

SUNRISE RIDGE ASSOCIATION, INC
McHENRY COUNTY
WONDER LAKE, ILLINOIS 60097
BYLAWS

Revised 6-30-2003 JN

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**SUNRISE RIDGE ASSOCIATION, INC.
McHENRY COUNTY
WONDER LAKE, ILLINOIS 60097
BYLAWS**

ARTICLE I

GENERAL (PURPOSE - MAKEUP - RESTRICTIONS)

SECTION 1 - NAME

The name of this not-for-profit property owners' Corporation shall be the SUNRISE RIDGE ASSOCIATION, INCORPORATED. *This* Corporation (referred to hereinafter as "the Association") is chartered under the Act of the General Assembly of the State of Illinois, approved July 17, 1943.

SECTION 2 - LOCATION/OFFICE

The principal office of the Association shall be located *in* Sunrise Ridge, as hereinafter defined, situated *in* Greenwood Township, McHenry County, Illinois

SECTION 3 - CODE/SOURCE

This Constitution and the Bylaws together shall be taken and applied as the code of rules adopted for the regulation and management of the affairs of the Association. (Sections 1(E) and 9 of the Statute).

SECTION 4 - PURPOSE

The purpose of this Association is, as defined in its Charter #18084 dated May 3, 1962, "to conduct and promote a recreation center for the improvement of *civic* and social welfare and to maintain recreations grounds, buildings, parks, *piers* and other community property and to do any and all acts necessary to further *said* object.

SECTION 5 - TERM "SUNRISE RIDGE",

as used herein, shall be considered as consisting of the following combined:

.1 **UNITS** NO. 1, 2, 3, 4, and 5

as shown on the map of the plat recorded in the McHenry County Plat Book located at the County Building at Woodstock, Illinois and reproduced in the Appendix "B" herein, and

. 2 **DISTRICTS**

of which at present there are eight (8).

See appendix "B" herein.

ARTICLE I (cont.)

Use of the Lake, parks and beaches shall be reserved to members, their immediate family, their tenants and present house guests, and it shall be the duty of the Board of Directors to enforce this restriction.

SECTION 7 - RESTRICTED DEDICATION OF ASSOCIATION PROPERTY

No roads, parks, beaches or properties owned by the Sunrise Ridge Association shall be dedicated to any unit of local government except with the express consent of two-thirds of the voting membership present at an Annual Meeting or special meeting called for such purpose.

SECTION 8 - BOAT CLUB

As per deed on Sunrise Ridge Association beach property, the Sunrise Ridge Boat Club has been in existence since April, 1962. Periodic agreements for the use of the designated land will be made between the Board of Directors of the Association and the Boat Club.

SECTION 9 - AMENDMENTS

These By-Laws may be amended at any regular or special meeting of the members by a majority of two-thirds of the total vote cast of which said total votes cast shall not be less than fifty votes. No proposed amendment shall be in order at any meeting unless the mailed notice thereof contained a brief statement of the substance of such amendment.

SECTION 10 - ALL OTHER RIGHTS

All other rights and powers of the Corporation and of its members, officers and directors shall be governed by the Illinois Statute known as the "General Not For Profit Corporation Actn (L.1943, Vol. I, p. 481), effective January 1, 1944, and any revisions thereof or amendments thereto.

ARTICLE II
QUALIFICATIONS, RESPONSIBILITIES OF MEMBERSHIP

SECTION 1 - MEMBERSHIP/VOTE

The membership (herein referred to as members) of this Association shall consist only of persons who are legal owners of lots in Sunrise Ridge As per Article I - Sec. 5.

For voting purposes, each lot shall be considered to have one vote, except for half lots which shall be entitled to one half vote or lot divided up to a 30/70 proportion, contiguous to a parcel.

SECTION 2 - ACQUIRING PROPERTY (DUES)

Upon acquiring the property and upon payment of dues and/or assessment due thereon, the new owner will be entitled to all of the rights and privileges of the membership.

SECTION 3 - MULTIPLE OWNERS

In the case of joint ownership, ownership in trust or through a business entity, voting rights of membership shall be delegated to only one of the said owners or owners in trust.

