

SUGAR CREEK FARMS HOMEOWNERS ASSOCIATION BY-LAWS

By-Laws Amended January 21, 2022

ORDER OF ARTICLES

ARTICLE I-NAME

ARTICLE II-OBJECTIVES

ARTICLE III-MEMBERSHIP

ARTICLE IV-NOMINATION AND ELECTION OF OFFICERS OF THE ASSOCIATION

ARTICLE V-OFFICERS OF THE ASSOCIATION

ARTICLE VI-DUTIES OF THE OFFICERS OF THE ASSOCIATION

ARTICLE VII-MEETINGS

ARTICLE VIII-FEES AND DUES

ARTICLE IX-COMMITTEES

ARTICLE X-PARLIAMENTARY AUTHORITY

ARTICLE XI-AMENDMENTS

ARTICLE I-NAME

THIS ORGANIZATION SHALL BE KNOWN AS SUGAR CREEK FARMS HOMEOWNERS ASSOCIATION, A NON-PROFIT ORGANIZATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS.

ARTICLE II-OBJECTIVES

THE OBJECTIVES OF THIS ASSOCIATION SHALL BE:

SECTION 1: TO IMPLEMENT THROUGH JOINT EFFORTS OF ALL OWNERS OF SINGLE-FAMILY DWELLINGS LOCATED WITHIN SUGAR CREEK FARMS SUBDIVISION, JOHNSON COUNTY, ILLINOIS, AN EXEMPLARY COMMUNITY WHICH WILL COMBINE CHANGE WITH TRADITION AND BEAUTY WITH FUNCTIONAL ADVANCEMENT, WHILE PRESERVING THE NATURAL SERENITY OF SUGAR CREEK FARMS IN WHICH IT IS SITUATED.

SECTION 2: TO FOSTER AND MAINTAIN, THROUGH JOINT EFFORT, THE BEAUTIFICATION OF INDIVIDUAL PROPERTY; THE SAFETY AND SECURITY OF HOMEOWNERS, CHILDREN AND PROPERTY, EFFECTIVE TRAFFIC SAFETY MEASURES TO PROTECT PEDESTRIANS, VEHICLE USERS OF PUBLIC ROADWAYS AND PERSONAL PROPERTY ADJACENT TO SUCH ROADWAYS.

SECTION 3: TO FOSTER EFFECTIVE MEASURES TO IMPROVE COMMON SERVICES INCLUDING FIRE PROTECTION AND GARBAGE COLLECTION AND THE IMPROVEMENT OF THE FURNISHING OF WATER, TELEPHONE, ELECTRICITY SERVICE AND POLICE PROTECTION.

ARTICLE III-MEMBERSHIP

SECTION 1: ANY RESIDENT OR PROPERTY OWNER IN SUGAR CREEK FARMS IS A MEMBER IN THE SUGAR CREEK FARMS HOMEOWNERS ASSOCIATION.

SECTION 2: ALL MEMBERS OF THE ASSOCIATION ARE SUBJECT TO ANNUAL AND SPECIAL DUES AS APPROVED BY THE ASSOCIATION MEMBERS.

SECTION 3: ALL MEMBERS OF THE ASSOCIATION SHALL ABIDE BY THE BUILDING AND USE RESTRICTIONS AND LAKE OF EGYPT COVENANTS AS RECORDED 15 JUNE 2005 IN JOHNSON COUNTY, ILLINOIS AND SUCH SUBSEQUENT RESTRICTIONS APPLYING TO ALL SECTIONS THROUGHOUT SUGAR CREEK FARMS SUBDIVISION.

SECTION 4: ONLY THOSE HOMEOWNERS WHOSE DUES ARE PAID FOR THE CURRENT FISCAL YEAR ARE ELIGIBLE TO VOTE. ONLY A SINGLE VOTE PER INDIVIDUAL LOT OWNED IS ALLOWED.

ARTICLE IV-NOMINATION AND ELECTION OF OFFICERS OF THE ASSOCIATION

SECTION 1: AT THE ANNUAL MEETING THE BOARD OF OFFICERS CAN ELECT TO STAND DOWN AND BE REPLACED. IF ONE OR ALL MEMBERS ELECT TO STAND DOWN THE MEMBERS CAN NOMINATE NEW OFFICERS. THE OFFICER WILL BE NOMINATED AND THEN SECONDED AND THEN A MAJORITY OF MEMBERS PRESENT MUST ELECT SAID NEW OFFICER.

ARTICLE V-OFFICERS OF THE ASSOCIATION

SECTION 1: THE OFFICERS OF THE ASSOCIATION SHALL CONSIST OF A PRESIDENT, SECRETARY AND TREASURER.

