

**WEST ROAD PARK
HOMEOWNERS ASSOCIATION**

Association Bylaws

Article I – Name

The name of this Association, which shall be incorporated under the Not-for-Profit Corporation Act of the State of Illinois, shall be West Road Park Homeowners' Association.

Article II – Purpose

The purpose of this Association shall be to preserve, protect and seek improvement of the existing residential character of the areas defined in Article IV and promote the general welfare of its residents and property owners.

Article III – Property

Section 1. Developed property is a lot on which an inhabited residential structure exists in accordance with the Covenants.

Section 2. Undeveloped property is a lot on which there is no completed residential structure.

Article IV – Membership

Any owner of property in West Road Park is required to become a member in good standing of the Association by payment of dues as prescribed by these Bylaws. A member in good standing is described as a property owner whose dues are currently paid. Each member in good standing shall share in the property described as:

Lot 50 in West Road Park, being a Subdivision of all the SW1/4 of the SW1/4 of Section 1, Township 15 North, Range 6 West of the 3rd P.M. except the West 214.50 feet thereof according to the plat thereof recorded September 29, 1976, in Book 22 at page 53 as Document No. 381477.

Article V – Officers and Directors

Section 1. Officers and Directors of the Association must be members in good standing.

Section 2. The Officers of the Association shall consist of a President, a Secretary, and a Treasurer.

Section 3. There shall be 3 Directors of the Association who, together with the aforesaid Officers, shall constitute the Board of Directors of the Association.

Section 4. Officers shall be elected for a term of one year at the annual meeting of the Association. One Director-elect for President, one Director-elect for Treasurer, the

Secretary, and one Director-at-Large shall be elected at the annual meeting of the Association. The two Directors-elect shall serve a second term as designated.

Section 5. The Board of Directors shall fill by appointment any vacancy occurring in the Officers or Board of Directors between annual meetings of the Association.

Section 6. The President shall preside at all meetings of the Association and of its Board of Directors and shall appoint all committees and shall call special meetings of the membership whenever necessary, or upon written request of five members of the Association, and shall call special meetings of the Board of Directors whenever necessary or upon written request of three members of the Board of Directors, and shall represent the Association (or appoint a representative to do so) on civic boards or committees.

Section 7. The Director-elect for President shall preside in the absence of the President and perform all other duties of the President in the President's absence.

Section 8. The Secretary shall keep the records of the proceedings of the meetings of the Association and of its Board of Directors, shall notify members and Officers of the time and place of meetings of the Association and of its Board of Directors as set forth in Article VII, and shall conduct such correspondence as the Board of Directors of the Association shall direct.

Section 9. The Treasurer shall have charge of the funds of the Association and shall make reports of the accounts of the Association at its annual meeting and at all meetings of the Board of Directors. The Treasurer-elect shall act as Treasurer in any absence of the Treasurer.

Section 10. The Board of Directors shall manage the affairs of the Association between annual and special meetings of the Association, shall control the expenditures of funds and designate a depository for the funds of the Association, and shall direct the activities of the various Committees of the Association and the Board of Directors.

Article VI – Dues and Funds

Section 1. The dues of the Association for each fiscal year (September through August) shall be determined at each annual meeting.

Section 2. For one fiscal year semi-annual dues shall be available to new property owners who purchase property after April 1.

Section 3. Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid within 30 days after the due date, the Association may bring an action at law against the Owner personally obligated to pay same, and/or foreclosure the lien against the property as provided by the laws of the State of Illinois for the foreclosure of a mortgage, with or without power of sale, and interest, costs and reasonable attorney's fees of such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments by non-use or abandonment of the assessed lot. Sale or transfer of any lot shall not affect the assessment lien. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 4. Owners of undeveloped lots shall pay dues at one-half the annual or semi-annual rate as applicable. This includes owners of two lots, one of which is undeveloped.

Section 5. The funds of the Association shall be disbursed only on the signatures of the President and the Treasurer. They shall have authority up to \$250.00, over that amount will be voted upon by the Board of Directors.

Article VII – Meetings

Section 1. The association shall meet annually, during the month of September. Three weeks notice shall be given for such date and at such place as shall be selected by the Board of Directors. At other times special meetings may be called in accordance with Article V, Section 6, upon notice to all members by the Secretary at least seven (7) days before such meetings. Emergency meetings may be called on shorter notice.

Section 2. The Board of Directors shall meet at such times as special meetings may be called in accordance with Article V, Section 6, upon notice to all members of the Board of Directors by the Secretary at least twenty-four (24) hours before such meetings.

Article VIII – Voting

Section 1. Each member in good standing (see Article IV, Section 1) of the Association shall have the right to vote in person or by written proxy on all questions submitted at meetings of the Association, two (2) votes per developed property, one (1) vote per undeveloped property.

Section 2. Election of Officers shall be held at each annual meeting.

Article IX – Quorum

Section 1. One-half (1/2) of the members in good standing of the Association present in person or by written proxy at a regular or duly called special meeting of the Association shall constitute a quorum. A quorum is required to conduct Association business.

Section 2. Three members of the Board of Directors present at a duly called special meeting of the Board of Directors shall constitute a quorum of the Board of Directors.

Article X – Amendments

Amendments to these bylaws shall be proposed by the Board of Directors, or by members of the Association, through the Board of Directors, and submitted, in writing, by the Secretary to the members in good standing of the Association at least three (3) days prior to a regular or duly called meeting of the Association. Amendments will become effective immediately upon the affirmative vote of two-thirds (2/3) of the members in good standing present, personally, or by written proxy, at the time of such vote.

Article XI – Rules of Order

All rules of order or procedure not covered by the Covenants or Bylaws of this Association shall be governed by *Robert's Rules of Order*.

Article XII – Common Property

Association members in good standing shall have all rights and privileges to the common property, which is Lot 50. No boating or swimming or storage shall be allowed. Any disposition of property requires an affirmative two-thirds (2/3) vote by the members of the Association in good standing.

Submitted for approval of the Membership of West Road Park Homeowners' Association, July 12, 2005.