SECTION 4- FAILURE TO PAY DUES/ASSESSMENTS

Failure to pay the dues or assessments will be cause for lien to be placed upon the property and the denial of all the rights and privileges of membership in the Association and may cause suit to be filed against the delinquent owner.

ARTICLE III

ELECTION (OFFICERS, DIRECTORS AND MPOA DELEGATES)

SECTION 1 - TERM OF OFFICE

Al]. Officers and Directors shall hold office for a term of two years or until their successors are elected and qualified. President, Treasurer and Directors from even numbered districts shall be elected on even calendar years. Vice President, Recording Secretary and Directors from odd numbered districts shall be elected on odd calendar years.

SECTION 2 – OFFICERS

The Officers shall be elected at an Annual Meeting of the Association by a plurality of the members attending such meeting.

SECTION 3 – DIRECTORS

The Directors from the individual Districts shall be elected from the members residing in the respective Districts by Plurality vote. A Director may or may not be an Officer of the Association.

SECTION 4 - MORE THAN ONE NOMINATION

If there is more than one nomination for any Officer or Director, a written ballot shall be taken, the Nominating Committee, (or three tellers appointed from the floor) is to take charge of such balloting and to report the results thereof to the presiding Officer.

SECTION 5 - M.P.O.A. DELEGATES

The Board of Directors shall elect from their members, seven (7) delegates to represent all the lot owners of the Sunrise Ridge Association at the Master Property Owners Association (M.P.O.A.) for Wonder Lake according to the formula of one delegate per one hundred (100) lots or fraction thereof.

Delegates need not but can be Officers and/or Directors of Sunrise Ridge Association to be elected to the Master Property Owners Association. The seven delegates shall select from their number, immediately following adjournment of the Annual Meeting at which they were elected, one delegate to serve as Director on the Board of the Master Association. This Director shall cast the seven votes to which the members of the Sunrise Ridge Association, Inc. are entitled. All delegates will be called periodically into a Convention of Delegates of the Master Association as defined and prescribed by the By-Laws of the Master Association.

ARTICLE IV

MANAGEMENT OF THE ASSOCIATION

SECTION 1 - BOARD/DIRECTORS

The Officers of the Association shall be President, Vice President, Recording Secretary and Treasurer, all of who shall be members of the Association in good standing, and they, together with the Directors as defined in Section 2 below shall constitute the governing body of the Association, which shall be hereafter known as the Board of Directors .

SECTION 2 - DIRECTOR

Each District, as defined in Article I Section 5, shall be represented by one Director.

SECTION 3 - OFFICER OR DIRECTOR UNABLE TO SERVE

.1 PRESIDENT

Should the President be unable to serve, for any reason whatsoever, the Vice President shall then become the President. Any other Officer or Director shall be replaced by majority vote of the Board of Directors .

. 2 DISQUALIFICATION - DUES

Any lapse in payment of dues or assessments automatically disqualifies any Officer or Director. Replacement of such Officer or Director will be by majority vote of the Board of Directors .

. 3 DISQUALIFICATION - ATTENDANCE

Any Officer or Director not in attendance at three consecutive Board Meetings shall be disqualified from office. Replacement of such Officer or Director will be by majority vote of the Board of Directors.

. 4 RESIGNATION OR DEATH

In the event of resignation or death of individual Officer or Director, the Board may appoint members to fill the vacancy until the next annual election. Said elected Officer or Director shall fulfill the remainder of the unexpired term.

SECTION 4 – BONDING

The Clerk and the Treasurer shall be bonded for \$5,000.00 by a reliable bonding company and the cost thereof paid by the Association.

ARTICLE V

COMMITTEES (STANDING AND SPECIAL)& CLERK

SECTION 1 - FORMATION

Committees may be formed, committee powers conferred, and committees terminated at the discretion of the President and the Board of Directors. Each Committee will be headed by a Commissioner, and all its members shall be appointed by the President and approved by the Board of Directors. At least one member of each Committee shall be a member of the Board of Directors.

SECTION 2 – EXECUTIVE

An Executive Committee, consisting of the President, Recording Secretary, Vice President, Clerk and Treasurer may meet at the Presidents direction to review records, discuss Association business, and formulate suggestions to the Board of Directors.

