

**BYLAWS OF  
WENDELL CREEK ESTATES HOMEOWNERS ASSOCIATION,  
AN ILLINOIS NOT-FOR-PROFIT CORPORATION**

**ARTICLE I**

**Offices**

The Corporation shall continuously maintain in the State of Illinois a registered office and a registered agent whose business office is identical with such registered office and may have other offices within or without the state.

**ARTICLE II**

**Members**

SECTION 1. TWO CLASSES OF MEMBERS. The owners of the fee simple interests in all the lots in the subdivisions known as Wendell Creek Estates I subdivision (the plat of which is recorded in Plat Cabinet 65, at Page 168, in the Recorder's Office of Madison County, Illinois), Wendell Creek Estates II subdivision (the plat of which has not yet been recorded), and Wendell Creek Estates III subdivision (the plat of which has not yet been recorded) shall be members of the Corporation. The term, "the three subdivisions," as used in these bylaws, refers to these three subdivisions and to all resubdivisions thereof. The members shall be divided into two classes: namely, members of the First Class, who shall be the members whose lots (hereinafter referred to as the "pool lots") are subject to the *First Amended Supplemental Restrictions, Covenants, and Conditions for Lots 1, 2, 26-28, 36 - 39, 42 - 50, 52, 53, 56 - 58, 60, 62, 63, 67 - 69, 74, and 76* recorded in the Recorder's Office of Madison County, Illinois, as Document Number 2013R29171 on 7/5/2013 (date); and members of the Second Class, who shall be the members whose lots (hereinafter referred to as the "non-pool lots") are *not* subject to the *First Amended Supplemental Restrictions, Covenants, and Conditions for Lots 1, 2, 26-28, 36 - 39, 42 - 50, 52, 53, 56 - 58, 60, 62, 63, 67 - 69, 74, and 76* recorded in the Recorder's Office of Madison County, Illinois, as Document Number 2013R29171 on 7/5/2013 (date).

SECTION 2. VOTING OF MEMBERS BY LOT. The members shall vote by the lot in which they own a fee simple interest, and the members of each lot shall collectively have only one vote, and that vote shall be cast *only* on the question of who shall be the directors of the Corporation, no less frequently than annually. In particular, while the Wendell Creek Homeowners Association is exempt from the application of the Common Interest Community Association Act (765 ILCS 160/) under Section 1-75 thereof, the members shall have *no* authority or power to vote on the question whether

the Wendell Creek Homeowners Association should "affirmatively elect to be covered by the [Common Interest Community Association] Act [765 ILCS 160/].".

SECTION 3. UNANIMITY REQUIRED FOR VOTE. For the members to cast a vote by the lot in which they own a fee simple interest, all the members who own a fee simple interest in that lot must be unanimous in casting that vote, and such unanimity shall be presumed to exist unless a dissenting member makes his dissent known to the directors, either by delivering a written notice to them or by personally attending the meeting at which the vote is to be made and orally expressing his dissent at that meeting. If the members who own a fee simple interest in a lot are not unanimous, as to how the vote from that lot should be cast, no vote shall be counted with respect to that lot.

SECTION 4. CERTIFICATE OF MEMBERSHIP. A certificate of membership shall be issued for each lot, and shall state, on its face, (a) the number and subdivision of the lot; (b) whether the lot is a pool lot or a non-pool lot; (c) as to a pool lot, whether the pool lot is a "built lot" (because of the presence there of a residence) or a "vacant lot" (because of the absence there of a residence), and (d) the names of all of the owners of the fee simple interest in that lot. If the character of a non-pool lot changes to that of a pool lot, the owners of the lot shall submit the existing certificate of membership to the board of directors, who shall reissue the certificate of membership with an indication of the change. If the character of a pool lot that is vacant lot changes to that of a pool lot that is a built lot, the owners of the lot shall submit the existing certificate of membership to the board of directors, who shall reissue the certificate of membership with an indication of the change..

SECTION 5. TERMINATION OF MEMBERSHIP. When a person ceases to own a fee simple interest in a lot in one of the three subdivisions, his membership in the Corporation shall automatically terminate.

SECTION 6. RESIGNATION. Any member may resign by filing a written resignation with the secretary, but such resignation shall not relieve the member so resigning of the obligation to pay any assessments or other charges theretofore accrued and unpaid.