ARTICLE VI-DUTIES OF OFFICERS OF THE ASSOCIATION

SECTION 1: THE OFFICERS SHALL PERFORM THE DUTIES PRESCRIBED IN THIS ARTICLE AND SUCH OTHERS AS THE ACT OF INCORPORATION, THE BY-LAWS OF THE ASSOCIATION OR THE PARLIAMENTARY AUTHORITY ADOPTED BY THE ASSOCIATION.

SECTION 2: THE PRESIDENT SHALL PRESIDE AT ALL MEETINGS OF THE ASSOCIATION. HE/SHE SHALL HAVE THE POWER TO APPOINT COMMITTEES TO INVESTIGATE ANY MATTERS OF COMMON INTEREST TO MEMBERS OF THE ASSOCIATION AND WILL BE EX-OFFICIO OF ALL SUCH COMMITTEES. THE PRESIDENT SHALL SEE THAT ORDERS AND RESOLUTIONS OF THE ASSOCIATION ARE CARRIED OUT.

SECTION 3: THE SECRETARY SHALL RECORD THE VOTES AND KEEP THE MINUTES OF THE PROCEEDINGS OF THE ASSOCIATION IN A FILE. SHALL KEEP ALL RECORDS OF THE ASSOCIATION. SHALL RECORD AND KEEP ALL NAMES OF THE MEMBERS OF THE ASSOCIATION TOGETHER WITH THEIR ADDRESSES AS REGISTERED BY SUCH MEMBERS. SHALL NOTIFY OFFICERS AND COMMITTEE CHAIRMEN OF VOTES, ORDERS AND PROCEEDINGS AFFECTING OR PERTAINING TO THEIR DUTIES.

SECTION 4: THE TREASURER SHALL HAVE CHARGE OF THE RECEIPT OF FUNDS OF THE ASSOCIATION. SHALL DEPOSIT IN APPROPRIATE BANK ACCOUNTS TO THE CREDIT OF THE ASSOCIATION ALL MONIES OF THE ASSOCIATION AND SHALL DISBURSE SUCH FUNDS AS DIRECTED BY RESOLUTION OF THE PRESIDENT. THE TREASURER SHALL SIGN ALL NOTES AND CHECKS AND ALL OTHER WRITTEN INSTRUMENTS. THE TREASURER SHALL KEEP PROPER BOOKS OF ACCOUNT. PREVIOUS TO THE ANNUAL MEETING OF THE ASSOCIATION THE TREASURER'S ACCOUNT SHALL BE UPDATED IN ORDER TO BE PRESENTED AT THE MEETING.

ARTICLE VII-MEETINGS

SECTION 1: ASSOCIATION: THE REGULAR MEETING OF THE ASSOCIATION SHALL BE FOR THE PURPOSE OF RECEIVING REPORTS FROM THE OFFICERS AND STANDING COMMITTEES, FOR THE RECEIVING OF REPORTS FROM AD HOC COMMITTEES, FOR ESTABLISHING PROGRAMS AND BUDGETS IN FURTHERANCE OF THE OBJECTIVES OF THE ASSOCIATION AND FOR ANY OTHER BUSINESS THAT MAY ARISE. THE REGULAR ANNUAL MEETINGS OF THE ASSOCIATION WILL BE HELD WITH NOTICE BEING GIVEN TO THE MEMBERS AT LEAST ONE WEEK IN ADVANCE OF THE MEETINGS. A SIMPLE MAJORITY OF VOTING MEMBERS PRESENT SHALL BE CONSIDERED SUFFICIENT TO TRANSACT BUSINESS AT THE REGULAR MEETINGS.

SECTION 2: ASSOCIATION: A SIMPLE MAJORITY OF THE VOTING MEMBERS SHALL CONSTITUTE A QUORUM AT ANY SPECIAL MEETING OF THE ASSOCIATION THUS CALLED. THE PRESIDENT CAN CALL A SPECIAL MEETING OF THE ASSOCIATION WHENEVER THE NEED ARISES. ALL BUSINESS TO BE CONSIDERED AT A SPECIAL MEETING SHALL BE STATED IN THE CALL. REGULAR MEETINGS OF THE ASSOCIATION SHALL BE HELD ANNUALLY. AT LEAST SEVEN DAYS NOTICE OF TIME AND PLACE OF ALL ASSOCIATION MEETINGS SHALL BE GIVEN

ARTICLE VIII-FEES AND DUES

SECTION 1: THE FISCAL YEAR OF THE ASSOCIATION SHALL BE 1 MAY TO 30 APRIL. THE ANNUAL BUDGET SHALL COVER THE FISCAL YEAR AND SHALL BE PREPARED ON THE BASIS OF DUES PAYABLE FOR THE COMING FISCAL YEAR.

