the original color, type and structure.
- (h) Public sales or auctions. Garage sales, rummage sales, and public auctions are prohibited.
- (i) Offensive activities. No noxious or offensive activity shall be carried on within any Unit or upon the Common or Limited-Common Areas. No activity or "project" shall be conducted that may endanger the health of, or unreasonably disturb, any occupant.
- (j) Clubhouse rules. The Board of Directors shall adopt rules and regulations concerning use of the clubhouse by Unit Owners and their guests. The Board of Directors shall provide a safe, clean, and enjoyable area for meetings and parties. The clubhouse is for the exclusive use of Unit Owners and their guests. Rental to outside organizations and/or individuals is strictly prohibited. Outside organizations may use the

facilities if a Unit Owner sponsors the organization, makes the appropriate reservation, is in attendance at the event, and is the last person to leave to ensure that the clubhouse is properly shut-down and locked. Use of the clubhouse is not permitted without an approved reservation in advance that states the specific date, time, and nature of the event. Failure to properly and promptly clean-up following use of the clubhouse will result in a service charge to cover the cost of clean-up by the Association.

- (k) Swimming pool. The swimming pool is for the exclusive use of Unit Owners, their family, and guests. Rules governing the pool's usage shall be posted in appropriate locations around the pool area. See the Applewood Park Villas Rules and Regulations for further details.
- (l) Pond. The pond is for the exclusive use of Unit Owners, their family, and guests. All fish caught must be released immediately and returned to the pond. Fish-hook barbs are to be pinched down. No boats or inner tubes are permitted in the pond except to service the fountain or recover fishing equipment as authorized by the Board of Directors. No swimming or wading is permitted and, in the winter, no one is allowed on the ice for any purpose.
- (m) Compliance. Unit Owners and their guests and tenants are expected to comply with these By-Laws, including any amendments made to these By-laws, the Declaration, the Applewood Park Villas Rules and Regulations, and State, County and City Ordinances, including applicable Zoning Ordinances.
- (n) For Sale and Open House Signs shall be permitted between 8 A.M. Friday and 5 P.M. Sunday. Only (3) signs are permitted. One in the grassy area at the entrance, one at the driveway intersection, and one at the patio area.
- (o) Heat tape or wire to prevent ice dams-is allowed. with prior approval of The Board and in accordance with the established Applewood Park Villas policy (see Rules and Regulations or the current separate policy statement).

ARTICLE VI

Sale or Lease of Unit

Section 1. Any Unit Owner who intends to sell his Unit shall give the Association a notice in writing of such intent. Included in this written notice is to be the name, address, telephone number, and email address (if available) of the proposed purchaser. The Board may verbally or in writing request additional information concerning the proposed sale as the Association may reasonably require.

Section 2. Effective September 30, 2005, a Unit Owner shall not be permitted to lease a unit for less than a 12-month lease. A copy of the lease is to be given to the Board of Directors immediately upon obtaining the lessee's signature. The Unit Owner is responsible to see that the tenant conforms to the By-Laws and Rules and Regulations of Applewood Park Villas. No sub leasing is permitted.

ARTICLE VII

Penalties

The Board of Directors may assess a reasonable monetary penalty upon a Unit Owner for any noncompliance or violation by the owner, his tenant, or his visitor of the Rules and Regulations of the Association, the Declaration, or By-Laws. Any violation that continues will be assessed a \$25.00-per-day penalty. In addition, the Association may be entitled to collect all of its reasonable expenses incurred in the collection of such penalties, which might include attorney fees and court costs.

ARTICLE VIII

Amendments to By-Laws

These By-Laws may be amended by the approval of a 51% vote of the members entitled to vote at any annual meeting or any special meeting of the members called in accordance with Article III of these By-Laws.

ARTICLE IX

Statutory Compliance

These By-Laws are intended to comply with the requirements of the Indiana Horizontal Property Law and Declaration of Applewood Park Villas.

Bales & Alexander
P
EK



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Tx:4000299

2012R12488

JANE LASATER

DELAWARE COUNTY RECORDER

RECORDED ON

09/25/2012 3:09 PM

REC FEE: 16.00

PAGES: 3

AMENDMENT TO THE BY-LAWS OF APPLEWOOD PARK VILLAS

This Amendment to the By-Laws of Applewood Park Villas, is made by the co-owners of said Condominium;

WHEREAS, the Declaration of Horizontal Property Ownership of Applewood Park Villas, was filed in the Recorder's Office of Delaware County, Indiana, at HPR Book 1993, at pages 81-123 thereof;

AND WHEREAS, said Declaration contained a copy of the By-Laws of Applewood Park Villas Association attached thereto as Exhibit "E";

AND WHEREAS, said By-Laws provided that it could be amended by a two-thirds vote of the Board of Directors;

AND WHEREAS, on September 11, 2012, the Board of Directors of Applewood Park Villas Association amended said By-Laws, a copy of which Amendment to the By-Laws is attached hereto as Exhibit "A";

AND WHEREAS, on September 11, 2012, the co-owners of Applewood Park Villas Association agreed to said Amendment to the By-Laws;

NOW, THEREFORE, the By-Laws of Applewood Park Villas is hereby amended as follows:

(See Exhibit "A" Attached Hereto)

IN WITNESS WHEREOF, this Amendment to the By-Laws of Applewood Park Villas was adopted on the 11th day of September, 2012, by the co-owners of Applewood Park Villas Association.