SECTION 7. REINSTATEMENT. Upon written request signed by a former member (who then owns a fee simple interest in a lot in one of the three subdivisions) which is filed with the secretary, the board of directors may, by the affirmative vote of two thirds of the members of the board, reinstate such former member to membership on such terms as the board of directors may deem appropriate.

### ARTICLE III

#### Meetings of Members

SECTION 1. ANNUAL MEETING. An annual meeting of the members shall be held at 1:00 p.m. on the first Monday day of January of each year for the purpose of electing directors, but the members shall not be entitled to transact any other business of

the Corporation. If such day is a legal holiday, the meeting shall be held at the same hour on the next succeeding business day.

SECTION 2. SPECIAL MEETING. Special meetings of the members may be called either by the president or the board of directors, or by not less than 1/20 of the members, for the purpose or purposes stated in the call of the meeting.

SECTION 3. PLACE OF MEETING. The board of directors may designate any place 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 at \_\_\_\_\_.

SECTION 4. NOTICE OF MEETINGS. Written notice stating the place, date, and hour of any meeting of members shall be delivered to each member less than 5 nor more than 60 days before the date of such meeting, or, in the case of a removal of one or more directors, a merger, consolidation, or dissolution, or a sale, lease, or exchange of assets, not less than 20 nor more than 60 days before the date of the meeting. In case of a special meeting or when required by statute or by these bylaws, the purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the member at his or her address as it appears on the records of the Corporation, with postage thereon prepaid. When a meeting is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place thereof are announced at the meeting at which the adjournment is taken.

SECTION 5. FIXING OF RECORD DATE. For the purpose of determining the members entitled to notice of or to vote at any meeting of members, or in order to make a determination of members for any other proper purpose, the board of directors of the Corporation may fix in advance a date as the record date for any such determination of members, such date in any case to be no more than 60 days in advance of the meeting. If no record date is fixed for the determination of members entitled to notice of or to vote at a meeting of members, the date on which notice of the meeting is delivered shall be the record date for such determination of members. When determination of members entitled to vote at any meeting of members has been made, such determination shall apply to any adjournment of the meeting.

SECTION 6. QUORUM. The holders of 1/10 of the votes that may be cast at a meeting of the Corporation, represented in person or by proxy, shall constitute a quorum for consideration of such matter at any meeting of members; provided that, if less than 1/10 of the outstanding votes are represented at said meeting, a majority of the votes so represented may adjourn the meeting at any time without further notice. If a quorum is present, the affirmative vote of a majority of the votes represented at the meeting shall be the act of the members, unless the vote of a greater number or voting by classes is required by the General Not For Profit Corporation Act, the articles of incorporation, or these bylaws. At any adjourned meeting at which a quorum shall be present, any business may be transacted that might have been transacted at the original meeting. Withdrawal of members from any meeting shall not cause failure of a duly constituted quorum at that meeting.

SECTION 7. PROXIES. Each member entitled to vote at a meeting of members or to express consent or dissent to corporate action in writing without a meeting may authorize another person or persons to act for him or her by proxy, but no such proxy shall be voted or acted on after 11 months from its date, unless the proxy provides for a longer period.

SECTION 8. INSPECTORS. At any meeting of members, the chair of the meeting may, or upon the request of any member shall, appoint one or more persons as inspectors for such meeting.

Such inspectors shall ascertain and report the number of votes represented at the meeting, based on their determination of the validity and effect of proxies; count all votes and report the results; and do such other acts as are proper to conduct the election and voting with impartiality and fairness to all the members.

Each report of an inspector shall be in writing and signed by him or her or by a majority of them if there be more than one inspector acting at such meeting. If there is more than one inspector, the report of a majority shall be the report of the inspectors. The report of the inspector or inspectors on the number of votes represented at the meeting and the results of the voting shall be prima facie evidence thereof.

SECTION 9. VOTING BY BALLOT. Voting on any question or in any election may be by voice unless the chair of the meeting shall order or any member shall demand that voting be by ballot.

## ARTICLE IV

### Board of Directors

SECTION 1. GENERAL POWERS. The affairs of the Corporation shall be managed by or under the direction of its board of directors. A majority of the board of directors may establish reasonable compensation for their services and the services of other officers, irrespective of any personal interest.

