

**BYLAWS OF COUNTRY RIDGE SUBDIVISION**  
**FIRST LAKE ASSOCIATION**

The administration of the Country Ridge Subdivision First Lake Association ("Association"), an Illinois Not-For-Profit Corporation, shall be governed by the following Bylaws. The Association owns Outlot 1 in Country Ridge Subdivision, Champaign County, Illinois, the lake to which reference is made herein. All references to gender shall be taken to refer both to male and female:

ARTICLE I

Memberships

Section 1. Qualifications. Every person or entity who is a record owner of any of Lots 30 through 43; Lots 401 through 404; Lots 406 through 412 and Lot 416; Lots 502, 503 and 504; Lots 506 through 511; and Lots 513 through 518 in Country Ridge Subdivision, in its respective phases, or who is the beneficiary of a Land Trust holding title to such a Lot in the Subdivision shall be a member of the Country Ridge Subdivision Lake Association. Ownership of a Lot shall be the sole qualification for membership. If more than one person or entity is the record owner of or a beneficiary of a Land Trust holding title to a Lot in Country Ridge Subdivision, all such persons or entities shall be members.

Section 2. Members. A member shall have no vested right, interest, or privilege of, in, or to the assets, functions, affairs, or franchises of the Association, or any right, interest, or privilege which may be transferrable or inheritable, or which shall continue after his membership ceases, or while he is not in good standing. The membership is appurtenant to and shall not be

separated from ownership of a Lot. Thus, membership shall automatically terminate upon the sale, transfer, or other disposition by a member of his ownership of a Lot, at which time the new owner shall automatically become a member of the Association. No member shall have the right or power, by any act or failure to act, to disclaim, terminate or withdraw from membership in the Association or from any obligations hereunder.

Section 3. Voting Rights. If more than one member is the record owner or beneficiary of the title-holding Land Trust of a Lot in the Association, then the vote for that Lot shall be exercised as those members amongst themselves determine. In no event shall more than one vote be cast with respect to any one Lot. A Lot owner may vote by written proxy, such proxy being invalid after eleven months from the date of its execution, unless otherwise provided in the proxy. Every proxy must bear the date of execution thereof.

Section 4. Suspension of Voting Rights. The Association shall have the right to suspend the voting rights of any member for any period during which an assessment levied by the Association against the member's Lot remains unpaid; or upon the member's failure to comply with any provision hereof. Any voting rights so suspended shall remain suspended until any such unpaid assessments or compliance failure has been cured.

## ARTICLE II

### Meetings of Members

Section 1. Annual Meetings. After the initial meeting of the members has been held, there shall be an annual meeting of the members of the Association at such place as may be designated, on the fourth Tuesday in January of each year, if not a legal holiday under the laws of the State of Illinois, and if a legal holiday, then on the next succeeding business day at 7:00 p.m.,

for the election of Directors and for the transaction of such business as may come before the meeting. Written notice of the Annual Meeting stating the date, place, and the hour of the meeting shall be distributed by the Board of Directors or a representative designated by the Board.

Section 2. Special Meetings. Special meetings of the members shall be held whenever called by the Board of Directors or by the voting members having, in the aggregate, not less than Twenty-Five Percent (25%) of the total votes of the Association. Notice of each special meeting, stating the time, place, and in general terms the purpose or purposes thereof, shall be sent by mail to the last known address of all members at least ten (10) days prior to the meeting.

Section 3. Quorum. The presence in person or by written proxy at any meeting of the voting members having Thirty Percent (30%) of the total votes of the Association shall constitute a quorum for the transaction of business. Unless otherwise expressly provided herein or required by the General-Not-For-Profit Corporation Act or the Articles of Incorporation of the Association, any action may be taken or authorized by the affirmative vote of a majority of a quorum.

### ARTICLE III

#### Board of Directors

Section 1. Number of Directors. The business and affairs of the Association shall be managed by a Board of Directors which shall consist of not less than three (3) persons. After the initial meeting of the members of the Association, the number of Directors shall be fixed by the Board.

Section 2. Powers and Duties. The Board of Directors is authorized to engage and contract for professional legal and accounting services and to exercise such other powers as may be necessary for the administration of the affairs of the Association, both at the discretion of the Board and as directed by the members.

Section 3. Other Duties. In addition to duties imposed by resolution of the Association, the Board of Directors shall be responsible for the following:

- (A) Care and upkeep of the lake and its common areas to the extent the same is not performed by the members.
- (B) Levying and collection of the annual assessments and any special assessments hereinafter provided for from the members.
- (C) Designation and dismissal of personnel necessary for the accomplishment of the purposes of the Association.
- (D) Expenditure of funds in accordance with the annual budget and amendments thereto.

