

RESOLUTION AMENDING BYLAWS TO ALLOW FOR OFFICIAL EMAIL NOTICE

WHEREAS, Article II, Section 6, of the Southaven Planned Development Homeowners Association, Inc., Bylaws requires notice of annual and special meetings to be mailed to each Member at the address which appears on the records of the Association; and

WHEREAS, the Board of Directors are empowered by Article X to adopt, alter, amend, add to and repeal all or portions of the Bylaws, subject to prior approval of the Area Plan Commission of Tippecanoe County and Common Council of the City of Lafayette, Indiana; and

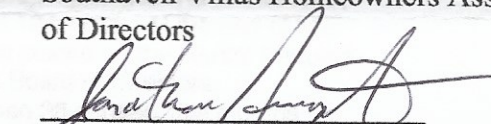
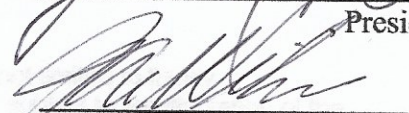
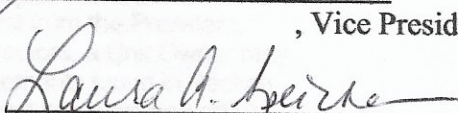
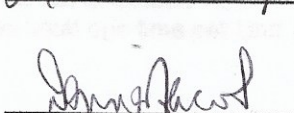
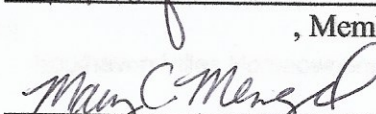
WHEREAS, the Board of Directors wish to provide a more convenient form of official notice of annual and special meetings to its Members by way of email notifications.

NOW, THEREFORE, BE IT RESOLVED that Article II, Section 6, of the Southaven Planned Development Homeowners Association, Inc., Bylaws is hereby amended to read as follows, subject to approval by the Area Plan Commission of Tippecanoe County and Common Council of the City of Lafayette, Indiana:

Section 6. Notice of Meetings. Notice of annual and special meetings will be mailed to each Member at the address which appears on the records of the Association not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. All notices will state the date, time and place of the meeting, and notice of a special meeting will also state the purpose for which the meeting is called. In the case where several Members have the same address as shown on the records of the Association, one (1) notice will be sufficient. Every Member may request to have all notices sent via an email address provided to the Board Secretary. The Board Secretary will maintain an active list of email addresses. Every Member may elect to have notices sent both via email and regular mail.

Duly adopted this 15th day of November, 2016.

Southaven Villas Homeowners Association Board
of Directors

	Jonathon Augustin
_____ President	
	Joe Wilkerson
_____ , Vice President	
	Laura A. Speicher
_____ , Member	
	Donna Jacob
_____ , Member	
	Mary C. Mengel
_____ , Member	

MISCELLANEOUS

26.00

02/03/2017

01:24:42PM

TIPPECANOE COUNTY RECORDER

6 *

PROPOSED AMENDMENT
RESOLUTION AMENDING BYLAWS TO ENACT RENTAL RESTRICTIONS

WHEREAS, Article III, Section 9(g), of the Southaven Planned Development Homeowners Association, Inc., Bylaws give the Board the authority to promulgate, adopt, revise, amend, and alter the rules and regulations with respect to the use and occupancy of the Property; and

WHEREAS, the Board of Directors are empowered by Article X to adopt, alter, amend, add to and repeal all or portions of the Bylaws, subject to prior approval of the Area Plan Commission of Tippecanoe County and Common Council of the City of Lafayette, Indiana; and

WHEREAS, Section 22 of the Declaration of Condominium and of Easements, Restrictions, and Covenants for Southaven Planned Development, Third Amendment, Phase One, allows for the Amendment of the Declaration , subject to the subject to prior approval of the Area Plan Commission of Tippecanoe County and Common Council of the City of Lafayette, Indiana; and

WHEREAS, the members of the Board of Directors share a common purpose of ensuring the long-term health and stability of the Southaven Homeowner's Association; and

WHEREAS, the Board of Directors desires to have as many owner-occupied units in the Southaven community as possible and believe that a high rental percentage could have a direct, negative economic impact on the Association.