The number of co-owners entitled to vote in respect to such amendment, the co-owners voting in favor of the adoption of such amendment, and the co-owners voting against such adoption are as follows:

Co-owners entitled to vote:

Co-owners voting in favor:

Co-owners voting against:

80
47
0

CERTIFICATE

Applewood Park Villas Association, Inc. does hereby certify that the attached Amendment to the Declaration of Applewood Park Villas was duly adopted by the Board of Directors and the co-owners of Applewood Park Villas Association, Inc.

APPLEWOOD PARK VILLAS
ASSOCIATION INC.

BY:

Juanita Ruth Mullins
(Juanita Ruth Mullins) President

ATTEST:

Nada Amburn
(Nada Amburn) Secretary

STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, the undersigned notary public, in and for said County and State, this 24th day of September, 2012, came Juanita Ruth Mullins, President, and Nada Amburn, Secretary of Applewood Park Villas Association Inc., and acknowledged the execution of the foregoing document.

Witness my hand and notarial seal.



Chip A. Alexander
Notary Public, Resident of Delaware County

This instrument prepared by Chip A. Alexander, Attorney at Law. "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chip A. Alexander."

AMENDMENT TO THE BY-LAWS OF
APPLEWOOD PARK VILLAS ASSOCIATION, INC.

The By-Laws of Applewood Park Villas Association, Inc., are hereby amended as follows:

Article V, Obligations of the Owners, Section 1 (c) is hereby added as follows:

Section 1. Assessments.

(c) In accordance with the provisions of I.C. 32-25.5-3-3 the annual budget for the Association shall be approved by a majority vote of the members at the annual meeting of the members of said Association.

Except as set forth herein the remaining terms and provisions of said By-Laws are hereby reaffirmed.

EXHIBIT "A"

ARGENT HENSLEY
P
CR

2021R16744
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
09/30/2021 11:47 AM
REC FEE 25.00
PAGES: 3
RECORDED AS PRESENTED

ADMENDMENT TO THE BY-LAWS OF APPLEWOOD PARK VILLAS

This Amendment to the By-Laws of Applewood Park Villas, is made by the co-owners of said Condominium;

WHEREAS, the Declaration of Horizontal Property Ownership of Applewood Park Villas, was filed in the Recorder's Office of Delaware County, Indiana, at HPR Book 1993, at pages 81-123 thereof;

AND WHEREAS, said Declaration contained a copy of the By-Laws of Applewood Park Villas Association attached thereto as Exhibit "E";

AND WHEREAS, said By-Laws provide that it could be amended by a two-thirds vote of the Board of Directors;

AND WHEREAS, on September 14, 2021, the Board of Directors of Applewood Park Villas Association amended said By-Laws, a copy of which Amendment to the By-Laws is attached hereto as Exhibit "A";

AND WHEREAS, on September 14, 2021, the co-owners of Applewood Park Villas Association agreed to said Amendment to the By-Laws;

NOW THEREFORE, the By-Laws of Applewood Park Villas is hereby amended as follows:

(See Exhibit "A" Attached Hereto)

IN WITNESS WHEREOF, this Amendment to the By-Laws of Applewood Park Villas was adopted on the 14th day of September, 2021 by the co-owners of Applewood Park Villas Association.

The number of co-owners entitled to vote in respect to such amendment, the co-owners voting in favor of the adoption of such amendment, and the co-owners voting against such adoption are as follows:

Co-owners entitled to vote	<u>80</u>
Co-owners voting in favor	<u>54</u>
Co-owners voting against	<u>01</u>



ADMENDMENT TO THE BY-LAWS OF APPLEWOOD PARK VILLAS

The By-Laws of Applewood Park Villas Association, Inc., are hereby amended as follows:

Article V Obligations of the Owners. Section 4 (p) is hereby added as follows:

Section 4. Rules of Conduct.

(p) No alterations to the patios or sidewalks areas abutting a unit are permitted. No decorative surfacing of concrete is allowed. Any changes made to the size or configuration of patios or sidewalk areas must be approved by submitting a variance request to the board of directors and waiting on board approval before proceeding.

Except as set forth herein the remaining terms and provisions of said By-Laws are hereby reaffirmed.


EXHIBIT "A"

CERTIFICATE

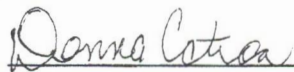
Applewood Park Villas Association, Inc. does hereby certify that the attached Amendment to the By-Laws was duly adopted by the Board of Directors and the co-owners of Applewood Park Villas Associations, Inc at an annual meeting of the owners held on September 14, 2021.

APPLEWOOD PARK VILLAS ASSOCIATIONS INC.

BY:


(Sarah Mahboubi) President

ATTEST:

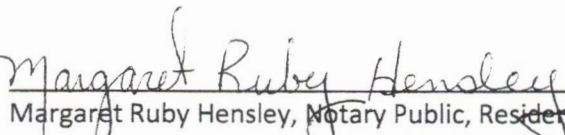

(Donna Catron) Secretary

STATE OF INDIANA, DELAWARE COUNTY, SS:

Before me, the undersigned notary public, in and for said County and State, this 14th day of September, 2021 came Sarah Mahboubi, President and Donna Catron, Secretary of Applewood Park Villas Association Inc., and acknowledged the execution of the foregoing document.

Witness my hand and notarial seal.




Margaret Ruby Hensley, Notary Public, Resident of Delaware County

This instrument was prepared by Margaret R. Hensley, Notary Public. "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law."
Margaret R. Hensley.

