

BYLAWS
OF

GREENFIELD CREEK PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I
NAME

Section 1.1. Name. The name of this Corporation shall be **Greenfield Creek Property Owners Association, Inc.**, hereinafter referred to as "Corporation".

ARTICLE II
PURPOSES

Section 2.1. Purposes. The purposes of the Corporation are:

- (a) To generally carry out the purposes of the Association provided for in the Declaration or Declarations of Protective Covenants (hereinafter "Declaration"), if there be more than one, for Greenfield Creek and to own, maintain and operate common properties and facilities, to administer and enforce covenants and restrictions applying to the property located within the subdivision known as Greenfield Creek, and to collect and distribute assessments and charges therefor.
- (b) To engage in any and all activities related or incidental to the foregoing, including, but not limited to, powers to acquire, own, hold, use, sell, lease, mortgage, or pledge any property real or personal, tangible or intangible, legal or equitable, to loan or invest its own money upon such security or on such securities as may from time to time be determined by the Board of Directors.
- (c) To do any and all things necessary, convenient or expedient as permitted by the Indiana Nonprofit Act for the accomplishment of any of the purposes or the furtherance of any of the powers hereinabove set forth, either alone or in association with other corporations, firms or individuals.
- (d) No part of the net earnings of the Corporation other than by acquiring, constructing or providing management maintenance in care of association property and other than by a rebate of excess membership dues fees or assessments shall inure to the benefit of or be distributable to its members, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth.
- (e) Notwithstanding any other provisions set forth herein, the Corporation shall not carry on any activities not permitted to be carried on by a Corporation exempt from federal income tax under Section 528 of the

Internal Revenue Code of 1986 or corresponding provisions of any future additions of the Internal Revenue Code.

ARTICLE III
MEETINGS OF MEMBERS

Section 3.1 Membership. Every person or entity who is a record owner of a Lot in Greenfield Creek (exclusive of any area deemed to be a Common Area) shall be a member of the Corporation irrespective of the inclusion, exclusion, incorporation by reference, or any specific expression or lack thereof to the effect in the deed or other documents of conveyance. Membership is appurtenant to and shall not be separated from ownership of a Lot or property subject to the Declaration. Thus, membership shall automatically terminate upon the sale, transfer, or other disposition by a member of his ownership of a Lot or property subject to the Declaration at which time the new owner shall automatically become a member of the Corporation.

Such membership may not be sold or transferred other than in conjunction with the sale or transfer of the title interest in the lot to which it is appurtenant.

If more than one person or entity is the record owner of the property subject to the Declaration, all such persons or entities shall be members.

Each member of the Corporation shall be bound by and shall observe the terms and provisions of the Declaration of Greenfield Creek, the Articles of Incorporation, these By-laws, and the rules and regulations promulgated from time to time by the Corporation or its Board of Directors.

Any person or entity who holds interest in a lot in Greenfield Creek merely as a security for the performance of an obligation or any person in possession of a lot under a contract to purchase such lot shall not be a member of the Corporation.

No member shall have the right or power to disclaim, terminate, or withdraw from his membership in the Corporation or from any of his obligations as such a member by abandonment of his residence or for any other reason.

Ownership of a lot in Greenfield Creek shall be the sole qualification for membership and there shall be one membership for each lot.

Section 3.2. Annual Meeting. An annual meeting of the members shall be held on the first Wednesday in the month of February, or at such other reasonable time or date not more than thirty (30) days before or after said date as may be designated by written notice of the Board of Directors delivered to the membership no less than ten (10) days prior to the date fixed for said new meeting, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Indiana, such meeting shall be held on the next succeeding business day. Said meeting may be held at such other reasonable time or date not more than thirty days before or after said date as may be designated by written notice of the Board of Directors delivered to the membership not less than ten days prior to the date fixed for said new meeting.

Section 3.3. Special Meetings. Special meetings of the members may be called by the President, the Board of Directors or not less than one-third of the members having voting rights.

