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SANDPIPER LAKE ASSOCIATION, INC.

ARTICLE 1 - NAME AND LOCATION:

The name of the corporation is Sandpiper Lake Association, Inc., hereinafter referred to as the "Association". Meetings of members and directors may be held as such places within the State of Indiana, as may be designated by the Board of Directors.

ARTICLE 11 - DEFINITIONS:

Section 1 - "Association" shall mean and refer to Sandpiper Lake Association, Inc., its successors and assigns.

Section 2 - "Properties" shall mean and refer to that certain real properly described in the Declaration of Covenants, Conditions and Restrictions, and such additions hereto as may hereafter be brought within the jurisdiction of the Association.

Section 3 --"Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners.

Section 4 - "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties, with the exception of the Common Area.

Section 5 - "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.



Section 6 - "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded in the (Office of the Recorder of Delaware County.

Section 7- "Member" shall mean and refer to those persons entitled to membership as provided in the declaration.

Section 8 — A Member is considered to be in "Good Standing" if the member is less than three (3) months delinquent on assessment fees.

ARTICLE 111 - MEETING OF MEMBERS:

Section 1 - Annual Meetings. An Annual Meeting shall be held during the month of September of each year

Section 2 - Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all the votes of the membership. The Board will create a budget for each year and will present such budget for the next year at the Annual Meeting.

Section 3 - Notice of Meetings. Written notice of the Annual Meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least thirty (30) days before such meeting to each member entitled to vote at such meeting, addressed to member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting. The Board may establish the time and date of other (generally monthly) meetings of the Board by Resolution enacted at the Annual Meeting.

Section 4 - Quorum. The presence at the meeting of the members entitled to vote and of proxies entitled to cast, one-tenth (1/10) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the

membership entitled to vote thereat shall have power to adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5 - Proxies. At all meetings of members, each member in good standing may vote in person or by proxy. In order to serve as a proxy voter, the person must be related to the member, as a spouse, parent or child. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her Lot. Members who will be absent at the time of the Annual Meeting may vote by absentee ballot, on a form prescribed by the Board, if such ballot is received by the Board at least seven (7) days before the Annual Meeting.

ARTICLE IV - BOARD OF DIRECTORS - SELECTION - TERM OF OFFICE:

Section 1 - Number. The affairs of this Association shall be managed by a Board of five (5) directors, who are members of the Association.

Section 2 - Term of Office. Directors shall be elected by the members at the Annual Meeting, and the term(s) of office shall be for three (3) years.

Section 3 - Removal. Any director may be removed from the Board with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve only until the next Annual Meeting. Any vacancies created by the removal of a Director shall be governed by the provisions of Article V Ill, Section 6.

Section 4 - Compensation. No Director shall receive compensation from any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5 - Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of three (3) directors. Any action so approved shall have the same effect as

though taken at a meeting of the Directors. Such action would be recorded in the minutes of the next meeting of the Board of Directors.

ARTICLE V - NOMINATION AND ELECTION OF DIRECTORS:

Section 1 - Nomination. Nomination for election to the Board of Directors shall be made by the current Board of Directors. Nominations may also be made by any member if given to the Secretary on or before August 1, prior to the Annual Meeting. The current Board of Directors shall make as many nominations to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members.

Section 2 - Election. Election to the Board of Directors shall be by written ballot. At such election the member or his proxy may cast for each vacancy as many votes as they are entitled to exercise under the provisions of the Declaration. Person(s) receiving the largest number of votes shall be elected.

ARTICLE VI - MEETINGS OF DIRECTORS:

Section I Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2 - Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days notice to each Director.