SECTION 3 – AUDIT

.1 The accounts of the Clerk and Treasurer shall be examined by the Auditing Committee which shall be appointed by the President and approved by the Board.

. 2 No Officer or Director may serve on such committee.

. 3 An audit may be ordered by the President at any time, but must be made for the twelve months period ending December 31st.

SECTION 4 – NOMINATING

At each Annual Meeting, the President may appoint not more than three persons to serve as a Nominating Committee for the next Annual Meeting. One member shall be a present Officer of the Association. The membership, at the Annual Meeting, may nominate and elect up to four (4) additional persons to serve on the Nominating Committee for the next Annual Meeting. The Nominating Committee shall be odd in number of members. The Nominating Committee shall recommend persons to serve as Officers, Directors and MPOA Delegates. Notice of the nominees shall accompany the mailed notification of the next Annual Meeting. Nominations may also be made from the floor at any Annual Meeting by any member in good standing.

SECTION 5 - CLERK APPOINTMENT

The clerk shall be appointed by the President and approved by the Board of Directors and shall serve until replaced by the next qualified successor. The clerk has A vote in matters of the Board of Directors.

ARTICLE VI

DUTIES OF OFFICERS, CLERK AND BOARD OF DIRECTORS

SECTION 1 – PRESIDENT

The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board or Governing Body, appoint all committees and clerk and shall perform such duties as usually pertain to the office of President. He/she shall be ex-officio member of all committees.

SECTION 2 - VICE PRESIDENT

The Vice President shall, in the absence of the President, carry out the duties of the President. The Vice President will also, upon direction of the President, assist the President in the performance of his/her duties.

SECTION 3 - RECORDING SECRETARY SHALL

- .1 keep the minutes of all Sunrise Ridge Association Meetings (regular and special), meetings of the Board of Directors, special executive meetings and the annual meeting of the property owners and any other special meetings that might be called .
- . 2 conduct correspondence and issue notices o.f that which does not pertain to dues notices and fees .
- . 3 call the roll and keep a directory of Board members.
- . 4 keep the records of all contracts, deeds, taxes and letters.
- . 5 keep one book in which the By-Laws, rules of order and standing rules should all be written leaving every other page blank for recording amendments.
- . 6 do such other duties as pertain to the Office of the recording secretary or as assigned by the President.
- . 7 notify all Officers and Directors of any meeting by mailing to said members, a proper notice at least five days prior to said meeting.
- . 8 keep the records of the Rules and Regulations and issue same when required.
- . 9 attest to contracts.
- . 10 be the keeper of the official Association seal.

. 11 keep one book with all the annotated Board of Directors decisions and policies. This will include, but not be limited to, monies to be spent, current projects, and business under discussion and development. Said book will be updated after each meeting or annual convention and be organized by subject.

ARTICLE VI (cont.)

SECTION 4 - TREASURER SHALL:

- .1 receive receipts of all monies collected by the Clerk and any other and shall not disburse any money not approved by voucher and signed by the President or Clerk.
- . 2 issue and sign all checks and have them countersigned by the President or as the Board of Directors may direct .
- . 3 keep an account of all monies received and disbursed and in what fund.
- . 4 make a financial report at all Board of. Directors Regular meetings and any other as may be requested by the President from time to time.
- . 5 make a written financial report for each member of the current Annual Meeting or any special membership meeting as may be required.

SECTION 5 - CLERK SHALL:

- .1 send out bills and notices of dues and/or assessments, fees, MPOA assessments, payable.
- . 2 be the recipient of such dues and all monies from other sources,
- .3 issue suitable receipts and notices,
- . 4 Issue the identification decals and/or tags to the members in good standing and record same,
- .5 place all liens and removal thereof,
- .6 keep proper books of accounting on dues and assessments (paid and due and/or past due),
- .7 deposit all monies in a suitable bank or trust company approved by the Board of Directors,
- .8 issue all receipts of deposit and vouchers (signed by same) for all bills approved for payment by the Board of Directors to the Treasurer,
- .9 transact the required bonding
- .10 be responsible for all membership meeting roll .
- . 11 be empowered to enforce the rules, regulations, and contracts of the Board of Directors concerning the beach and parks at the President's discretion.

