

LFHA Bylaws

ARTICLE I

Definitions

Section 1. "Association" shall mean and refer to the LINCOLNSHIRE FIELDS HOMEOWNERS ASSOCIATION, a nonprofit corporation organized and existing under the laws of the State of Illinois as of January 26, 1967.

Section 2. "The Properties" shall mean and refer to the subdivisions and condominiums listed in the attached Exhibit I and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Properties" shall mean and refer to such areas listed in the attached Exhibit II and any other properties as may hereafter be acquired by the Association for the common benefit and enjoyment of the residents within the area known as Lincolnshire Fields.

ARTICLE II

Location

Section 1. The principal office of the Association shall be located within the area known as Lincolnshire Fields in Champaign County, Illinois.

ARTICLE III

Membership

Section 1. All property owners in the subdivisions and condominiums in Lincolnshire Fields as described in Exhibit I shall be members of the Association.

Section 2. The rights of membership are subject to the payment of assessments levied by the Association, the obligation of which assessment is imposed against each member and becomes alien upon said member's lot as provided by the restrictive covenants filed in the Recorder's Office of Champaign County, Illinois.

Section 3. The rights and privileges of any member whose interest in The Properties is subject to assessment, whether or not personally obligated to pay such assessment, may be suspended by action of the Directors during the period when the assessment remains unpaid; but upon payment of such assessment, such rights and privileges shall be automatically restored.

Section 4. On all matters brought for vote by members, there shall be permitted one vote for each lot in the platted subdivisions and condominiums of Lincolnshire

Fields, said vote to be exercised by the owner(s) of record or the designated representative of said owner(s) of record.

If the Directors have adopted and published rules and regulations governing the use of the Common Properties and the personal conduct thereon of any member or guest, as provided in Article VI Section I(d), they may, in their discretion, suspend the rights of any such member for violation of such rules and regulations for a period not to exceed thirty days.

ARTICLE IV

Association Purposes and Powers

Section 1. The Association has been organized to promote the health, safety, and welfare of the members Of Lincolnshire Fields Subdivisions located in the Southeast Quarter (SE 1/4), Section 21, Township 19 North, Range 8 East 01 the Third Principal Meridian in Champaign County, Illinois, and such additions thereto as may hereafter be brought within the jurisdiction of the Association. Pursuant thereto the Association shall have the following powers:

(a) To do anything that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the members of the Association;

(b) To provide for maintenance of the Commons Properties of the Association;

(c) To fix assessments or charges to be levied upon lots and homes within the areas described in Exhibit I, subject to these By-Laws; to fix reasonable assessments or charges for lots surrounding specific Commons Properties for the maintenance thereof where such Common Properties are of benefit only to the surrounding lots;

(d) To enforce any and all covenants, restrictions, and agreements applicable to the areas described in Exhibits I and IT and to collect any and all fees and assessments owing from any member. In the event the Association or its Board of Directors incurs expenses in the enforcement of the breach of any covenant, restriction, or agreement, or in the collection of any money owed by a member for fees or assessments, the Association and its Board may recover such expenses from the member including but not limited to, reasonable attorney's fees and costs of any legal or equitable action taken by the Board for such enforcement or collection;

(e) To pay taxes, if any, on the Common Properties and of the Association.

The enumeration of the above powers is not intended to place an obligation upon the Association to provide all of the above, but is an enumeration of the powers that may be exercised by the Board of Directors on behalf of the Association.

ARTICLE V

Board of Directors

Section 1. The affairs of the Association shall be managed by a Board of Directors consisting of not less than seven members who will serve terms of three years each.

Section 2. Vacancies in the Board of Directors shall be filled by majority vote of the remaining Directors, any such appointed Director to hold office until that vacancy is filled by election by the members at the next annual or special meeting.

Section 3. Election to the Board of Directors shall take place at the annual meeting. At such meeting, the members of the Association or their proxies may cast, in respect of each vacancy to be filled, one vote per lot owned. The names receiving the largest number of votes shall be elected.