Nothing herein shall be construed to impose any duty upon the Board of Directors collectively or individually to provide supervision, life-safety protection or life guard service over the lake, sewers, streams or waterways of the Association; the Board of Directors acting in their representative capacity shall have no duty to any member of the Association, their family members and guests, for surveillance of said areas or any activity or condition conducted or located therein. These duties are not intended to make said Board of Directors or any member thereof an insurer or guarantor of the safety of the person or property of any person whatsoever. Further, nothing herein shall impose any duty upon the Board of Directors to provide care,

upkeep or maintenance upon any real property or improvement upon real property owned by any member of the Association which is not located upon the common areas of the Association.

Section 4. Regular Meetings. The Board shall meet for the transaction of business at such place as may be designated from time to time. After the initial organizational meeting of the Board of Directors, a minimum of three (3) regular meetings shall be held each calendar year.

Section 5. Special Meetings. Special Meetings of the Board of Directors may be called by the President or by three (3) members of the Board for any time and place, provided reasonable notice of such meetings shall be given to each member of the Board before the time appointed for such meetings.

Section 6. Quorum. The Directors shall act only as a Board, and the individual Directors shall have no power as such. A majority of the Directors shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. The act of a majority of Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors.

Section 7. Terms of Members of the Board. The Board of Directors shall be elected by the members of the Association at each Annual Meeting and shall serve until the next such election.

Section 8. Compensation. Members of the Board shall initially receive no compensation for their services, but compensation may be approved by the affirmative vote of a majority of a quorum at any meeting of the members.

Section 9. Consent. Any action to be taken at a meeting of the Board of Directors may

be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof. Any such consent signed by all the Directors shall have the same effect as a unanimous vote and may be stated as such in any document filed with the Secretary of State or with anyone else.

Section 10. Annual Report. The Board of Directors, after the close of the fiscal year, shall submit to the members a report on the activities of the Association and an accounting of its financial transactions of the previous year and a proposed budget for the ensuing year.

Section 11. Vacancies in the Board. Whenever a vacancy in the membership of the Board shall occur, the remaining member or members of the Board shall have the power, by a majority vote, to select a member of the Association or a designated representative or representatives of said member to serve the unexpired term of the vacancy. If any Director fails to attend a majority of the number of meetings of the Board in any fiscal year, the Board may in its sole discretion declare his office vacant.

#### ARTICLE IV

##### Officers

Section 1. Officers. Officers of the Association shall be appointed from among the Board of Directors at the same meeting and with the same frequency as applies to the Board. Multiple officer positions may be held by individual Directors, except that the offices of president and treasurer shall be held by different individuals.

Section 2. The President. Subject to the direction of the Board of Directors, the President shall be the Chief Executive Officer of the Association, and shall perform such other duties as from time to time may be assigned to him by the Board.

Section 3. The Vice President. The Vice President shall have such power and perform such duties as may be assigned to him by the Board of Directors or the President. In case of the absence or disability of the President, the duties of that Officer shall be performed by the Vice President.

Section 4. The Secretary. The Secretary shall keep the minutes of all proceedings of the Board of Directors and of all Committees and the minutes of the Annual Meetings and Special Meetings of the members, as well as the Corporate seal and such books and papers as the Board may direct, and shall, in general, perform all the duties incident to the office of the Secretary, subject to the control of the Board of Directors and the President; further, the Secretary shall also perform such other duties as may be assigned to him by the President or by the Board.

Section 5. The Treasurer. The Treasurer shall have the custody of all the receipts, disbursements, funds, and securities of the Association and shall perform all duties incident to the office of the Treasurer, subject to the control of the Board of Directors and the President. He shall perform such other duties as may from time to time be assigned to him by the Board or the President. If required by the Board, he shall give a bond for the faithful discharge of his duties in such sum as the Board may require, and the cost thereof shall be charged to the Association.

## ARTICLE V

### Loss of Property

The Board of Directors shall not be personally liable or responsible for damage to property or injury to any person, including any member, guest or business invitee of a member which occurs upon the premises subject to these ByLaws.

## ARTICLE VI

### Maintenance and Special Assessments

Section 1. Creation of Assessments. The Board of Directors shall have the right and power to subject the Lots above described to an annual maintenance assessment and to special assessments.

Effective October 1, 2014, an assessment in the amount of Two Hundred Dollars (\$200.00) shall be due with respect to each of the above described Lots. Commencing February 1, 2015 and within thirty (30) days after each Annual Meeting thereafter, each owner of Lots in the Association shall be assessed an annual maintenance charge against his Lot or Lots, and such annual maintenance assessment shall be used by the Association to create and continue a maintenance fund to be used by the Association as hereinafter stated. The assessment charge shall be payable to Country Ridge Subdivision First Lake Association and will be delinquent when not paid within thirty (30) days after it becomes due. The Board of Directors shall have the power to charge a late fee of not greater than one percent (1.0%) accruing for each calendar month that an assessment is delinquent.