ARTICLE VI (cont.)

SECTION 6 - BOARD OF DIRECTORS SHALL:

- .1 have general charge of the affairs, funds and property of the Association, have power and the duty to carry out the purposes of the Association according to the legal Agreement providing for the creation of the Association,
- .2 direct and manage the activities and business of the Association,
- .3 approve all expenditures and contracts - all contracts must be signed by the President and attested to by the Recording Secretary,
- .4 make rules and regulations controlling the use and enjoyment of the Beach and Parks, areas, easements and property owned by the Association,
- .5 employ and compensate from Association funds, those employees required to provide service required by the Association,
- .6 determine what, if any, improvements are to be made in the Park area, Beach area and easements (legally defined in the Agreement),
- .7 have power to recommend to the members, changes in the By-Laws, dues, assessments, compensation of officers, directors and clerk.
- .8 approve assessments, all appointments made by the President.
- .9 have power to pass on MPOA assessments to the membership.

ARTICLE VII
MEETINGS (REGULAR - SPECIAL - ANNUAL)

SECTION 1 - REGULAR (BOARD OF DIRECTORS)

.1 TIME

The regular meetings of the governing body of the Association shall be held on the last Wednesday of the months of January, March, May, July, September and November.

. 2 LOCATION

These meetings shall be held at the home of the President of the Association.

. 3 CHANGE

However, at any such meeting, the place and time of the next meeting may be determined by the majority of those present. If so - a notice must be posted at a noticeable location

.4 NOTICE

The Recording Secretary shall notify all Officers and Directors, of any meeting by mailing to said member, a proper notice at least five days prior to said meeting.

. 5 VOTE

Each member of the Board, except the Clerk, shall have one vote.

. 6 QUORUM

Five (5) voting members, at least one of whom is an elected Officer, shall constitute a quorum .

. 7 SPECIAL MEETING OF THE BOARD OF DIRECTORS

May be called by any three (3) members of the Board or by the President at any time. The purpose of the meeting must be made clear in an advance notice. Only subjects mentioned in the notice or matters clearly germane to those subjects will be considered.

SECTION 2 - SPECIAL MEETING OF MEMBERSHIP

.1 A special meeting of the membership may be called at any time by a majority of the Directors and Officers, voting individually, or by one-fifth (1/5th) of the members of the Association in good standing. (See Appendix "A") .

. 2 The purpose of the meeting must be made clear by means of advance notice of ten (10) days, sent to each and all members in good standing.

ARTICLE VII (cont.)

SECTION 2

.3 Only subjects mentioned in the advance notice or matters clearly germane to those subjects will be considered at the Special Meeting.

. 4 Quorum - Those present, including at least two (2) Officers, shall constitute a quorum.

SECTION 3 - REGULAR ANNUAL MEETING

.1 TIME

The Regular Annual Meeting of the members of the Association shall be held on the last Wednesday in October

.2 LOCATION AND HOUR

The location and hour shall be determined by the Board of Directors .

. 3 NOTICE

of such meetings shall be mailed to all members at least ten (10) days before the date of the Meeting by the Recording Secretary .

. 4 QUORUM -(SIMPLE MAJORITY)

Those present including at least two (2) Officers, shall constitute a quorum .

.5 PURPOSE

The election of Officers and Directors shall be held and reports of Officers and Committees presented.

. 6 REPORTS

of the Recording Secretary, Treasurer and Clerk shall be in writing .

. 7 ORDER OF BUSINESS

The following Order of Business shall prevail at any meeting.

Call to Order

Opening

Reading of Minutes

Report of Treasurer

Communications

Bills

Reports of Officers and Committees

Unfinished Business

New Business

Adjournment

SECTION 3 (cont.)

.8 ROBERT'S RULES OF ORDER

shall apply in all instances where these Bylaws do not specifically apply.

.9 PROXY VOTE

No proxy or absentee voting shall be permitted in meeting duly called

.10 DUES AND DECALS

No dues or decals shall be accepted or issued at any Annual Meeting.

