

BYLAWS

IDYLLBROOK HOMEOWNERS ASSOCIATION

Revised bylaws approved at the annual meeting of Idyllbrook Homeowners Association, November 11, 1993 and amended November 18, 2010

ARTICLE I

NAME AND PURPOSE

The name of the association shall be IDYLLBROOK HOMEOWNERS ASSOCIATION, hereafter referred to as the Association.

The Association shall be a corporation organized under the General Not For Profit Corporation Act of the State of Illinois and shall be for the mutual benefit of the homeowners of the Idyllbrook Subdivision situated in the City of Peoria, in the County of Peoria, State of Illinois

ARTICLE II

MEMBERSHIP, DUES, ASSESSMENTS

SECTION 1. MEMBERSHIP. All persons who are owners in fee simple, or are purchasers on a contract for deed of land situated within Idyllbrook Subdivision, Idyllbrook Manor Subdivision and any extension of Idyllbrook Subdivision in the City of Peoria, Peoria County, Illinois, or any such persons owning or acquiring property in any additional lands brought into said Association in accordance with the terms of these bylaws shall be members of Idyllbrook Homeowners Association.

No person shall be entitled to more than one membership irrespective of the number of lots and/or houses owned. In the case of multiple owners of a single property, such owners shall be entitled to one vote, and may split their vote as they mutually agree.

SECTION 2. DUES AND ASSESSMENTS. Annual dues of the Association shall be \$5 per property (single owner or multiple owners) or such other amount as shall be approved from year to year by the Board of Directors (annual dues increased to \$10 effective with 2004). No special assessments shall be levied without approval of two-thirds of the membership in attendance at the annual meeting or any special meeting called for the purpose.

Annual dues notices will be mailed, emailed or distributed about July 1, or such other time as is approved by the Board of Directors.

ARTICLE III

MEETINGS

SECTION 1. ANNUAL MEETING. The annual meeting of the members shall be held at a date selected by the Board of Directors falling between October 1 and November 30 of each year, at the hour 7:30 pm, for the purpose of electing directors and for the transaction of such other business as may come before the meeting.

SECTION 2. SPECIAL MEETING. Special meetings of the members may be called by a majority of the Board of Directors or shall be called by the Board of Directors upon written request of ten (10) percent of the members of the Association.

SECTION 3. PLACE OF MEETING. The Board of Directors may designate any place within the County of Peoria, Illinois, as the place of meeting for any annual or special meeting.

SECTION 4. NOTICE OF MEETING. A written or printed notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than five nor more than thirty days before the date of the meeting either personally, by mail or by email. Notices deposited in the United States Mail shall be deemed to be delivered. Emails sent to the homeowner's last provided email address, that are not returned with a "failure notice", shall be deemed to be delivered.

SECTION 5. QUORUM. Owners of ten percent of the total number of properties in the subdivision (single owners or multiple owners), present in person or by proxy, shall constitute a quorum for conducting business of the Association at any duly called meeting. (24)

SECTION 6. PROXIES. At all meetings of the Association, a member may vote by proxy executed in writing by such member. Such proxy shall be filed with the Secretary of the Association before or at the time of the meeting and shall be valid for only the particular meeting specified.

SECTION 7. METHOD OF VOTING. Voting on any question, or in any election, may be by voice unless the presiding officer shall order, or a majority of the membership present, shall demand that voting be by ballot.

SECTION 8. MAJORITY VOTE. A majority vote shall control in all matters or decisions except where herein otherwise provided.

ARTICLE IV

DIRECTORS

SECTION 1. NUMBER AND GENERAL POWERS. The business and affairs of the Association shall be managed by a board of seven directors elected from the membership and resident in the subdivision. Directors will be elected at large by the members at the annual meeting of the Association.

SECTION 2. TENURE AND QUALIFICATIONS. Each director shall hold office until the third annual meeting of the Association after his/her election, or until his/her successor shall have been elected. The terms of three directors shall end at a particular annual meeting, with terms of two directors ending in each of the succeeding two years, in order to provide an orderly succession of directors. Any director may be elected to succeed himself/herself for one additional three year term

SECTION 3. VACANCIES. A vacancy on the Board of Directors shall be filled by appointment by other members of the Board until the next annual meeting, at which time such vacancy shall be filled by election by the members for the unexpired portion of the term.

SECTION 4. REMOVAL. A member of the Board of Directors may be removed by a majority of the membership in attendance at a special meeting called for such purpose.

SECTION 5. ANNUAL MEETING. The Board of Directors shall hold its annual meeting within thirty (30) days following the annual meeting of the membership, at which time the Board of Directors shall elect from among the seven (7) directors a President, Vice President, Secretary, Treasurer, and a Grounds Director. Officers from the previous Board whose terms have expired shall attend this Board meeting and conduct business affairs of the Association until their successors are elected. This will provide orderly turnover of files to the new officers.