Section 3.4. Place of Meeting. The Board of Directors may designate any place, either within or without the State of Indiana, as the place of meeting for any annual meeting or for any special meeting called by the Board of Directors. If no designation is made or if a special meeting is otherwise called, the place of meeting shall be the

principal office of the Corporation in the State of Indiana, but if all of the members shall meet at any time and place, either within or without the State of Indiana and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken.

Section 3.5. Notice of Meetings. A written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose for which the meeting is called, shall be delivered or mailed by the Secretary, or by the officer or person calling the meeting to each member of record entitled to vote at that meeting, at the address which appears on the records of the Corporation, at least ten (10) days before the date of the meeting. Notice of any meeting of members may be waived in writing filed with the Secretary or by attendance in person.

Section 3.6. Informal Action by Members. Any action required by law to be taken at a meeting of the members, or any action which may be taken at a meeting of members, may be taken without meeting if a consent in writing, setting forth the action so taken, shall be signed by all the members entitled to vote with respect to the subject matter thereof.

Section 3.7. Voting Rights. The Owners of each lot shall be entitled one (1) vote. If more than one member is the record owner or beneficiary of the title-holding land trust of a Lot, then the vote for that Lot shall be exercised as those members themselves determine. No more than one (1) vote shall be cast with respect to any such Lot.

Section 3.8. Designation of Voting Representative. The vote for any membership which is held by more than one person shall be exercised by any one of them unless any objection or protest by any holder of such membership is made prior to the completion of the vote, in which case the vote of the membership shall not be counted.

Section 3.9. Quorum. At any duly called meeting of the Corporation, the number of members present at such meeting, together with those members represented by valid proxy, shall constitute a quorum, so long as not less than one-third (1/3) of the voting members are either present or represented by proxy.

Section 3.10. Proxies. At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or his duly authorized attorney-in-fact. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

Section 3.11. Voting List. The Secretary, or Assistant Secretary of the Corporation, shall keep at all times, at the principal office of the Corporation, a complete and accurate list of all members entitled to vote at any meeting of the members which may be inspected by any member, for any purpose, at any reasonable time.

ARTICLE IV BOARD OF DIRECTORS

Section 4.1. General Powers. The control and management of the affairs of the Corporation shall be vested in its Board of Directors. Directors must be members of the Corporation.

Section 4.1.A Governance. The Greenfield Creek Homeowners Association will operate under a representative form of governance, whereby all business decisions of the Greenfield Creek Homeowners Association will be decided by a majority vote of the Board of Directors.

Section 4.1.B Veto. A veto of any Greenfield Creek Homeowners Association Board of Directors decision may be made by the membership of obtaining petition signatures from one-third of all Greenfield Creek households, (One vote per household). Any attempted veto must be submitted to the board within 72 hours of the conclusion of the meeting in which the contested expenditure was approved, or contested decision was made. The contesting

individuals then have seven days to submit their signatures to the board. If fewer than the required one-third majority is achieved, the veto fails and the board may proceed. If a one-thirds majority is achieved the board must halt the expenditures or activity as dictated by the veto. The board has seven days to challenge the veto by canvassing the membership to confirm the legitimacy of the signatures. If there are any discrepancies on the actual one-third household count that could reverse the veto, a special meeting of the membership needs to be called by the board in accordance with the by-laws to resolve the dispute.

Section 4.2. Number and Tenure. The initial Board of Directors of this Association shall consist of five (5) members appointed/elected by the Declarant. The number of Directors may be increased or decreased at a special meeting called specifically for increasing or decreasing the number of Directors and at such a meeting the decision to increase or decrease the number of directors shall be approved by a majority of the members present at the meeting provided a quorum is had, but in no event shall the numbers of Directors be less than three (3).

Section 4.3. Classification of Directors. Each member of the Board of Directors shall be elected to a two (2) year term except that for the initial appointment/election at which three (3) members shall be elected for two (2) years and two (2) members shall be elected for one (1) year. Each year thereafter the members shall elect either two (2) or three (3) members for a full two (2) year term to fill the anticipated vacancies.

