



DocId:8008687

Tx:4006695

Cross Reference Document No. 201717021772

20222018671

FILED FOR RECORD IN
TIPPECANOE COUNTY, IN

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CONCORD RIDGE SUBDIVISION

RECORDER
10/20/2022 09:10 AM
RECORDING FEE 25.00

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CONCORD RIDGE SUBDIVISION ("Amendment") dated effective October 20, 2022 ("Effective Date").

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of Concord Ridge Subdivision dated August 24, 2017, were recorded in the Office of the Recorder of Tippecanoe County, Indiana on November 8, 2017, as Document No. 201717021772 ("Covenants").

WHEREAS, the Development Period, as said term is defined in the Covenants, has not expired as of the Effective Date.

WHEREAS, LLW, LLC, as the Declarant, approves, adopts, and executes this Amendment for the purpose of amending and modifying the Covenants as set forth herein.

WHEREAS, this Amendment is approved and executed by the Declarant pursuant to Article X, Section 10.3 of the Covenants.

WHEREAS, all acts and things have been done and performed which are necessary to amend the Covenants that, when executed and recorded in the Records of Tippecanoe County, Indiana, are enforceable with their respective terms to make this Amendment a valid and binding agreement.

NOW, THEREFORE, this Amendment is created by amending the Covenants as follows:

1. The foregoing recitals are true, accurate, and complete statements of fact and are hereby incorporated into and made a part of this Amendment as set forth verbatim.
2. Capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Covenants.
3. The Development shall continue to be subject to the Covenants as amended by this Amendment and any subsequent amendments thereto.
4. Section 5.6 of Article V of the Covenants is deleted in its entirety and replaced with the following:

Section 5.6 Notice and Quorum for Any Action Authorized Under this Article. Except as otherwise provided in this Declaration, written notice of any meeting called for the purpose of taking any action authorized under this Article shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. The presence at a meeting of fifteen percent (15%) of Members entitled to cast, or of proxies entitled to cast, votes of each class of Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, these Covenants, or the By-Laws. If, however, such quorum shall not be present or represented at any meeting, the meeting shall re-adjourn within seven (7) days thereof, without notice other than announcement at the meeting. The presence at the re-adjourned meeting of ten percent (10%) of the Members entitled to cast, or of proxies entitled to cast, the votes of

each class of Membership, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, these Covenants, or the By-Laws.

5. If any provision of this Amendment is determined to be unenforceable, the remainder of this Amendment will remain intact and enforceable.

6. Except to the extent specifically modified, amended, or supplemented by this Amendment, the Covenants shall remain in full force and effect.

7. In the event of any conflict between the terms of the Covenants and the terms of this Amendment, the terms of the Amendment shall control.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Declarant has caused this Amendment to be executed effective as of the Effective Date.

LLW, LLC

By: *Ronald H. Whistler*
(written)
Ronald H. Whistler
(printed)
Its: Vice President
(title)

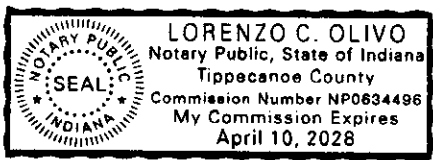
STATE OF INDIANA)
) SS:
TippecanoeCOUNTY)

Before me, a Notary Public in and for said County and State, personally appeared LLW, LLC, by Ronald H. Whistler, its Vice President, who acknowledged the execution of the foregoing instrument on behalf of LLW, LLC.

WITNESS my hand and Notarial Seal, this 20th day of October, 2022.

Lorenzo C. Olivo
(written)
Lorenzo C. Olivo
(printed)
NOTARY PUBLIC
Resident of Tippecanoe County

My Commission Expires: 4/10/2028



This instrument prepared by: Kevin J. Riley of the firm of REILING TEDER & SCHRIER, LLC, 250 Main Street, Suite 601, P.O. Box 280, Lafayette, Indiana 47902. Telephone: (765) 423-5333. E-mail: kjr@rtslawfirm.com

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. Kevin J. Riley

**FIRST AMENDMENT TO BY-LAWS
OF CONCORD RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO BY-LAWS OF CONCORD RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC. ("First Amendment") dated effective October 20, 2022 ("Effective Date"), executed by the undersigned as the President of the Board of Directors of the Concord Ridge Subdivision Homeowners Association, Inc. ("Association").

RECITALS

WHEREAS, the Board of Directors of the Association ("Board") has authorized, approved, and consented to the amendment of the By-Laws of Concord Ridge Subdivision Homeowners Association, Inc. dated November 1, 2017 ("By-Laws") as set forth herein.

NOW, THEREFORE, THIS FIRST AMENDMENT WITNESSETH, THAT:

1. The foregoing recitals are hereby incorporated into and made a part of this First Amendment as set forth verbatim.

2. Section 2 of Article III of the By-Laws is deleted in its entirety and replaced with the following:

The presence at a meeting of fifteen percent (15%) of Members entitled to cast, or of proxies entitled to cast, votes of each class of Membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Restrictive Covenants, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the meeting shall re-adjournd within seven (7) days thereof, without notice other than announcement at the meeting. The presence at the re-adjournd meeting of ten percent (10%) of the Members entitled to cast, or of proxies entitled to cast, the votes of each class of Membership, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Restrictive Covenants, or these By-Laws.

3. This First Amendment is authorized pursuant to Article XI, Section 1 of the By-Laws.

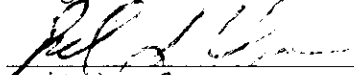
4. This First Amendment is dated effective as of the Effective Date.

5. Any provisions of the By-Laws not expressly amended hereby shall remain in full force and effect and shall be unchanged by the adoption and execution of this First Amendment.

IN WITNESS WHEREOF, the Association, has caused this Amendment to be executed as of the day first written above.

Concord Ridge Subdivision Homeowners Association, Inc.

By:


(written)

(printed)

Its:

Robert J Lehman
President

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
CONCORD RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

The undersigned, constituting all of the members of the Board of Directors ("Board") of Concord Ridge Subdivision Homeowners Association, Inc. ("Association"), hereby authorize and consent in lieu of a meeting to the adoption of the following resolutions:

RESOLVED: That the Board approves, adopts, and authorizes the execution of, the First Amendment to By-Laws of Concord Ridge Subdivision Homeowners Association, Inc. attached hereto and made a part hereof as **EXHIBIT A** ("Amendment").

FURTHER RESOLVED: That the President of the Board is authorized to execute the Amendment and the Secretary of the Board shall place a copy of the Amendment in the Association's records.

This resolution is authorized and executed pursuant to Article XI, Section 1 of the By-Laws.

This resolution is dated effective the 20 day of October, 2022.

DIRECTORS

Donald H Whistler
(written)

Donald H Whistler
(printed)

[Signature]
(written)

Robert J Lehman
(printed)

[Signature]
(written)

R Scott Lehman
(printed)

(written)

(printed)

(written)

(printed)

(written)

(printed)

(written)

(printed)

(written)

(printed)