NOW, THEREFORE, BE IT RESOLVED that the Declaration of the Southaven Planned Development Homeowners Association, Inc., is hereby amended to include the following new covenants and restrictions, subject to approval by the Area Plan Commission of Tippecanoe County and Common Council of the City of Lafayette, Indiana:

- 21.16 At no time shall there be more than 10 rental Units on the Property.
- 21.17 The Board of Directors shall create a Rental Request List for the purpose of maintaining a waiting list for requested rental units, subject to the 10 rental unit limit in Section 21.16.
- 21.18 Any owner with a current lease as of the Dec., 31, 2016, addition of this section has permission to allow his or her lessee(s) to finish out the current term of the lease of the Unit. A copy of the current lease must be given to the Secretary for accurate record keeping. At the end of that term, the lease may be extended for an additional 12 months. At the end of this additional 12 month period, the Unit must be placed on the Rental Request List and will be subject to approval from the Board of Directors.
- 21.19 No Unit may be leased for a period longer than 36 consecutive months, subject to Section 21.20.
- 21.20 In exceptional circumstances (including but not limited to family emergency, health matter, job change, etc.), subject to the discretion of the Board of Directors and with prior written approval from the President, Vice-President, or Secretary of the Board of Directors, a Unit Owner may receive permission to rent, outside of the requirements found in Section 21.16, 21.17, 21.18, and 21.19, a Unit for a period not to exceed 12 months. The benefits of this Section may only be used one time per Unit Owner.

Duly adopted this 15th day of November, 2016.

Southaven Villas Homeowners Association Board of Directors

PROPOSED AMENDMENT

Jonathan Augustin
Joe Wilkerson
Laura A. Speicher
Donna Jacobs
Mary C. Mengel

Jonathan Augustin President
Joe Wilkerson Vice President
Laura A. Speicher Member
Donna Jacobs Member
Mary C. Mengel Member

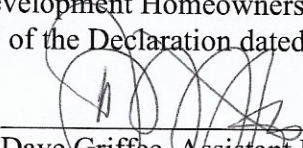
State of Indiana

County of Tippecanoe

**Approval of the Administrative Officer
City of Lafayette, Indiana**

The undersigned hereby approves this Fourth Amendment to the Declaration of Condominium for the Southaven Planned Development Homeowners Association, Inc., in accordance with the provisions of Section 22 of the Declaration dated October 30, 2002.

Dated: 12/22/16

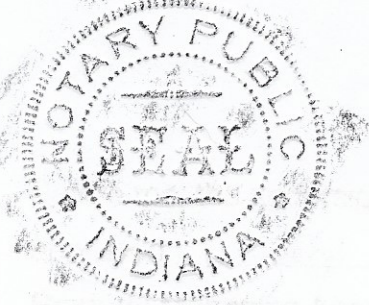

Dave Griffie, Assistant Engineer/Administrative
Officer for City of Lafayette, Indiana

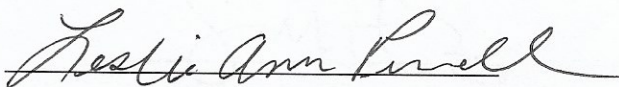
State of Indiana)

County of Tippecanoe)

Dave Griffie, Assistant Engineer/Administrative Officer for City of Lafayette, Indiana, personally appeared before me, a Notary Public, on 12/22, 2016, and signed or affirmed signing the above document.

To acknowledge this action, I am signing below and placing my notary seal on this document.





Printed: Leslie Ann Pennell
Notary Public

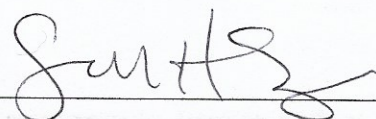
County of Residence: Tippecanoe
My Commission Expires: 10/12/18

AFFIDAVIT

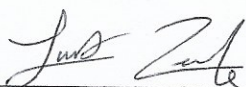
The State of Indiana

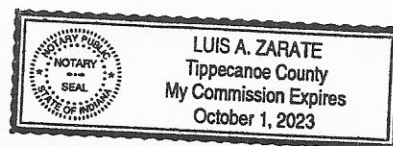
County of Tippecanoe

I, Cheryl Strong, of Lafayette, Indiana, Property Managing Agent for Southaven Villas Homeowners Association, Inc. a corporation in the State of Indiana on this 3rd day of February, 2017 attest to the above stated Amendments of Southaven Villas Homeowners Association, Inc. as described in the Declarations Of Southaven Villas Homeowners Association, Inc. I have made personal and diligent inquiry and make this affidavit based on personal knowledge. I affirm under penalties of perjury that the foregoing representations are true.


Cheryl Strong

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Cheryl Strong known to me to be duly authorized Property Managing Agent for Southaven Villas Homeowners Association, Inc. an Indiana Corporation, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said Corporation for the purposes and uses therein set forth, this 3rd day of February, 2017.


Notary Public



I, Cheryl Strong, of Lafayette, Indiana, Property Managing Agent for Southaven Villas Homeowners Association, Inc. a corporation in the State of Indiana on this 3rd day of February, 2017 have prepared this instrument to be recorded in Tippecanoe County, Lafayette, Indiana.

The Amendments being recorded are to be attached to the following three (3) Documents already recored:

200202034558, 200404025112, and 200404033385.

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Cheryl Strong Cheryl Strong