.11 ASSESSMENTS

A general assessment for extraordinary purposes may be levied on the membership by a two-thirds (2/3rds) vote of the members present at the Regular Annual Meeting or any special meeting called for the purpose, provided notice of such assessment is specified in the call for meeting .

.12 VOTE

Each lot shall be considered to have one (1) vote and each half lot or lot divided up to 30/70 proportion contiguous shall be considered to have one half (~) vote .

.13 SUBJECT REQUIRING TWO-THIRDS (2/3rds) -- (minimum 50 VOTES)

Changing By-Laws

Changing amount of dues

New Assessments

Selling or disposing of Association land

Annexation

ARTICLE VIII

DUES-ASSESSMENTS-IDENTIFICATION

SECTION 1 - FISCAL YEAR

The fiscal year shall be from January 1st through and including December 31st.

SECTION 2 - REVOKING RIGHTS

Any member in arrears for dues for one or more quarters shall not be entitled to vote or hold any elective office in the Association and shall be so informed in writing by the Clerk of the Association. All rights and privileges enjoyed by such membership shall be revoked and cancelled. The member in arrears may, however, regain his or her original standing in full by the complete payment of all dues and Assessments. The Clerk is to notify the Board of Directors of the above member.

SECTION 3 - ESTABLISHMENT OF DUES AND ASSESSMENTS

Annual dues and assessments shall be approved by the members at the Annual or Special Meeting and shall be payable in the manner thereof stipulated.

SECTION 4 - STATUS OF PROPERTY

For the purpose of determining whether property *is* vacant or not, the status of the property at the beginning of the Association fiscal year shall control.

SECTION 5 - DUES BILLED BY AND TIME

.1 BILLED BY - All dues will be mailed on or before February 1st each year and be payable no later than March 31st of the same year. Special Assessments will be due and payable within ninety days after receiving notice of the assessment.

SECTION 6 - DUES – AMOUNT

The regular membership dues of the Association shall be payable in one lump sum during the first quarter of each fiscal year as follows:

- .1 \$35.00 per year for each lot containing thereon a structure, either year round or seasonal, suitable for use as a dwelling, and
- .2 \$35.00 per year for each lot containing thereon, a structure which is used for business, and

ARTICLE VIII (cont.)

SECTION 6 (cont.)

- .3 \$35.00 per year for each additional lot contiguous to an improved parcel and belonging to the same member of the Association, and
- .4 \$17.50 per year for each additional half lot or lot divided up to 30/70 proportion contiguous to a parcel, belonging to the same member of the Association, and
- .5 \$35.00 per year for each vacant lot, and
- .6 Dues and assessments against the Wonder Lake Realty Trust are limited to \$3.00 per unsold vacant lot per year in Units 1,2,3,4 and 5, with the exception that these dues shall be increased commensurate to any dues assessed against any other Property Owners Association .
- . 7 Each of the above categories of membership dues (1 through 6) shall be increased by the exact amount of the Assessment established from year to year by the Master Property Owner's Association.

SECTION 7 - DELINQUENT

It shall be the duty of the Treasurer and Clerk to institute at the direction of the President all such legal proceedings as will collect delinquent dues and assessments as follows:

- .1 A legal claim and/or lien shall be filed against any property delinquent after the first quarter .
- . 2 Any and all FEES incurred in preparing, filing and closing such claim or lien shall be added to the sum total of the delinquent account and shall be paid by the assessed before reinstatement or disposal of said property by resale, inheritance or transfer of any sort. The fee shall be set by the Board of the Association .
- . 3 A list of the properties which are delinquent in payment of dues and/or assessments shall be published annually .
- . 4 The delinquent owner shall be provided with written notice by certified mail at least thirty days prior to the lien being placed upon the property.

ARTICLE VIII (cont.)

SECTION 7 (cont.)

.5 The Association may sue to collect delinquent accounts. Should that occur, the delinquent owner shall also be responsible for all attorney's fees, lien release fees and costs incurred in collecting the delinquent account.

. 6 Dues that are not paid by April 1st of each year or two (2) months after the billing statement postmark (in cases of late mailings) will be subject to a \$10.00 per lot late fee. When a hardship exists or special arrangements are made, the Board may make adjustments.