Section 4.4. Regular Meetings. A regular annual meeting of the Board of Directors shall be held without other notice by the bylaws, immediately after and at the time and place, either within or without the State of Indiana, for the holding of additional regular meetings of the board without other notice than such resolution.

Section 4.5. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The person or persons authorized to call special meetings of the Board may fix any place, either within or without the State of Indiana, as the place for holding any special meeting called by them.

Section 4.6. Notice of Special Meetings. Notice of any special meeting of the Board of Directors shall be given at least two (2) days previously thereto by written notice delivered personally or sent by mail or telegram to each Director at his address as shown by the records of the Corporation. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or these bylaws.

Section 4.7. Quorum. A majority of the entire Board of Directors shall constitute a quorum. However, when filling vacancies occurring in the Board of Directors, a majority of the existing Directors shall constitute a quorum.

Section 4.8. Manner of Acting. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 4.9. Informal Action by Directors. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof may be taken without a meeting, if prior to such action a written consent to such action is signed by all members of the Board or of such committee as the case may be, and such written consent is filed with the minutes of proceedings of the Board or committee.

Section 4.10. Power to Appoint Executive Committee. The Board of Directors shall have power to appoint by resolution adopted by a majority of the entire Board an executive committee composed of two or more Directors,

who, to the extent provided in such resolution, shall have and exercise the authority of the Board of Directors in the management of the business of the Corporation between meetings of the Board.

Section 4.11. Power to Make Bylaws. The Board of Directors shall have the power to make and alter any bylaw or bylaws, including the fixing and altering of the number of Directors.

Section 4.12. Power to Elect and Appoint Officers. The Board of Directors shall select a president, one or more vice-presidents, a secretary and a treasurer. The Board shall have the power to appoint such other officers and agents as the Board may deem necessary for transaction of the business of the Corporation. Any officer or agent may be removed by the Board of Directors whenever in the judgment of the Board, the interests of the Corporation will be served thereby. The Board shall also have the power to fill any vacancy in any office occurring for any reason whatsoever.

Section 4.13. Delegation of Powers. For any reason deemed sufficient by the Board of Directors, whether occasioned by absence or otherwise, the Board may delegate all or any of the powers and duties of any officer to any other officer or Director, but no officer or Director shall execute, acknowledge or verify any instrument in more than one capacity.

Section 4.14. Powers and Duties of the Board of Directors. All the powers and duties of the Corporation existing under Indiana law, the Declaration of Protective Covenants, Articles of Incorporation, and these bylaws shall be exercised exclusively by the Board of directors, its agents, contractors or employees, subject only to approval by the membership when such is specifically required. The Board may delegate such of its duties and/or responsibilities as it may deem appropriate.

Section 4.15. Assessments. The Board shall make and collect assessments against members to defray the costs and expenses of the management and operation of the Corporation and the common areas.

Section 4.16. Disbursements. The Board shall use the proceeds of the assessments in the exercise of its powers and duties.

Section 4.17. Maintenance. It is the responsibility of the Board to maintain, repair and/or replace the following:

- a. All common areas including but not limited to detention and retention areas shown on the recorded plat(s) of Greenfield Creek; and
- b. All incidental damage caused by work done by direction of the Board.
- c. All such other areas or property, real or personal, as required by the Declaration(s) and/or designated on the plat(s).
- d. All parcels deeded to and/or dedicated to the Corporation owned by the Corporation.

Section 4.18. Insurance. The Board of Directors shall be authorized to acquire insurance coverage from time to time as it may deem appropriate, including, but not limited to Directors and Officers insurance coverage at no cost or expense to the Directors and Officers.

Section 4.19. Regulation. The Board shall have the right to promulgate such reasonable rules and regulations as it may deem necessary with respect to the maintenance use and enjoyment of the common areas as well as the use of individual units.

Section 4.20. Committees. The Board shall have the power to designate and appoint such committees as it may deem necessary to properly manage and operate the Corporation. Individuals other than Board members may be appointed to such committees.

