

Copies of meeting in C.D. Annual Meeting } April 18 - (Mon.)
Fulton J. His

Phyllis Zeig

AMENDED
BY-LAWS OF THE CHAPEL HILL VILLAGE ASSOCIATION, INC

Article I - Purpose and Name

Section 1.

The purpose of this association shall be to serve the residents of Chapel Hill Village by protecting and promoting the best interests of the residents; to strive for improvement of public facilities and services within the area; to encourage a civic spirit and foster good will and friendship between all the residents of the area; to cooperate with county, township and village officials and with other civic and public organizations for the general welfare of the entire community.

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The purpose of this association shall be to serve the members of Chapel Hill Village Association by protecting and promoting the best interests of the members; to strive for improvement of public facilities and services within the area; to encourage a civic spirit and foster good will and friendship between all the residents of the area; to cooperate with county, township and village officials and with other civic and public organizations for the general welfare of the entire community.

Section 2.

The name of this association shall be Chapel Hill Village Association, Inc.

Article II - Membership

Section 1.

Membership in this association shall be open to all home owners with that part of Wayne Township known as Chapel Hill Village, as described in Marion County Assessor's Plot Book, Wayne Township, Volume 31, Page 403, the Stwalley Addition (Thorndale Street) and the south side of Westlake Drive from Girls School Road to Bauman Street. Such membership shall include the homeowner, and his or her spouse. Both shall share equally in the rights and privileges of the membership. Each shall be eligible to vote on all matters presented to the membership.

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Section 2.

Honorary membership may be awarded to non-owner residents by direction of the Board of Directors. Honorary membership shall include voting privileges upon payment of membership dues; however, honorary members shall not be eligible to hold office.

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Section 3.

Application for membership in the association shall be made in a manner prescribed by the Board of Directors. Every person accepted to membership upon payment of dues shall receive a certificate properly signed stating that he is a member of the association.

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Section 4.

Membership in the association may be terminated for non-payment of dues or for any reason whatever by a three-quarter majority vote of the membership.

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Section 5.

Meetings of the members shall be called in accordance with the following:

A. The annual meeting for the election of officers and section representatives shall be held at a date specified by the Board of Directors, during the month of April.

A. The annual meeting for the election of area representatives shall be held at a date specified by the Board of Directors, during the month of April.

B. Meetings of the membership may be called by the President, a majority of the Board of Directors, or by written petition signed by not less than one-tenth of the membership.

C. Notice of all membership meetings shall be given in writing to all members. All such notices shall state the time, place and purpose of the meeting.

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D. The ten per cent of the membership or a minimum of 40 members, whichever is larger, shall constitute a quorum for transaction of business at membership meetings.

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E. Matters of business presented to the membership, unless otherwise specified by these By-Laws, shall be dispositioned by a majority vote.

E. Matters of business presented to the membership, unless otherwise specified by these By-Laws, shall be ruled upon by a majority vote.

Article III - Management

Section 1.

Management of this association shall be vested in a Board of Directors, who shall take office at the first meeting following the election.

Section 2.

The Board of Directors shall consist of two elected representatives of each section, preferably one man and one woman from each section, and the two most recent past presidents of the Association. . In addition, all past presidents of the Association shall be ex officio members of the Board of Directors and shall have the right and privilege of attending all Board of Directors meetings and shall be entitled to participate in discussions at said Board of Directors meetings, but said ex officio directors shall not have voting power on the Board. Provided further, however, that no such past president shall be either a director or ex officio member of the Board of Directors unless said past president of the Association is a bona fide resident of Chapel Hill and a member of the Association.

Section 2.

The Board of Directors shall consist of two elected representatives from each area. In addition the four elected officers may choose a representative to represent them in each of their respective areas. All past presidents of the Association shall be ex officio members of the Board of Directors and shall have the right and privilege of attending all Board of Directors meetings and shall be entitled to participate in discussions at said Board of Directors meetings, but said ex officio directors shall not have voting power on the Board.

Section 3.

The Section Representatives shall be elected at the annual meeting, as described in Section 5, Subsection A., Article II by the membership present at the annual meeting and from the entire membership in each section.

Section 3.