SECTION 2. NUMBER, TENURE, AND QUALIFICATIONS OF DIRECTORS, AND COMPOSITION OF INITIAL BOARD. The number of directors shall be five (5). The initial board of directors shall consist of the five persons named in Article 3 of the Articles of Incorporation filed with the Secretary of the State of Illinois on June 2, 2011, for Corporation No. 6780-7065, and recorded with the Recorder's Office of Madison County, Illinois, as Document No. 2011R22574 on June 23, 2011. The composition of the initial board of directors shall be as follows: that is,

(a) the three members of Wendell Creek Estates, LLC, an Illinois limited liability company, or their respective successors as members of Wendell Creek Estates, LLC, who comprise the three persons named first in Article 3 of the Articles of Incorporation, (hereinafter referred to the "Three Founding Directors") shall be directors of the Wendell Creek Estates Homeowners Association, an Illinois not-for-profit corporation, so long as either Wendell Creek Estates, LLC, or a member thereof, owns at least one pool lot, and their positions as directors shall not be subject to change at any meeting of the members of the Corporation; and

(b) the two persons named last as directors in Article 3 of the Articles of Incorporation shall continue as directors until the occurrence of the earlier of (i) their resignation and the Three Founding Directors' appointment of two persons (hereinafter referred to as the "*other two directors*") or (ii) an annual meeting of the members of Corporation at which the members elect the *other two directors*. Only persons who are members of the Corporation *and* members of the First Class shall be eligible to be appointed or elected as the *other two directors*. Each of the *other two directors* shall hold office until the next annual meeting of members and until his or her successor shall have been elected and qualified.

The number of directors may not be increased or decreased. The initial board of directors shall be succeeded by the subsequent board of directors when neither Wendell Creek Estates, LLC, nor any member thereof, owns a pool lot.

SECTION 3. NUMBER, TENURE, AND QUALIFICATIONS OF DIRECTORS, AND COMPOSITION OF, *SUBSEQUENT* BOARD. The number of directors shall be five (5), at least three (3) of whom shall be members of the Corporation *and* members of the First Class. The other two directors of the subsequent board shall be members of the Corporation, but may respectively be either a member of the First Class or a member of the second Class. Each director shall hold office until the next annual meeting of members and until his or her successor shall have been elected and qualified. The number of directors may not be increased or decreased..

SECTION 4. REGULAR MEETINGS. A regular annual meeting of the board of directors shall be held without other notice than these bylaws immediately after, and at the same place as, the annual meeting of members. The board of directors may provide, by resolution, the time and place for the holding of additional regular meetings of the board without other notice than such resolution.

SECTION 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 as the place for holding any special meeting of the board called by them.

SECTION 6. NOTICE. Notice of any special meeting of the board of directors shall be given at least 2 days previous thereto by written notice to each director at his or her address as shown by the records of the Corporation except that no special meeting of directors may remove a director unless written notice of the proposed removal is delivered to all directors at least 20 days prior to such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice is given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegram company. Notice of any special meeting of the board of directors may be waived in writing signed by the person or persons entitled to the notice either before or after the time of the meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except when 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 by these bylaws.

SECTION 7. QUORUM FOR THE INITIAL BOARD OF DIRECTORS AND FOR THE SUBSEQUENT BOARD OF DIRECTORS.

(A) QUORUM FOR THE INITIAL BOARD OF DIRECTORS. The presence of the Three Founding Directors shall constitute a quorum for the transaction of business at any meeting of the initial board of directors, provided that, if less than all Three Founding Directors are present at a meeting, a majority of the directors present may adjourn the meeting to another time without further notice.

(B) QUORUM FOR THE SUBSEQUENT BOARD OF DIRECTORS. The presence of three directors who are members of the First Class of the Corporation shall constitute a quorum for the for the transaction of business at any meeting of the subsequent board of directors, provided that, if less than three directors who are members of the First Class of the Corporation are present at a meeting, a majority of the directors present may adjourn the meeting to another time without further notice.

SECTION 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, unless the act of a greater number is required by statute, these bylaws, or the articles of incorporation. No director may act by proxy on any matter.

SECTION 9. LIMITATION ON BUDGETED ASSESSMENTS. The board of directors shall not make annual budgeted assessments in excess of \$100,000 in any fiscal year unless a majority of the board of directors, at a meeting at which all directors who are members of the First Class are present, shall have voted that the Wendell Creek Homeowners Association should be covered by the Common Interest Community Association Act (765 ILCS 160/).