Section 4.21. Enforcement. The board shall have the general power to enforce any and all of the provisions, covenants, and restrictions set forth in the Articles of Incorporation and/or bylaws.

Section 4.22. Loans and Encumbrances. The Corporation through the Board of Directors may not obtain a loan, whether secured or unsecured, or encumber the assets of the Corporation without approval by the majority of the total votes of the Corporation present in person or by written proxy at a membership meeting called for this purpose. The presence in person or by proxy at said meeting by the voting members of the Corporation having fifty percent of the total votes shall constitute a quorum. However, said loan or encumbrance must be approved by not less than fifty percent of the total number of votes in the Corporation. This provision shall not restrict the power of the Board or the Corporation to contract for goods or services in the ordinary course of the Corporation's operations.

This provision may not be amended unless fifty percent of the total number of votes of the Corporation presents either in person or by written proxy approves such amendment at a meeting called for this purpose all in accordance with the provisions of the Declaration.

Section 4.23. Liability of Directors. The members of the Board (including the initial Board of three Directors and the subsequent Board of five Directors), and the Officers of the Corporation shall not be liable to the Corporation or Association or any individual lot for any mistake of judgment or acts or omissions made in good faith while acting in their capacity as Directors or Officers. The Corporation shall indemnify and hold harmless the members of the Board and the Officers thereof against all contractual liability to others arising out of contracts made by them, unless such contracts shall have been made in bad faith. The liability of any owner shall be limited to an amount determined by dividing the total liability by the total number of owners subject to the terms of the Declaration. All contracts and agreements entered into by the Board or Officers shall be deemed executed by said parties as the case may be as agent for the owners or the Corporation.

ARTICLE V OFFICERS

Section 5.1. Officers. The Board of Directors shall elect or appoint the Officers of the Corporation. The Officers of the Corporation shall be a president, one or more vice-presidents, a secretary, a treasurer and such other officers as may be deemed desirable by the Board of Directors. Any two or more offices may be held by the same person.

Section 5.2. Election and Term of Office. The Officers of the Corporation shall be elected annually from among and by the Board of Directors at the regular meeting of the Board of Directors. Each officer shall hold office for one year or until his successor shall have been duly elected and shall have qualified. Unless earlier removed by the Board of Directors. All officers and agents can be removed at any time by the affirmative vote of the majority of the members of the Board of Directors. Officers shall be eligible for reelection.

Section 5.3. President. The President shall be the chief executive officer of the Corporation. He shall preside at all meetings of the Board of Directors and membership. Under the Board's direction he shall have general supervision over the affairs of the Corporation and over the other Officers. He or his designee shall sign all written contracts of the Corporation. He shall perform all such other duties as are incident to this office.

Section 5.4. Vice-President. The Vice-President shall perform the duties specified in section 5.3 of the Article in this Article in the absence or disability of the President. In addition, he shall perform duties and assignments which may from time to time be delegated by the President or the Board.

Section 5.5. Treasurer. The Treasurer shall have custody of all monies and securities of the Corporation and shall give bond in such sums and with such surety as the Directors may require, conditioned upon the faithful performance of his office. He shall perform all such duties as are incident to this office as Treasurer.

Section 5.6. Secretary. The Secretary shall have the responsibility for providing that notices required by these by-laws be issued, and shall provide that minutes of the all meetings of the Board of Directors and membership be adequately kept. He shall have responsibility for all corporate books, records and papers, any and all written contracts of the Corporation and shall be custodian of the corporate seal. He shall perform such other duties as are incident to his office.

Section 5.7. Vacancies. Vacancies among elected and appointed officers occurring during the annual terms thereof shall be filled by the Board of Directors.

ARTICLE VI COMMITTEES

Section 6.1. Standing and Special Committees. The President shall, with the approval of the Board of Directors, appoint such standing or special committees of such size as the President or Board of Directors may deem necessary to properly carry on the activities and effect the purposes of the Corporation. Such committees shall perform as the President or the Board of Directors may direct.