The Area Representatives shall be elected at the annual meeting, as described in Article II, Section 5, Subsection A., by the membership present at the annual meeting.

Section 4.

For purpose of expediency, the membership of the Chapel Hill Village Association at the first annual election following the adoption of these revised By-Laws shall consist of all residents of Chapel Hill as described in Article II, Section 1, Membership. In subsequent elections the membership shall consist of all dues-paying members as prescribed by the Board of Directors.

Section 5.

At the annual election the Section Representative from each section receiving the largest number of votes shall be elected for a two-year term. The candidate of the opposite sex receiving the second highest number of votes in each section shall be elected for a one-year term. In all subsequent elections the representative shall be elected for a two-year term. The Board of Directors shall elect from its own membership a President, Vice-President, Recording Secretary, Corresponding Secretary, and Treasurer, for a one-year term: provided however, that no past presidents serving on the Board of Directors shall be entitled to hold such offices unless said past president is also a currently elected section representative.

Section 5.

At the annual election the top two candidates from each area receiving the largest number of votes shall be elected for a ^{one} two-year term. If there are no willing candidates from any one area a candidate from another area may be appointed by the Board of Directors. The Board of Directors shall elect from its own membership a President, Vice-President, Secretary, and Treasurer, for a one-year term: provided however, that no past presidents serving on the Board of Directors shall be entitled to hold such offices unless said past president is also a currently elected area representative.

5 in case of vacancies during term

Section 6.

The Board of Directors shall be responsible for general supervision and control of all activities of the association to the extent authorized by these By-Laws or by action duly taken at duly constituted meetings of the entire membership.

Section 7.

Meetings of the Board of Directors shall be held at a time and place as directed by the President or any four members of the Board, and shall be held at least once every two months.

Section 8.

A vacancy in an elective office may be filled by a majority vote of the remaining members of the Board. The successor so chosen shall serve for the un-expired term of his predecessor.

Section 9.

A majority of the Board of Directors shall constitute a quorum for the transaction of business.

Section 10.

Matters brought before the Board for a vote shall be dispositioned by a majority vote of the Board of Directors attending. At least two months prior to the annual meetings, the President and the Board of Directors shall designate a nominating committee to handle all matters pertaining to the election of ~~Section~~^{Area} Representatives. The nominating committee shall provide two candidates for each representative to be elected for presentation to the membership. In addition to the candidates nominated by the nominating committee, members at the annual meeting may make nominations from the floor.

Section 10.

Matters brought before the Board for a vote shall be decided by a majority vote of the Board of Directors attending. At least two months prior to the annual meetings, the President and the Board of Directors shall designate a nominating committee to handle all matters pertaining to the election of Area Representatives. The nominating committee shall provide two candidates for each representative to be elected for presentation to the membership. In addition to the candidates nominated by the nominating committee, members at the annual meeting may make nominations from the floor.

Article IV - Area Representatives (Changed from Section)

Section 1.

The Board of Directors shall consist of two elected representatives from each section of Chapel Hill Village and the two most recent past presidents of the association, as well as ex officio members of the Board of Directors as provided in Article III, Section 2 of these By-Laws as amended. As each section, as defined by the builder's plot, is opened, such section shall be entitled to two Section Representatives, one man and one woman who shall be elected by the residents of the respective section at the annual meeting. Such representative shall be a resident of the section.

Section 1.

See Article III Section 5

Section 2.

The Area Representatives shall serve their ~~section~~^{area} by presenting the wishes of their section at the Director's meetings and by keeping the members of their area informed of actions taken by the Board.

Article V- Officers

Section 1.

The officers of the Board of Directors and their basic duties shall be:

President

Shall preside at all meetings of the association and the Board of Directors, shall appoint committees as authorized by the Board of Directors, shall be a member ex officio of all committees and carry out other duties assigned to him by these By-Laws and by the Board of Directors.

Vice - President

Shall perform the duties and have the powers of the President during the absence or temporary incapacity of the President. Shall also ensure that members of the Board and members of the association are properly informed of the activities of the association.

Recording Secretary

Shall maintain minutes of the Board of Directors and general membership meetings and shall distribute copies of such minutes after approval by the Board of Directors to the entire membership, shall maintain membership lists, as authorized by the Board of Directors.