SECTION 10. VACANCIES. Any vacancy occurring in the board of directors shall be filled by the board of directors unless the articles of incorporation, a statute, or these bylaws provide that a vacancy shall be filled in some other manner, in which case such provision shall control. A director elected or appointed, as the case may be, to fill a vacancy shall serve during the unexpired term of his or her predecessor in office.

SECTION 11. RESIGNATION AND REMOVAL OF DIRECTORS. A director may resign at any time upon written notice to the board of directors. A director (other than one of the Three Founding Directors) may be removed with or without cause, as specified by statute.

SECTION 12. INFORMAL ACTION BY DIRECTORS. The authority of the board of directors may be exercised without a meeting if a consent, in writing, setting forth the action taken, is signed by all of the directors entitled to vote. A vote by the board of directors either (a) that the Wendell Creek Homeowners Association should be covered by the Common Interest Community Association Act (765 ILCS 160/), or (b) that the annual budgeted assessments should exceed \$100,000 in a fiscal year, however, may *not* be made by informal action.

SECTION 13. COMPENSATION. The board of directors, by the affirmative vote of a majority of directors then in office, and irrespective of any personal interest of any of

its members, shall have authority to establish reasonable compensation of all directors for services to the Corporation as directors, officers, or otherwise notwithstanding any director's conflict of interest. By resolution of the board of directors, the directors may be paid their expenses, if any, of attendance at each meeting of the board. No such payment previously mentioned in this section shall preclude any director from serving the Corporation in any other capacity and receiving reasonable compensation therefor.

SECTION 14. PRESUMPTION OF ASSENT. A director of the Corporation who is present at a meeting of the board of directors at which action on any Corporation matter is taken shall be conclusively presumed to have assented to the action taken unless his or her dissent shall be entered in the minutes of the meeting or unless he or she shall file his or her written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered or certified mail to the secretary of the Corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

## ARTICLE V

### Officers

SECTION 1. OFFICERS. The officers of the Corporation shall be a president, one or more vice presidents (the number thereof to be determined by the board of directors), a treasurer, a secretary, and such other officers as may be elected or appointed by the board of directors. Officers whose authority and duties are not prescribed in these bylaws shall have the authority and perform the duties prescribed, from time to time, by the board of directors. Any two or more offices may be held by the same person.

SECTION 2. ELECTION AND TERM OF OFFICE. The officers of the Corporation shall be elected annually by the board of directors at the regular annual meeting of the board of directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. Vacancies may be filled or new offices created and filled at any meeting of the board of directors. Each officer shall hold office until his or her successor shall have been duly elected and shall have qualified, until his or her death, or until he or she shall resign or shall have been removed in the manner hereinafter provided. Election of an officer shall not of itself create contract rights.

SECTION 3. REMOVAL. Any officer elected or appointed by the board of directors may be removed by the board of directors whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

SECTION 4. PRESIDENT. The president shall be the principal executive officer of the Corporation. Subject to the direction and control of the board of directors, he or she shall be in charge of the business and affairs of the Corporation; he or she shall see that the resolutions and directives of the board of directors are carried into effect except in those instances in which that responsibility is assigned to some other person by the board of directors; and, in general, he or she shall discharge all duties incident to the office of

president and such other duties as may be prescribed by the board of directors. He or she shall preside at all meetings of the members and of the board of directors. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Corporation or a different mode of execution is expressly prescribed by the board of directors or these bylaws, he or she may execute for the Corporation any contracts, deeds, mortgages, bonds, or other instruments that the board of directors has authorized to be executed, and he or she may accomplish such execution either under or without the seal of the Corporation and either individually or with the secretary, any assistant secretary, or any other officer thereunto authorized by the board of directors, according to the requirements of the form of the instrument.

SECTION 5. VICE PRESIDENT. The vice president (or in the event there be more than one vice president, each of the vice presidents) shall assist the president in the discharge of his or her duties as the president may direct and shall perform such other duties as from time to time may be assigned to him or her by the president or the board of directors. In the absence of the president or in the event of his or her inability or refusal to act, the vice president (or in the event there be more than one vice president, the vice presidents, in the order designated by the board of directors, or by the president if the board of directors has not made such a designation, or in the absence of any designation, then in the order of their seniority of tenure) shall perform the duties of the president and, when so acting, shall have all the powers of and be subject to all the restrictions on the president. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Corporation or a different mode of execution is expressly prescribed by the board of directors or these bylaws, the vice president (or any of them if there is more than one) may execute for the Corporation any contracts, deeds, mortgages, bonds, or other instruments that the board of directors has authorized to be executed, and he or she may accomplish such execution either under or without the seal of the Corporation and either individually or with the secretary, any assistant secretary, or any other officer thereunto authorized by the board of directors, according to the requirements of the form of the instrument.