ARTICLE VI

Powers and Duties of the Board of Directors

Section 1. The Board of Directors shall have the power:

(a) To call special meetings of the members with proper notice whenever it deems necessary, and it shall call a meeting at any time upon written request of one-fourth of the voting membership, as provided in Article VII;

(b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, if any, and require of them such security as it may deem expedient;

(c) To establish, levy and assess, and collect the assessments or charges referred to in these By-Laws;

(d) To adopt and publish rules and regulations governing the use of the Common Properties and the personal conduct thereon of the members and their guests;

(e) To issue, or to cause an appropriate officer to issue, upon request, a letter stating whether or not a member's assessment has been paid.

Section 2. It shall be the duty of the Board of Directors:

(a) To cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting, or at any special meeting when such is requested in writing by one-fourth of the voting membership;

(b) To fix the amount of the assessment against each lot for each assessment period at least thirty days in advance of such date or period;

(c) To prepare a record of the properties and assessments applicable thereto, which shall be kept in the office of the Association, and shall be open to inspection by any member;

(d) To send written notice of each assessment to every member subject thereto.

ARTICLE VII

Director's Meetings

Section 1. A regular meeting of the Board of Directors shall be held immediately following the annual meeting of members of the Association and at such other times as the Board of Directors may, by resolution, designate.

Section 2. Notice of the Board meeting following immediately after the regular annual meeting is hereby waived.

Section 3. Special meetings of the Board of Directors shall be held when called by any officer of the Association or by any two Directors after not less than two days' notice to each Director.

Section 4. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the Directors not present signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the Association record and made a part thereof.

Section 5. The majority of the Board of Directors shall constitute a quorum thereof.

ARTICLE VIII

Officers

Section 1. The officers shall be a President, a Vice President, a Secretary, and a Treasurer. The President and the Vice President shall be members of the Board of Directors.

Section 2. The officers shall be chosen by majority vote of the Directors.

Section 3. All officers shall hold office at the pleasure of the Board of Directors.

Section 4. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out; and shall sign all notes, checks, leases, mortgages, deeds and all other written instruments.

Section 5. The Vice President shall perform all the duties of the President in his absence.

Section 6. The Secretary shall be ex officio the Secretary of the Board of Directors and shall record the votes and keep the minutes of all proceedings in a record to be kept for that purpose. The Secretary shall keep a record of the names and addresses of all members of the Association.

Section 7. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the President or the Vice President.

Section 8. The Treasurer shall keep proper records of account and make a report thereof to members at the annual meeting of the Association.

ARTICLE IX

Committees

Section 1. The Association may have such standing committees as shall be designated by the Board of Directors of the Association.

ARTICLE X

Meetings of Members

Section 1 . The regular annual meeting of the members shall be held on the second Tuesday of the month of May.

Section 2. Special meetings of the members for any purpose may be called at any time with proper notice, by the President, the Vice President, the Secretary or the Treasurer, or upon written request of one-fourth of the voting membership.

Section 3. Notice of any meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid, to the address appearing on the books of the corporation. Each member shall register the address with the Secretary, and notices of meetings shall be mailed to such address. Notice of any meeting, regular or special, shall be mailed at least six days in advance of the meeting and shall set forth in general the nature of the business to be transacted.

Section 4. The presence at the meeting of members entitled to cast, in person or by proxy, one-tenth of the votes of the membership shall constitute a quorum for any

action governed by these By-Laws. Any action governed by the Articles of Incorporation or by the restrictive covenants of the applicable Subdivision shall require a quorum as therein provided.

ARTICLE XI

Proxies

Section 1. At all Association meetings of members, each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of eleven months, and every proxy shall automatically cease upon sale of the member's lot.

ARTICLE XII

Records

Section 1. The books and records of the Association shall at all times, during reasonable business hours, be subject to inspection by members.