~~Recording Secretary~~

Shall maintain minutes of the Board of Directors and general membership meetings and shall distribute copies of such minutes after approval by the Board of Directors. Shall maintain a list of all members and visitors attending all meetings. Maintain a file of all past minutes of the Board of Directors and other meetings. Shall maintain membership lists, as authorized by the Board of Directors.

~~Corresponding Secretary~~

Shall prepare letters and other formal communications, reports on activities of the association as required by the Board of Directors, and publicize the activities of the association, as directed by the Board.

Corresponding Secretary

Included with Recording Secretaries Responsibilities

Treasurer

Shall keep financial records and accounts of the association and have charge of its funds. He shall collect all dues and keep all association funds in a depository approved by the Board of Directors and in the name of the association, subject to withdrawal by checks signed in such a manner as may from time to time by approved by the Board of Directors. He shall disburse the funds under the direction of the Board of Directors. An Accounting report shall be submitted to the Board of Directors and read to the membership at each formal meeting. An annual audit shall be prepared and submitted to the Board of Directors at the annual meeting.

Shall keep financial records and accounts of the association and have charge of its funds. He/She, shall collect all dues and keep all association funds in a depository approved by the Board of Directors in the name of the association, subject to withdrawal by checks signed in such a manner as may from time to time be approved by the Board of Directors. A monthly accounting report shall be submitted to the Board of Directors reflecting all receipts and disbursements, a copy of all bank statements shall be submitted to the president. An annual audit shall be prepared and submitted to the Board of Directors before the annual meeting in April, if at all possible. The association will see that such person will be bonded. Said bond will be paid from association funds.

Area Rep Coordinator

Position is appointed by the President of the Association and voted on by the Board of Directors.

 **Duties are handed down from the President as needed.**

Article VI - Dues and Finances

Article VI – Fiscal Year and Dues

Section 1.

All members of the association shall pay dues in the month of June. All dues shall be in the amount approved by the membership.

Section 1.

The fiscal year of the association as well as the membership year shall commence on the 1st day of April and end on March 31st.

Section 2.

The fiscal year of the association shall commence on the 1st day of June and end on the 31st of May.

Section 2.

to Aug. 31st
The ~~dues paying period~~ shall begin April 1st of each year and cover membership through March 31st of the following year. All dues shall be in the amount approved by the Board of Directors.

Article VII - Rules of Order

Section 1.

The rules contained in "Roberts Rules of Order" shall govern this association in all cases in which they are applicable and in which they are not inconsistent with the By-Laws or the special rules of order of this association.

Article VIII - Dissolution

Section 1.

This association shall not be dissolved unless there are less than ten dissenting votes against such action.

Section 1. This association shall not be dissolved as long as there are 10 or more votes to keep it.

Section 2.

In the event of dissolution of this association, all funds and property of the association remaining after fulfillment of all obligations shall be donated to a charitable organization as approved by the Board of Directors.

Article IX - Amendments to the By-Laws

Section 1.

These By-Laws may be amended at any meeting of the membership by a majority vote of members attending such meeting providing a notice of such proposed amendment or amendments shall have been furnished to each member with advance notice of the meetings at which the amendment or amendments are to be considered.

COVENANTS AND RESTRICTIONS OF CHAPEL HILL VILLAGE ASSOCIATION

- A) The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B) All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C) Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and line connecting points 25 feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitation shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D) No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in the Addition.
- E) No noxious or offensive trade shall be carried on upon any lot in this Addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- F) No lot in this subdivision shall be re-subdivided into a building lot having an area of less than 11,250 square feet.
- G) No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- H) There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in the public utilities and to those of the other owners of lots in this Addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- I) No building shall be erected on any lot until the design plans have been approved - the plat. The building of all improvement shall be subject to inspection by the plat, or its representatives, and shall meet its construction standards. If the construction of any house shall not meet the approval of the plat, it shall have the right to prohibit the commencement or continuation of such improvement.
- J) The right to enforce the within provisions, restriction and covenants by injunction, together with the right to cause the removal in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and The Metropolitan Plan Commission of Marion County, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provision shall be in full force and affect until August 1, 1995, at which time said covenant shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidity of any one of the covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.