SECTION 6. TREASURER. The treasurer shall be the principal accounting and financial officer of the Corporation. He or she shall (a) have charge of and be responsible for the maintenance of adequate books of account for the Corporation; (b) have charge and custody of all funds and securities of the Corporation, and be responsible therefor, and for the receipt and disbursement thereof; and (c) perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned to him or her by the president or by the board of directors. If required by the board of directors, the treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the board of directors shall determine.

SECTION 7. SECRETARY. The secretary shall (a) record the minutes of the meetings of the members and of the board of directors in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these bylaws or as required by law; (c) be a custodian of the corporate records and of the seal of the Corporation; (d) keep a register of the post office address of each member which shall be furnished to the secretary by such member; and (e) perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him or her by the president or by the board of directors.



**SECTION 8. ASSISTANT TREASURERS AND ASSISTANT SECRETARIES.**

The assistant treasurers and assistant secretaries shall perform such duties as shall be assigned to them by the treasurer or the secretary, respectively, or by the president or the board of directors. If required by the board of directors, the assistant treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the board of directors shall determine.

**SECTION 9. SALARIES.** The salaries of the officers shall be fixed from time to time by the board of directors; and no officer shall be prevented from receiving such salary by reason of the fact that he or she is also a director of the Corporation.

**ARTICLE VI**

**Committees, Commissions, and Advisory Boards**

**SECTION 1. COMMITTEES.** The board of directors, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which will consist of two or more directors and such other persons as the board of directors designates, provided that a majority of each committee's members are directors. The committees, to the extent provided in said resolution and not restricted by law, shall have and exercise the authority of the board of directors in the management of the Corporation; but the designation of such committees and the delegation thereto of authority shall not operate to relieve the board of directors, or any individual director, of any responsibility imposed on it, him, or her by law.

**SECTION 2. COMMISSIONS OR ADVISORY BODIES.** Commissions or advisory bodies not having and exercising the authority of the board of directors in the Corporation may be designated or created by the board of directors and shall consist of such persons as the board of directors designates. A commission or advisory body may not have directors as members, as the board of directors determines. The commission or advisory body may not act on behalf of the Corporation or bind it to any actions but may make recommendations to the board of directors or to the officers of the Corporation.

**SECTION 3. TERM OF OFFICE.** Each member of a committee, advisory board, or commission shall continue as such until the next annual meeting of the members of the Corporation and until his or her successor is appointed, unless the committee, advisory board, or commission shall be sooner terminated, or unless such member be removed from such committee, advisory board, or commission by the board of directors, or unless such member shall cease to qualify as a member thereof.

**SECTION 4. CHAIR.** One member of each committee, advisory board, or commission shall be appointed chair.

**SECTION 5. VACANCIES.** Vacancies in the membership of any committee, advisory board, or commission may be filled by appointments made in the same manner as provided in the case of the original appointments.

SECTION 6. QUORUM. Unless otherwise provided in the resolution of the board of directors designating a committee, advisory board, or commission, a majority of the whole committee, advisory board, or commission shall constitute a quorum, and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee, advisory board, or commission.

SECTION 7. RULES. Each committee, advisory board, or commission may adopt rules for its own government not inconsistent with these bylaws or with rules adopted by the board of directors.

SECTION 8. INFORMAL ACTION. The authority of a committee may be exercised without a meeting if a consent in writing, setting forth the action taken, is signed by all the members entitled to vote.

## ARTICLE VII

### Contracts, Checks, Deposits, and Funds

SECTION 1. CONTRACTS. The board of directors may authorize any officer or officers or 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 2. CHECKS, DRAFTS, ETC. All checks, drafts, or other 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 or 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. In the absence of such determination by the board of directors, such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice president of the Corporation.

SECTION 3. DEPOSITS. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, or other depositories as the board of directors may select.

SECTION 4. GIFTS. The board of directors may accept on behalf of the Corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Corporation.

## ARTICLE VIII

### Books and Records

The Corporation shall keep correct and complete books and records of account. It 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 registered or 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 or her agent or attorney, for any proper purpose at any reasonable time.