SECTION 6. ADDITIONAL MEETINGS. The Board of Directors may hold additional meetings at such times as they consider necessary for the orderly attention to the business of the Association. Special meetings may be called by or at the request of the President or any two directors, which meeting shall be held within Peoria County, Illinois.

SECTION 7. NOTICE. Notice of any special meeting of the Board of Directors shall be given not less than three nor more than fifteen days before such meeting. Such notice should be in writing either mailed or delivered in person. Such notice shall state the time and the place of the special meeting and purpose of such meeting. Attendance at such a meeting shall constitute waiver of notice, except where a director attends a meeting for the express purpose of objecting to the legality of such meeting.

SECTION 8. QUORUM. A simple majority of the Board of Directors shall constitute a quorum.

ARTICLE V

OFFICERS

SECTION 1. PRESIDENT. The President shall be the executive officer of the Association and shall in general supervise and control all of the business and affairs of the Association within limitations set forth by the Board of Directors. The President shall preside at all meetings of the membership. He/she may

sign with the Secretary or any other proper officer of the Association authorized by the Board of Directors, any deeds, contracts or any other instruments which the Board of Directors authorized to be executed except in cases where the signing and execution shall be expressly delegated by the Board of Directors or by these bylaws to some other officer or agent of the Association or unless required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

SECTION 2. VICE PRESIDENT. At the absence of the President or in the event of his/her inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting shall have all the power of and be subjected to all the restrictions upon the President. The Vice President shall perform such other duties as from time to time may be assigned by the Board of Directors.

SECTION 3. SECRETARY. The Secretary shall (a) keep the minutes of the meetings of the membership and of the Board of Directors and provide for the retention of such minutes: (b) see that all notices are duly given in accordance with the provisions of these bylaws or as required by law: (c) in general perform all duties incident of the office of Secretary and subject to the duties as from time to time may be assigned by the President and the Board of Directors.

SECTION 4. TREASURER. If required by the Board of Directors, the Treasurer shall give bond for the faithful discharge of his/her duties in such sum and with such surety or sureties as the Board of Directors shall determine. The bond fee shall be paid by the Association as specified by the Board of Directors. The Treasurer shall (a) keep a register of the post office addresses of each member and the related records for the collection of dues from such members; (b) have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for money due and payable to the Association in such bank as shall be approved by the Board of Directors; and (c) in general, perform all the duties as from time to time may be assigned by the President and the Board of Directors.

SECTION 5. GROUNDS DIRECTOR. The Grounds Director shall arrange for and oversee all matters involving the common grounds of Idyllbrook including landscaping, maintenance and repair of all Association properties, real and material.

SECTION 6. SALARIES. There shall be no salaries for the officers for performing the duties incident to their office.

ARTICLE VI

FINANCIAL CONTRACTS

SECTION 1. BANKING. The Board of Directors shall, by resolution, designate a bank in which the Association shall maintain its funds and the persons who shall be authorized to withdraw such funds.

SECTION 2. EXPENDITURE OF FUNDS. The Board of Directors shall authorize the expenditure of Association funds for the maintenance and improvement of the subdivision and to defray necessary expenses of the Association. In no event is the Board of Directors permitted to authorize any expenditure, or to enter into any binding contracts to pay money, or to incur any obligations in excess of funds actually available at that time.

SECTION 3. CONTRACTS. The Board of Directors may authorize any officer or officers, agent or agents to enter into any contract or execute any instrument in the name of and on behalf of the Association, not in violation of these bylaws, and such authority may be general or confined to specific instances.

SECTION 4. AUTHORITY TO SIGN CHECKS. All checks or drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association in such manner as shall from time to time be determined by resolution of the Board of Directors.

ARTICLE VII

FISCAL YEAR

The fiscal year of the Association shall begin on January 1 and end on December 31, unless otherwise changed by resolution of the Board of Directors.

ARTICLE VIII

WAIVER OF NOTICE

Whenever any notice whatever is required to be given under the provision of these bylaws or under the provisions of the Articles of Incorporation or under the provisions of the corporation act of the State of Illinois, a waiver thereof in writing signed by the person or persons entitled to notice whether before or after the time stated therein shall be determined equivalent to the giving of such notice.

ARTICLE IX

AMENDMENT OF BYLAWS

These bylaws may be altered or amended by a two-thirds vote of the members present at any duly called and constituted meeting of the Association. In the case of proposed changes in the bylaws, copies of such proposed changes shall be furnished in advance to the members of the Association with the notice of the meeting.

ARTICLE X

RULES

In any meeting of the membership or Board of Directors, Roberts' Rules of Order shall govern where applicable and not inconsistent with these bylaws, and the Board of Directors shall, if necessary, appoint a Parliamentarian for any meeting during the normal term of office, whose ruling shall be final.

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