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PAUL T HARDIN
HENDRICKS COUNTY RECORDER
04/02/2012 09:40:58AM

Cross-Reference:

Glenfield, Section 1 (Plat), Instrument # 2003-00027111
Glenfield, Section 2 (Plat), Instrument # 2005-00033384
Glenfield, Declaration of Covenants, Instrument # 2003-00027112

AMENDMENT

to the

CODE OF BYLAWS

For

GLENFIELD HOMEOWNERS ASSOCIATION, INC.

COMES NOW the Glenfield Homeowners Association, Inc., by its Board of Directors, on this 8 day of February, 2012, and states as follows:

WITNESSETH THAT:

WHEREAS, the residential community in Hendricks County, Indiana commonly known as Glenfield was established upon the recording of certain Plats and other documents with the Office of the Recorder for Hendricks County, Indiana; and

WHEREAS, the Plat for Glenfield, Section 1, was recorded with the Office of the Hendricks County Recorder on June 30, 2003, as Instrument #2003-00027111; and

WHEREAS, the Plat for Glenfield, Section 2, was recorded with the Office of the Hendricks County Recorder on October 27, 2005, as Instrument #2005-00033384; and

WHEREAS, the Glenfield subdivision is subject to Covenants which run with the land, namely the Declaration of Covenants, Conditions and Restrictions for Glenfield ("Declaration"), recorded in the Office of the Hendricks County Recorder on June 30, 2003, as Instrument #2003-00027112, and any amendments thereto; and

WHEREAS, the Declaration states that by taking a deed to any Lot within Glenfield each owner becomes a mandatory member of the Glenfield Homeowners Association, Inc., an Indiana nonprofit corporation ("Association"); and

WHEREAS, the Association was incorporated pursuant to the above listed Declaration as a non-profit corporation pursuant to Articles of Incorporation ("Articles") filed with, and approved by, the Indiana Secretary of State on December 19, 2007; and

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WHEREAS, the Association's Initial Board of Director(s) adopted a Code of Bylaws ("Bylaws") for the Association and the homeowners within Glenfield; and

WHEREAS, the Articles of Incorporation, Article IX, Section 4, and the Bylaws, Article VII, Section 1, states that the Board of Directors shall have the power, without the assent or vote of the members, to make, alter, amend or repeal the Code of Bylaws; and

WHEREFORE, pursuant to the authority granted to the Board of Directors by the Articles, the following Amendments are hereby adopted by the Board, and it is the intention of the Association that these Amendments will replace the specifically identified sections of the current Bylaws and any amendments thereto. It is also the intention of the Association that all other provisions of the Bylaws not amended herein remain in full force and effect.

Article II, Section 3, is hereby amended to read as follows:

ARTICLE II

Members

Section 3. Annual Meetings. The Board of Directors of the Association will set a date for the Association's Annual Meeting to be held each year. The only limitation to setting the date for the Annual Meeting is that the Annual Meeting must be held no more than fifteen (15) months after the previous Annual Meeting. However, the specific date, time and place of the Annual Meeting are to be determined by the Board of Directors. At each Annual Meeting, the members will conduct director elections and transact any other Association business to be properly addressed at the meeting.

Article II, Section 4, is hereby amended to read as follows:

ARTICLE II

Members

Section 4. Special Meetings. A Special Meeting of the owners may be called by: a) the President; b) resolution approved by a majority of the Board of Directors; or c) by written petition signed by at least ten percent (10%) of the owners. The petition must be presented to the President or Secretary of the Association and must state the purpose(s) for which the Special Meeting is to be called.

The Board of Directors has thirty (30) days from the date the Secretary receives a properly signed petition from the members to send a notice to the membership calling the requested Special Meeting. The purpose(s) of the Special Meeting, along with the date, time and location of the Special Meeting must be stated in the meeting notice sent to the owners. No business shall be transacted at a Special Meeting except as stated in the notice of the meeting, unless all the owners are present.