ARTICLE XIII

Amendments

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, provided that those provisions of these By-Laws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or by applicable law.

Section 2. In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in case of any conflict between the covenants and restrictions applicable to Lincolnshire Fields Subdivisions and these By-Laws, the covenants and restrictions for said Subdivisions shall control.

**IN WITNESS WHEREOF, we, being the Directors of the LINCOLNSHIRE
FIELDS HOMEOWNERS ASSOCIATION, have hereunto set our hands and seals
this 30th day of April, 2005.**

Kassandra Nudo, President

Robin Purgett, Vice President

Steve A Johnson, Treasurer

Dominic Skaperdas, Secretary

Jerry Benson

Sharon Lukas

EXHIBIT I

"The Properties" shall refer to the following subdivisions and condominiums:

Subdivisions:

Lincolnshire Fields Northwest I, II, and III
Lincolnshire Fields North I and II
Lincolnshire Fields West I and II
Lincolnshire Fields Northeast
Lincolnshire Fields Southeast
Lincolnshire Fields Lake Point
Lincolnshire Fields Farhills
Lincolnshire Fields South Farhills

Condominiums:

Fairway One Condos II through VIII

Briar Hill Condos:

Only 2400 Briar Hill Drive

Bentbrook Condos:

2022 Bentbrook Drive
2026 Bentbrook Drive
2028 Bentbrook Drive
2030 Bentbrook Drive
2032 Bentbrook Drive

Farmington Condos:

4009A Farmington Drive
4009B Farmington Drive
4007A Farmington Drive
4007B Farmington Drive
4008A Farmington Drive
4008B Farmington Drive

The Greens at Lincolnshire Fields Condos

EXHIBIT II

"Common Properties" shall refer to the following as recorded in the Champaign County Recorder's office as

Document # 74-R-315, Book 1022, page 366:

Tract 1: The Commons of Lincolnshire Fields Northeast. Pin #
03-20-21-402-012
(Between Stoneybrook Drive and Lake shore Drive)

Tract 2: The Commons of Lincolnshire Fields Southeast. Pin #
03-20-21-477-012
(Between Valleybrook Drive and Meadowbrook Drive)



2012R33031

REC ON: 12/28/2012 12:41:00 PM
CHAMPAIGN COUNTY

BARBARA A. FRASCA, RECORDER

REC FEE: 25.00

RHSP5 Fee: 10.00

PAGES 4

PLAT ACT: 0 PLAT PAGE:

AMENDMENT TO COVENANTS

LINCOLNSHIRE FIELDS SUBDIVISIONS
IN CHAMPAIGN COUNTY, ILLINOIS

Whereas the Covenants incorporated into the Owner's Certificate for various Lincolnshire Fields Subdivisions, and varying Sections therein, a complete list of which is attached as Exhibit "A", and incorporated herein by reference, in Champaign County, Illinois, provide for certain assessments to be imposed by the Lincolnshire Fields Homeowner's Association; and

Whereas the level of such assessments is restricted to \$25.00 annually, unless such restriction is released by vote of the owners of 80% of the lots in said subdivisions; and

Whereas the owners of more than 80% of the lots in said subdivisions have voted in the affirmative to amend the pertinent Sections of said covenants in order to allow annual assessment not to exceed \$50.00;

Now, therefore, the undersigned certify that, pursuant to and in accordance with the authority established under the pertinent Sections of the Covenants, those Covenants are amended in part by deleting therefrom the sentence reading:

"Each owner-member shall be subject to assessment for annual dues to the association not to exceed \$25.00 unless a larger amount is approved by the owners of 80% of the lots."

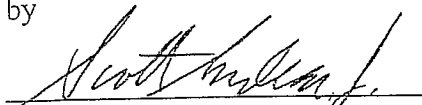
and by substituting therefor the following sentence:

"Each owner-member shall be subject to assessment for annual dues to the association not to exceed \$50.00 unless a larger amount is approved by the owners of 80% of the lots."