SECTION 2: THE ANNUAL ASSOCIATION DUES SHALL BE FIFTY DOLLARS (\$50.00) PER LOT OWNED, PAYABLE TO THE TREASURER DURING THE ANNUAL MEMBERSHIP DRIVE FROM APRIL 1 TO APRIL 30. IN ADDITION TO LEVYING ANNUAL DUES THE ASSOCIATION MAY LEVY SPECIAL DUES AS THE OCCASION MERITS WITH THE APPROVAL OF VOTING MEMBERS PRESENT.

SECTION 3: IF AN OWNER IS IN DEFAULT IN THE ANNUAL AFORESAID DUES OR ASSESSMENTS, THE MEMBERSHIP OF THE BOARD OF SUGAR CREEK HOME OWNERS ASSOCIATION MAY BRING SUIT FOR AND ON BEHALF OF THEMSELVES AND AS REPRESENTATIVES OF ALL OWNERS TO ENFORCE COLLECTION THEREOF OR TO FORECLOSE THE LIEN THEREFORE AS HEREIN AFTER PROVIDED; AND THERE SHALL BE ADDED TO THE AMOUNT DUE THE COSTS OF SUIT, TOGETHER WITH LEGAL INTEREST AND REASONABLE ATTORNEYS' FEES TO BE FIXED BY THE COURT. TO THE EXTENT PERMITTED BY ANY DECISION OR ANY STATUTE OR LAW NOW OR HEREAFTER EFFECTIVE, THE AMOUNT OF ANY DELINQUENT AND UNPAID CHARGES OR ASSESSMENTS, AND INTERESTS, COSTS AND FEES AS ABOVE PROVIDED SHALL BE AND BECOME A LIEN OR CHARGE AGAINST THE LOT OWNERSHIP OF THE OWNER INVOLVED WHEN PAYABLE AND MAY BE FORECLOSED BY AN ACTION BROUGHT IN THE NAME OF THE BOARD OF SUGAR CREEK HOME OWNERS ASSOCIATION.

SECTION 4: NO OWNER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FROM THE YEARLY DUES OR ASSESSMENTS PROVIDED FOR HEREIN BY NON-USE OF THE COMMON ELEMENTS OR ABANDONMENT OF HIS OR HER LOT.

ARTICLE IX-COMMITTEES

SECTION 1: THE PRESIDENT SHALL HAVE THE POWER TO APPOINT COMMITTEES TO INVESTIGATE ANY MATTERS OF COMMON INTEREST TO MEMBERS OF THE ASSOCIATION.

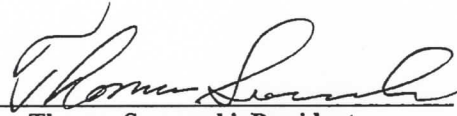
ARTICLE X-PARLIAMENTARY AUTHORITY

SECTION 1: THE RULES CONTAINED IN ROBERT'S RULES OF ORDER REVISED SHALL GOVERN THIS ORGANIZATION IN ALL CASES TO WHICH THEY ARE APPLICABLE AND IN WHICH THEY ARE NOT INCONSISTENT WITH THESE BY-LAWS.


ARTICLE XI-AMENDMENTS

SECTION 1: THESE BY-LAWS MAY BE AMENDED AT ANY SPECIAL MEETING OF THE ASSOCIATION CALLED FOR THAT PURPOSE OR AT THE REGULAR MEETING OF THE ASSOCIATION. NOTICE OF CHANGE SHALL BE MADE AVAILABLE TO THE MEMBERS ONE WEEK IN ADVANCE OF THE MEETING.

In Witness whereof The Sugar Creek Home Owner's Association has caused this updated Declaration to be signed by its President and attested by its Treasurer pursuant to the by-laws of said corporation, this 18 day of 2, 2022.


Thomas Sosnowski, President

Attest.


Peggy McPhillips, Treasurer

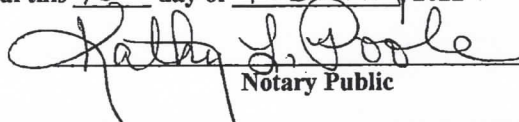
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF JOHNSON)



I, the undersigned a Notary Public in and for the said County, in the STATE aforesaid, do hereby certify that Thomas Sosnowski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of February 2022.

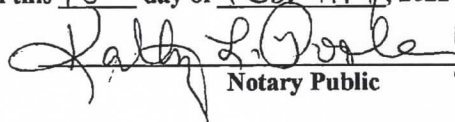

Notary Public

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF JOHNSON)

I, the undersigned a Notary Public in and for the said County, in the STATE aforesaid, do hereby certify that Peggy McPhillips, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of February, 2022.


Notary Public