The annual maintenance assessment may be adjusted from year to year by the Board of Directors as the needs of the area within its jurisdiction and its obligations hereunder may require.

Section 2. Special Assessments. Special assessments may be levied by the Board of Directors, upon notice, to pay for capital improvements authorized by the members or to supplement any reserve established by the annual maintenance assessment.

Section 3. Use of Maintenance Assessments. The maintenance fund may be used:

(a) For insurance against public liability, including indemnification of the Board of Directors;

(b) For maintaining the quality of the lake and its environs.

Section 4. Creation of Lien and Personal Obligation of Assessments. The Association shall have a continuing lien on each Lot above described to secure the payment of maintenance or special assessments due and to become due, and the record owners of such Lots shall be personally liable for all maintenance or special assessments.

Upon reasonable demand, the Board of Directors shall furnish to any owner or mortgagee thereof a statement showing the amount of any unpaid assessment charges against any Lot or Lots. A reasonable fee may be charged for the preparation and delivery of such statement.

No owner may waive or otherwise escape liability for the assessments provided for herein for any reason. In the event that title to any Lot is conveyed to a Land Trust, the Trustee shall furnish the Association with a certified copy of the Trust Agreement and any amendments thereto, so that the Association shall be advised of the beneficiaries entitled to vote and who will be personally liable for the regular and special assessments.

In any action taken to interpret or enforce any provision of this document, the prevailing party shall be entitled to recover costs and reasonable attorney fees.

## ARTICLE VII

### Lake Regulations

Section 1. General. The lake governed hereby is a private lake for the use of the members of the Association and their guests. The use of the lake shall be governed by all

applicable federal, state, county, and city ordinances, laws, and regulations, in addition to the regulations identified in these Bylaws and implemented by the Board of Directors as permitted herein.

Section 2. Fences and Obstructions. No structures, fences or plantings shall be placed within thirty-five (35) feet of Outlot 1 above described unless the same shall have been approved by a vote of a majority of a quorum at any meeting of the members of the Association.

Section 2. Lake Activities.

- (A) Swimming, floating, tubing, scuba diving, wading, or other activities involving primary contact with the lake water are prohibited. The Board of Directors shall have no responsibility to enforce this prohibition.
- (B) The use of motorized watercraft is prohibited; row boats, canoes, paddle boats, and sailboats are allowed, provided that the length of the boat does not exceed 15 feet or the length of the canoe does not exceed 18 feet. The craft shall be operated and maintained in accordance with the Illinois Department of Conservation and other applicable regulations.
- (C) Fishing from the lake shall be "catch-and-release" only and will be permitted only with the use of a conventional hook and rod. Each member or guest of a member fishing in the lakes shall comply with all requirements of the State of Illinois.
- (D) Ice skating on the lake is prohibited. The Board of Directors shall have no responsibility to enforce this prohibition.
- (E) The use of snowmobiles on or around the lake is prohibited. The Board of

Directors shall have no responsibility to enforce this prohibition.

Section 3. Authority of the Board. The Board of Directors shall have the right and power to issue additional rules and regulations implementing the guidelines set forth herein for the governing of the use of the lake.

## ARTICLE VIII

### Notice

Section 1. Notice. Whenever, according to these Bylaws, a notice shall be required to be given to any member or Director, it shall not be construed to mean personal notice, but such notice may be given in writing by depositing the same in a post office in Champaign County, Illinois, in a postpaid sealed envelope, addressed to such member, or Director at his address as the same appears on the books of the Association, and the time when such notice is mailed shall be deemed the time of the giving of such notice.

Section 2. Waiver of Notice. Whenever any notice is required to be given under the provisions of these Bylaws or under the provisions of the Articles of Incorporation or under the provisions of the Illinois General Not-For-Profit Corporation Act, 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.

## ARTICLE IX

### Amendments

The provisions of these Bylaws may be changed, modified, or rescinded by the affirmative vote of a quorum of the membership at a membership meeting called for such purpose.

Prior to the election of the Board of Directors at the first Annual Meeting of the members of the Association, the initial three (3) member Board of Directors named in the Articles of Incorporation and any additions thereto shall have the authority to authorize, implement, and amend these Bylaws in the whole, or in part, without complying with the provisions of the first paragraph of Article IX of these Bylaws.

ARTICLE X

Fiscal Year

The fiscal year of the Corporation shall begin on the 1st day of January and shall terminate on the 31st day of December of each year.

IN WITNESS WHEREOF, these Bylaws were approved and adopted by a meeting of the Board of Directors of the Association held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Jeffrey Scott

\_\_\_\_\_  
Gregory Birckbichler

\_\_\_\_\_  
Troy Gagne

(Being the initial Directors of Country Ridge Subdivision First Lake Association)