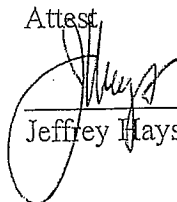
In Witness Whereof the undersigned have executed the foregoing Amendment to Covenants this 19th day of December, 2012.

Lincolnshire Fields Homeowner's Association

by


Scott Anderson, Jr. - President

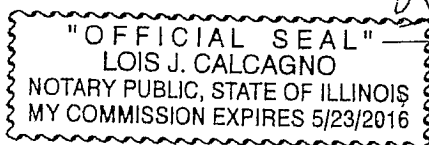
Attest

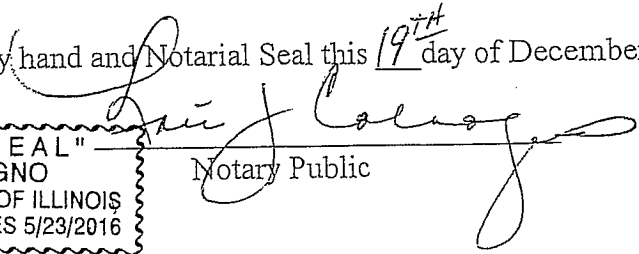

Jeffrey Hays - Board Member

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Scott Anderson, Jr., being personally known to me to be the same person whose name is subscribed to the foregoing document as President of Lincolnshire Fields Homeowner's Association, and Jeffrey Hays, being personally known to me to be the same person whose name is subscribed to the foregoing document as a Board Member of Lincolnshire Fields Homeowner's Association, appeared before me this day in person and acknowledged that they signed said document as their free and voluntary act and as the free and voluntary act of said association, for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 19th day of December, 2012.




Notary Public

Document prepared by and return to:
Paul Cole
Erwin, Martinkus & Cole, Ltd.
411 W. University Avenue
Champaign, IL 61820
217-351-4040

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Name of Subdivision	Covenant Section	Covenant Date Recorded	Covenant Recording Number
Lincolnshire Fields Northwest I	Section 27	10/14/1986	86R25603
Lincolnshire Fields Northwest II	Section 27	09/11/1987	87R24144
Lincolnshire Fields Northwest III	Section 30	07/02/1991	91R13539
Lincolnshire Fields North	Section 26	10/14/1977	77R23151
Lincolnshire Fields North II	Section 27	03/21/1978	78R13639
Lincolnshire Fields West I	Section 27	03/09/1972	72R3010
Lincolnshire Fields West II	Section 26	09/11/1987	87R24144
Lincolnshire Fields Northeast	Section 26	04/01/1966	Plat Book R, Page 9, Document 744751
Lincolnshire Fields Southeast	Section 27	06/14/1967	Plat Book LL, Page 17, Document 762334
Lake Point	Article XIII Section 5	10/02/1979	79R19485
The Farhills of Lincolnshire Fields	Section 27	06/06/1974	74R7957
South Farhills of Lincolnshire Fields West	Section 27	06/13/1979	79R11047
Fairway One Condominiums II	Section 21	06/17/1986	86R12786
Fairway One Condominiums III	Section 21	10/28/1986	86R27265
Fairway One Condominiums IV	Section 21	06/09/1987	87R13715

Fairway One Condominiums V	Section 21	07/15/1987	87R17247
Fairway One Condominiums VI	Section 21	09/30/1986	86R24188
Fairway One Condominiums VII	Section 21	11/03/1987	87R30478
Fairway One Condominiums VIII	Section 21	11/29/1989	89R23539
Briar Hill 1 st Subdivision	Section 27	06/17/1975	75R8411
The Condominiums of Bentbrook		05/11/1988	88R08725
The Greens at Lincolnshire Fields Condominiums	Section 27.01	11/14/2003	2003R50994
South Farhills of Lincolnshire Fields West	Section 27	05/20/1977	77R10050