Section 6.2. Roles of Committees. Committees are designed to help generate ideas, conduct research, and make recommendations to the Board based upon the subject matter for which they were created. The Board may act upon the committee's recommendations, or table them at its discretion. The Board may also enable the committee to execute a project.

Section 6.3. Committee Projects. Committee projects under \$1000.00 which have been previously itemized in the G.C.H.A. budget and approved by the Membership can be implemented without further input from the general membership; however, the G.C.H.A. Board and Treasurer must approve of the expenditure timing to ensure adequate funding. The content of the project must also be approved by the Board and Treasurer to assure the expenditure matches with what was budgeted for. All Committee projects in excess of \$1000.00 fall under the provisions of the bylaws.

ARTICLE VII CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 7.1. Contracts. The Board of Directors may authorize any officers, agent or agents of the Corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 7.2. Checks, Drafts, etc. All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors, such instruments shall be signed by the Treasurer, and countersigned by the President or Vice-President of the Corporation.

Section 7.3. Accounts. The receipts and expenditures of the Corporation shall be credited and charge to accounts in accordance with generally accepted accounting principles. There shall be at least one account established at a local financial institution authorized to do business in Porter County, Indiana. One account, which may be a management company's trust account, shall be utilized as its day-to-day operating account. Such other accounts may be established from time to time as the Board may deem necessary.

Section 7.4. Budget. The Board of Directors shall adopt a budget for each fiscal year which shall include the estimated funds required to defray common expenses and to provide and maintain funds for the necessary accounts in accordance with generally accepted accounting principles. Copies of the budget and proposed assessment shall be transmitted to each member at least thirty (30) days preceding the fiscal year for which said budget has been made.

Section 7.4A. Budget Approval. Annual budgets are approved with a majority vote of the membership present at the budget approval meeting.

Section 7.5. Assessments. The Board of Directors shall make and collect assessments according to the provisions of the Declaration for the development covered by these bylaws.

Section 7.6. Bank Depository. The depository of the Corporation shall be such bank or banks authorized to do business in Porter County, Indiana, as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawals of monies from such accounts shall be only checks signed by such persons as are authorized by the Board of Directors.

Section 7.7. Accounting. An annual accounting shall be prepared and submitted to the members not later than ten (10) days prior to the annual meeting.

Section 7.8. Bonds. Fidelity bonds may be required by the Board of Directors from all persons handling or responsible for the Corporation funds. The amount of such bonds shall be determined by the Directors. The premium of such bonds shall be paid by the Corporation.

Section 7.9. Gifts. The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purpose or for any special purpose of the Corporation.

ARTICLE VIII BOOKS AND RECORDS

Section 8.1. Books and Records. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors, and committees having any of the authority of the Board of Directors, and shall keep at the principal office a record giving the names and addresses of the members entitled to vote. All books and records of the Corporation may be inspected by any member, or his agent or attorney for any proper purpose at any reasonable time.

ARTICLE IX FISCAL YEAR

Section 9.1. Fiscal Year. The fiscal year of the corporation shall begin on the 1st day of January and end on the 31st day of December in each year.

ARTICLE X
CORPORATE INDEMNIFICATION

Section 10.1. Indemnification. To the extent not inconsistent with the laws of the State of Indiana, every person (and the heirs and personal representatives of such person) who is or was a Director or Officer of the Corporation shall be indemnified by the Corporation as provided in the Act. The Organizer shall be entitled to indemnity from the Corporation on account of any claim, liability, action, or damage arising from or relating to the organization of the Corporation and for all related reasonable attorney's fees. The indemnifications provided for herein shall not be deleted or altered, but shall remain a continuing obligation of the Corporation.

ARTICLE XI
AMENDMENTS TO BYLAWS

Section 11.1. Amendments. These bylaws may be amended by the affirmative vote of a majority of the Board of Directors, provided that the text of the proposed amendments shall have been sent to all Directors with the call for the meeting at least ten (10) days in advance of such meeting.

C:\MyFiles\13565-2 Greenfield Creek POA\Bylaws.wpd