## ARTICLE IX

### Fiscal Year

The fiscal year of the Corporation shall be fixed by resolution of the board of directors.

## ARTICLE X

**Annual Assessments On All Lots Under the *Restrictions for Wendell Creek Estates I, Wendell Creek Estates II, and Wendell Creek Estates III* Recorded In The Recorder's Office Of Madison County, Illinois, As Document Number 2007R50677  
On September 21, 2007,**

**And**

**Subdivision Pool Annual Assessments and Subdivision Pool Special Assessments On Pool Lots That Are Built Lots Under the *First Amended Supplemental Restrictions, Covenants, and Conditions for Lots 1, 2, 26-28, 36 - 39, 42 - 50, 52, 53, 56 - 58, 60, 62, 63, 67 - 69, 74, and 76* Recorded in the Recorder's Office of Madison County, Illinois, as Document Number 2013R29171 on 7/5/2013**

SECTION 1. ANNUAL ASSESSMENTS ON ALL LOTS. The board of directors may determine from time to time the amount of annual assessments payable to the Corporation by the members on all lots under the *Restrictions for Wendell Creek Estates I, Wendell Creek Estates II, and Wendell Creek Estates III* recorded in the Recorder's Office Of Madison County, Illinois, as Document Number 2007R50677 on September 21, 2007. The annual assessments shall be calculated and collected on a lot-by-lot basis, so that annual assessment shall be the same for each lot, regardless of whether a house has been constructed on the lot or the lot is vacant, and regardless of the fair market value of the lot and all improvements thereon.

SECTION 2. SUBDIVISION POOL ANNUAL ASSESSMENTS AND SUBDIVISION POOL SPECIAL ASSESSMENTS ON POOL LOTS. The board of directors may determine from time to time the amount of Subdivision Pool Annual Assessments and Subdivision Pool Special Assessments payable to the Corporation by the members of the First Class on all pool lots that are built lots under the *First Amended Supplemental Restrictions, Covenants, and Conditions for Lots 1, 2, 26-28, 36 - 39, 42 - 50, 52, 53, 56 - 58, 60, 62, 63, 67 - 69, 74, and 76* recorded in the Recorder's Office of Madison County, Illinois, as Document Number 2013R29171 on 7/5/2013. The Subdivision Pool Annual Assessments and Subdivision Pool Special Assessments shall (as to all pool lots that are built lots) be calculated and collected on a lot-by-lot basis, so that Subdivision Pool Annual Assessments and

Subdivision Pool Special Assessments shall be the same for each pool lot that is a built lot, regardless of the fair market value thereof.

SECTION 3. PAYMENT OF ASSESSMENTS. Assessments (including annual assessments on all lots and Subdivision Pool Annual Assessments and Subdivision Pool Special Assessments on all pool lots that are built lots) shall be payable in advance on the first day of \_\_\_\_\_ [month] in each year. Assessments that a new member owes shall *not* be prorated from the first day that the new member became a member by his acquisition of a fee simple interest in a lot in one of the three subdivisions. Rather, any person who purchases a fee simple interest in a lot in one of the three subdivisions should arrange – in that person's contract for the purchase of the fee simple interest – for an appropriate division of the assessments, at the closing of the sale, between that person and the seller of the fee simple interest in the lot.

SECTION 3. DEFAULT AND SUSPENSION OF RIGHT (OF FIRST CLASS MEMBER) TO USE POOL AND CLUBHOUSE. When any member of the First Class shall be more than thirty (30) days delinquent in the payment of Subdivision Pool Annual Assessments and Subdivision Pool Special Assessments on a pool lot that is a built lot, his or her right to visit and to use the pool and clubhouse shall be suspended until the assessment in question is paid in full.

#### ARTICLE XI

##### Seal

The Corporation need not have a seal. If the board of directors decides that the Corporation should have a seal, however, the corporate seal shall have inscribed thereon the name of the Corporation and the words "Corporate Seal, Illinois." The seal may be used by causing it or a facsimile thereof to be impressed or affixed or in any other manner reproduced, provided that the affixing of the corporate seal to an instrument shall not give the instrument additional force or effect, or change the construction thereof, and the use of the corporate seal is not mandatory.

#### ARTICLE XII

##### Waiver of Notice

Whenever any notice is required to be given under the provisions of the General Not For Profit Corporation Act of Illinois or under the provisions of the articles of incorporation or the bylaws of the Corporation, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice. Attendance at any meeting shall constitute waiver of notice thereof unless the person at the meeting objects to the holding of the meeting because proper notice was not given.