Section 3 - Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by the majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII - POWERS AND DUTIES OF THE BOARD OR DIRECTORS:

Section 1 - Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common areas and facilities, and the personal conduct of the members and guests thereon and to establish penalties for the infraction thereof.
- (b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations.
- (c) exercise for the association all powers, duties and authority vested in or delegated to this Association and not reserved to the Members by other provision of these Bylaws.
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors, and
- (e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.
- (f) except for budgeted expenses or for emergency repair costs specifically authorized by the Board at a regular or special meeting, the Board shall not spend more than Two Thousand Five Hundred Dollars (\$2,500.00) for capital or other expenses in any one calendar year without giving sixty (60) days written notice to all members.

Section 2 - Duties: It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs. and to present a statement thereof to the members at the Annual Meeting of the members, or at any special meeting when such statement is requested in writing by one fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the declaration, to

(1) fix the amount of the assessment against each Lot at least thirty (30) days in advance of each assessment period;

(2) send written notice of each assessment to every owner subject thereto at least Thirty-(30) days in advance of the effective date of a change in Assessments, and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to being an action at law against the owner personally obligated to pay the same;

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made-by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned or under control of the Association including any dwelling located within the subdivision;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII - OFFICERS AND THEIR DUTIES:

Section I - Enumeration of Offices. The officers of this Association shall be President and Vice President, who shall at all times be members of the Board of Directors, a Secretary and a Treasurer and any other such officers as the Board may from time to time create by resolution.

Section 2 - Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each Annual Meeting of the members.

Section 3 - Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4 - Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5 - Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6 - Vacancies. A vacancy in any office may be filled by appointment by the Board.

Section 7 - Multiple Offices. The office of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article,

Section 8 - Duties. The duties of the officers are as follows:

(a) PRESIDENT. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

(b) VICE PRESIDENT. The Vice President shall act in the place and stead of the President in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

(c) SECRETARY. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of the meetings of the

Board and of the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) TREASURER. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual examination of the Association books to be made by a certified public accountant at the completion of each fiscal year; and shall prepare an annual budget)furnish a copy of the examination report to the membership at its regular Annual Meeting with copies for each of the members in attendance.

ARTICLE IX - COMMITTEES:

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X - BOOKS AND RECORDS:

The books, records and papers of the Association shall at all reasonable times be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be made available for inspection by any member upon request to the Board. Copies may be purchased at reasonable cost.

ARTICLE XI - ASSESSMENTS:

As more fully provided in the Declaration, each member is obligated to pay to the Association monthly any special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. if the assessment is not paid within ten (10) days of the due date, a late fee of \$ 10.00 shall be applied for each month delinquent. The Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount

of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XII - CORPORATE SEAL:

The Association shall have a seal in circular form having within its circumference the words: Sandpiper Lake Association, Inc.

ARTICLE XIII - AMENDMENTS:

Section. 1 - These bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while they have liens on any Lot.

Section 2 - In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV - MISCELLANEOUS:

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE XV - VIOLATION OF RULES AND REGULATIONS:

Failure of a member (or renter, or lessee) to observe and exercise compliance with the published rules and regulations of the "Association", shall constitute a violation of those rules and regulations, and be subject to review by the Board to determine the nature of the violation and whether a penalty shall be imposed.

In such cases, written notification defining the violation will be sent to the member (property owner), giving the member at least thirty (30) days to remedy the violation. An opportunity to meet with the Board will be given when warranted, if requested.

Continued violation(s) of a specific rule or regulation shall be deemed cause for action by the Board necessary to guard the common rights and interests of the Association members.

Approved this 12th day of May, 2025.

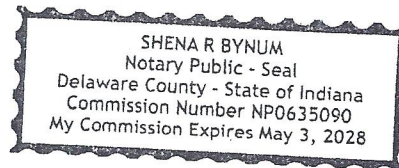
Terry J. Herfetz President
Carol J. Reece Secretary

Subscribed and sworn before me, a Notary Public, on June 18, 2025

[Signature]

SEAL

These revised Bylaws of
SANDPIPER LAKE ASSOCIATION, INC were
presented to and approved by the
Association membership on the 12 day of
May, 2025.



PREPARED BY Linda K. Burt

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.

Carol J. Reece