SECTION 8 - IDENTIFICATION – MEMBERS

.1 Each property owner in good standing shall be issued a membership pass which shall be a means of membership identification of the Sunrise Ridge Association for the use of beach, parks and facilities .

. 2 The membership pass shall be displayed in such a manner as to permit control of launching and use of park facilities .

. 3 Vehicle decals for park and beach parking and boat launching.

A. Vehicle decals must be affixed to windshield of vehicle.

B. Each property owner shall be issued one or two decals within the first quarter, free of charge.

C. If said member desires more than two (2) decals or one guest pass, the charges shall be as follows:

Third (3rd) decal	\$1.00
Fourth (4th) decal	\$3.00
Fifth (5th) decal	\$5.00
Guest pass	\$1.00 (limited to one guest pass per property owner.)

ARTICLE IX

SALARIES (OFFICERS - DIRECTORS - CLERK)

SECTION 1 - ALL OFFICERS AND DIRECTORS

Of the Board of Directors, except the Recording Secretary, Treasurer and Clerk shall receive Five Dollars (\$5.00) per regular Board Meeting attended, payable at the end of the fiscal year.

SECTION 2 - THE RECORDING SECRETARY

shall receive an annual compensation of One Hundred Dollars (\$100.00) per year, payable quarterly.

SECTION 3 - THE TREASURER

shall receive an annual compensation of Eight Hundred Dollars (\$800.00) payable quarterly.

SECTION 4 - THE CLERK

shall receive an annual compensation of One Thousand Two Hundred Dollars (\$1,200.00) payable quarterly.

APPENDIX A
DISTRICT - BLOCKS - LOTS – PARKS

District No. 1

Block Lots

1 1 thru 4

23 1,2,10 thru 15

24 1 thru 16

25 A,1 thru 30

District No. 2

Block Lots

3 1 thru 23

Total Lots

4

7

15

30

56

4 1,2,3,6,9,10,12,15,16

22

9

0

11

12

14

27

9 1 (park)

10 1 thru 11

20 1,2,3,17 thru 25

21 1 thru 15

22 1 thru 28

District No. 3

Block Lots

1 5 thru 41

2 1 thru 24

4 4,5,7,9,11,14,17,18

23 3 thru 9

District No. 4

Block Lots

1 42 thru 70

5 2,4,6,8,10,12,15,17,19

6 2,4,6,8,10,12

7 1 thru 10

8 1 thru 6

District No. 5

Block Lots

5 1,3,5,7,9,11,14,16,18

12 1 thru 11

6 1,3,5,7,9,11

10 12 thru 23

11 1 thru 23

18 1,2,3,17 thru 25

19 1 thru 25

20 4 thru 16

95

36

23

8

7

74

24

9

6

10

6

55

9

11

6

11

22

12

24

12

107

18

District No. 6

Block Lots

12 12 thru 23

14 1 thru 23

15 1 thru 23

16 1 thru 25

17 1 thru 25

18 4 thru 16

District No. 7

Block Lots

27 11 thru 21

28 1 thru 21

29 1 thru 21

30 1 thru 19

31 1 thru 19

32 10 thru 19

District No. 8

Block Lots

26 1 thru 10

27 1 thru 10

32 1 thru 9

33 1 thru 9

34 32 thru 36

35 37 thru 39

36 13 thru 31

37 40 thru 44

38 1 thru 12

Grand Total

Total Lots

11

22

22

24

22

12

113

10

20

20

18

18

9

95

10

10

9

9

5

3

19

5

12

82

Block Districts Lots

37 8 677

Miscellaneous lots not
included above.

Beach 5

Creek Park 1

Tot Park 1

Water Dept. 2

Bl.1

Bl.25

Bl.9

Bl.17

Total 9

Lts.47 thru 50

No lot #

Lot 1

Lots 16 & 17

Note: There are no lots or blocks marked (13)
except in Block 36.

APPENDIX B

Record of Amendments

By plurality vote of the membership of the Association, the foregoing By-Laws were adopted and became effective on June 24, 1962 and amended:

June 1967

June 1970

June 1973

Sept.1975

Apr. 1976

Sept.1976

June 1979

June 1980

DEFINITIONS

June

June

June

Oct.