It should be noted that according to the Act the members may not call or hold a Special Meeting of the members without first submitting a petition, signed by not less than ten percent (10%) of the members, asking that the Board of Directors call a Special Meeting as set forth above. If the Board refuses to call a Special Meeting of the members after receiving a proper petition from the members, then the members may call a Special Meeting of the membership on their own.

Article II, Section 6(c), is hereby amended to read as follows:

ARTICLE II

Members

Section 6. Voting at Meetings.

(c) **Quorum.** Quorum is the number of Members that must attend a meeting for the meeting to be valid. Generally, Members can attend the meeting in person, or they can appoint another person to act as their proxy, or they can just send in a ballot.

Unless a higher percentage is required elsewhere in the Declaration or these Bylaws, at least ten percent (10%) of the eligible voting Members, either in person, by proxy, or by ballot, must be at any membership meeting to make a quorum.

The term "eligible" means a Member whose voting rights have not been suspended for any reason. If a Member has had his voting rights suspended, then his vote is not counted for meeting quorum.

Once a Member shows up at a meeting, either in person, by proxy, or by ballot, his vote will be counted present for the rest of the meeting and any re-settings of the meeting, even if the Member leaves.

If ten percent (10%) of the Members don't show up at the first meeting, the meeting can be rescheduled on another date within sixty (60) days of the first meeting. At the second meeting, the quorum number drops to five percent (5%) of eligible member votes.

Article V, Section 1, is hereby amended to read as follows:

ARTICLE V

Books and Records and Assessments

Section 1. Association Records. Current copies of the Declaration, Articles, Bylaws, rules and regulations, and other corporate documents for the Glenfield subdivision or the Association are available for review by any Member or their representative at the main office of the Association during normal business hours. The Member can buy copies of these documents for a reasonable price set by the Association.

The Association will also keep detailed accounting records that show all expenses of the Association, including the maintenance and repair expenses of the common areas. The financial statements, budgets, and certain other financial records of the Association may be reviewed by any Member, but the Member must give the Board a written request to review these records at least five (5) days before the review date, and the review is to be made during normal business hours or under other reasonable circumstances.

Any holder, insurer, or guarantor of a first mortgage on a Lot shall be entitled upon written request to receive a financial statement for the immediately preceding fiscal year.

The Association has the right to require any Member wanting to review the Association's records follow the rules stated in the Indiana Nonprofit Corporation Act of 1991, specifically Indiana Code 23-17-27 et seq. The Association has the right to deny any Member access to any records that are not required to be opened for review under Indiana law, or if the Association determines the Member's request; a) was not made in good faith or for a proper purpose; b) the Member fails to describe with reasonable particularity the purpose and the records the Member desires to inspect; or c) the records requested are not directly connected to the stated purpose for the request.

[End of Amendments]

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The undersigned hereby certifies that this Amendment to the Code of Bylaws of Glenfield Homeowners Association, Inc. was duly moved and passed by a majority vote of the Association's Board of Directors and that all other requirements for adopting this Code of Bylaws have been met.

GLENFIELD HOMEOWNERS ASSOCIATION, INC.

[Signature] _____ Date 2/8/12
President

Joseph Pearson
Printed Name of Director

ATTEST:

[Signature] _____ Date 2/8/12
Secretary

Cory Closemann
Printed Name of Director

STATE OF INDIANA)
COUNTY OF HAMILTON)

Before me a Notary Public in and for said County and State, personally appeared Joseph Pearson and Cory Closemann, the President and Secretary, respectively, of Glenfield Homeowners Association, Inc., who acknowledged execution of this Amendment to the Code of Bylaws of Glenfield Homeowners Association, Inc. and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and Notarial Seal of this 8 day of February, 2012

[Signature]
Notary of Public - Signature
Rona Lynon
Printed

Stamp:
County of Residence
Commission Expires



I hereby 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. -Scott A. Tanner

This document was prepared by and should be returned to:
Scott A. Tanner, TANNER LAW GROUP, 6745 Gray Road, Suite H, Greenwood, IN 46237