## ARTICLE XIII

### Indemnification

SECTION 1. INDEMNIFICATION IN ACTIONS OTHER THAN BY OR IN THE RIGHT OF THE CORPORATION. The Corporation may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Corporation) by reason of the fact that he or she is or was a director, officer, employee, or agent of the Corporation, against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit, or proceeding, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Corporation and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Corporation or, with respect to any criminal action or proceeding, that the person had reasonable cause to believe that his or her conduct was unlawful.

SECTION 2. INDEMNIFICATION IN ACTIONS BY OR IN THE RIGHT OF THE CORPORATION. The Corporation may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Corporation to procure a judgment in its favor by reason of the fact that such person is or was a director, officer, employee, or agent of the Corporation, against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection with the defense or settlement of such action or suit, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Corporation, provided that no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Corporation, unless, and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

SECTION 3. RIGHT TO PAYMENT OF EXPENSES. To the extent that a director, officer, employee, or agent of the Corporation has been successful, on the merits or otherwise, in the defense of any action, suit, or proceeding referred to in Sections 1 and 2 of this Article, or in defense of any claim, issue, or matter therein, such person shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection therewith.

SECTION 4. DETERMINATION OF CONDUCT. Any indemnification under Sections 1 and 2 of this Article (unless ordered by a court) shall be made by the Corporation only as authorized in the specific case, upon a determination that indemnification of the director, officer, employee, or agent is proper in the circumstances

because he or she has met the applicable standard of conduct set forth in Sections 1 or 2 of this Article. Such determination shall be made (a) by the board of directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit, or proceeding; (b) if such a quorum is not obtainable, or even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion; or (c) by the members entitled to vote, if any.

SECTION 5. PAYMENT OF EXPENSES IN ADVANCE. Expenses incurred in defending a civil or criminal action, suit, or proceeding may be paid by the Corporation in advance of the final disposition of such action, suit, or proceeding, as authorized by the board of directors in the specific case, upon receipt of an undertaking by or on behalf of the director, officer, employee, or agent to repay such amount, unless it shall ultimately be determined that he or she is entitled to be indemnified by the Corporation as authorized in this Article.

SECTION 6. INDEMNIFICATION NOT EXCLUSIVE. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or disinterested directors, or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such a person.

SECTION 7. INSURANCE. The Corporation may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the Corporation, against any liability asserted against such person and incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the Corporation would have the power to indemnify such person against such liability under the provisions of this Article.

SECTION 8. NOTICE TO MEMBERS. If the Corporation has paid indemnity or has advanced expenses under this Article to a director, officer, employee, or agent, the Corporation shall report the indemnification or advance in writing to any members entitled to vote with or before the notice of the next meeting of the members entitled to vote:

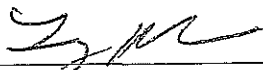
SECTION 9. REFERENCES TO CORPORATION. For purposes of this Article, references to "the Corporation" shall include, in addition to the surviving Corporation, any merging Corporation (including any Corporation having merged with a merging Corporation) absorbed in a merger that, if its separate existence had continued, would have had the power and authority to indemnify its directors, officers, employees, or agents, so that any person who was a director, officer, employee, or agent of such merging Corporation, shall stand in the same position under the provisions of this Article with respect to the surviving Corporation as such person would have with respect to such merging Corporation if its separate existence had continued.

ARTICLE XIV

Amendments

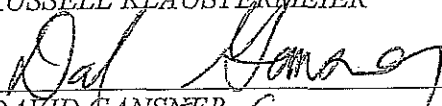
The power to alter, amend, or repeal the bylaws or adopt new bylaws shall be vested in the board of directors unless otherwise provided in the articles of incorporation or the bylaws. Such action may be taken at a regular or special meeting for which written notice of the purpose shall be given. The bylaws may contain any provisions for the regulation and management of the affairs of the Corporation not inconsistent with law or the articles of incorporation.


Bylaws adopted by Board of Directors on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

  
\_\_\_\_\_  
LARRY ULRICH

  
\_\_\_\_\_  
ROBERT HARRISON

  
\_\_\_\_\_  
RUSSELL KLAUSTERMEIER

  
\_\_\_\_\_  
DAVID GANSNER

  
\_\_\_\_\_  
THOMAS HARRISON

*Being the Directors of the Corporation*