Aug.

Oct.

June

1981

1984

1985

1988

1989

1991

2003

ASSOCIATION Sunrise Ridge Association, Incorporated

ANNUAL MEETING is once a year meeting held in October
for all the membership of the Sunrise
Ridge, Association, Incorporated.

FISCAL YEAR from January 1st, through and
including December 31st.

GOVERNING BODY is the Board of Directors of
Sunrise Ridge Association, Inc.

IMMEDIATE FAMILY spouses, children, adopted children, parents, brothers, sisters

MEMBERSHIP persons who are legal owners of lots in Sunrise Ridge Asso.

MEMBERS IN GOOD STANDING members who are up to date with payments of dues and assessments

MPOA Master Property Owners Association consisting of all sub-divisions.

REGULAR BOARD OF DIRECTORS MEETING Meeting held regularly by the Board of Directors in the months Jan.,

Mar., May, July, Sept., Nov.

SEPARATE PROPERTY OWNER Members of immediate family who own separate property

19

ADDENDA

ASSOCIATION AND PROPERTY OWNER OBLIGATION

A11 Sunrise Ridge land purchase contracts read in part as follows:

"this contract and the deed to be made hereunder, shall be subject to ... any rule or rules made by the makers of said plat or the Owners Association and Masters Association, all of which are made a part of this contract the owner or owners of the lot or lots in the above mentioned subdivision are to have the perpetual right to make use of the community park in said subdivision, subject to the rules and regulations of the party of the first part, and the said Owners Association, or by the maker or makers of the said plat of said subdivision, their successors or assigns ~- that the party of the second part, his grantees or assigns shall become a member of the Owners Association ..

This subdivision shall also have one representative in the Master Association for each one hundred lots or fraction thereof in said subdivision, the representatives to be elected by the Lot Owners Association, and shall represent the said Lot Owners Association at all meetings of the Master Association Each twenty acres not subdivided to have one representative to said Master Association ... The Owners Association in this subdivision is to govern only the lots, drives and community grounds in this subdivision. The Master Association is to govern the use of the Lake by those entitled to such use for recreation or other purposes, and to control and provide for means for the upkeep and maintenance of the dam, or other expenses including taxes on the Lake bottom. Each lot owner *is* entitled to the use of said Lake, however, said lot owner agrees that this privilege of using the lake shall not be construed to allow said use in connection with any other property owned outside of this subdivision or shall not allow said lot owner to transfer in any way this use of the Lake ... Party of the first part or the Master Association has the right to temporarily lower water level of said Lake at any time when advisable for repairs, improvements or other necessary purposes ...

The signing of this contract by the second party shall make said second party a member of any Owners Association to be hereafter formed of the lot owners in said subdivision and the said signer or signers agree to abide by and perform any and all rules, bylaws or regulations made by said Owners Association to be hereafter formed and said signers agree that a majority of the property owners present at the forming of any Owners Association of said lot owners shall be binding upon said signer or signers of this contract ... All of the foregoing ... shall be binding upon each and all of the successive grantees and devisees, and the deed shall further provide that they are covenants running with the land.

20

ALL Sunrise Ridge Deeds read in part as follows:

The grantees shall have the perpetual right to the use of the community parks in said subdivision subject to the rules and regulations of the grantors and Lot Owners Association.

The grantees agree to become members of the Lot Owners Association to be hereafter formed of lot owners in said subdivision, and agree to become a member by representation of the Master Association hereafter to be formed of all owners on Wonder Lake, and agree to be governed by all the rules and regulations and the By-Laws hereafter made by either of the said Association, or the grantors herein. The Lot Owners Association to be formed and have supervision of the drives and community grounds of said subdivision: The Master Association to govern the dam, Wonder Lake, and to provide suitable means for the upkeep thereof and together with the platters, to have exclusive authority and right to lower the water in said Wonder Lake temporarily, for the purpose of repairs or improvements. The grantees are given the right to use Wonder Lake for recreation purposes, including hunting and fishing, subject to the regulations of the Grantors or the Master Association when formed, said rights to attach only to the premises herein described and no other, and shall be transferable only with the possession or title to the above described premises.