

BY-LAWS

OF

THE FRONT NINE OWNERS ASSOCIATION, INC.

ARTICLE 1

INTRODUCTION

Section 1.1 These are the By-Laws of The Front Nine Owners Association, Inc. Terms are as used in the Declaration of Covenants of The Front Nine, a Subdivision, Phase I, recorded in Miscellaneous Book _____, at pages _____, in the office of the Recorder of Monroe County, Indiana.

ARTICLE 2

BOARD OF DIRECTORS

Section 2.1 Number and Qualification.

- (a) The Association shall be governed by a Board of Directors ("Board") which shall consist of three (3) persons the majority of whom shall be members. If any Lot is owned by a partnership or corporation, any officer, partner or employee of that member shall be eligible to serve as a Director and shall be deemed to be a member for the purposes of the preceding sentence. Directors shall be elected by the members.
- (b) The terms of the Directors shall be three (3) years.
- (c) The Board shall elect the officers. The Directors and officers shall take office upon election.
- (d) At any time after members are entitled to elect a Director, the Association shall call and give not less than ten (10) nor more than sixty (60) days' notice of a meeting of the members for this purpose. Such meeting may be called and the notice given by any member if the Association fails to do so.

Section 2.2 Powers and Duties. The Board may act in all instances on behalf of the Association, except as provided in the covenants, these By-Laws or the Indiana Nonprofit Corporation Act

of 1991 ("the Act"). The Board shall have, subject to the limitations contained in the Act, the powers and duties necessary for the administration of the affairs of the Association which shall include, but not be limited to, the following:

- (a) Adopt and amend By-Laws and Rules;
- (b) Adopt and amend budgets for revenues, expenditures and reserves;
- (c) Collect assessments for Common Expenses from members;
- (d) Hire and discharge managing agents, employees and independent contractors;
- (e) Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violations of the Association's By-Laws or Rules in the Association's name on behalf of the Association or two or more members on matters affecting the members;
- (f) Make contracts and incur liabilities;
- (g) Regulate the use, maintenance, repair, replacement and modification of Common Area;
- (h) Cause additional improvements to be made as a part of the Common Area;
- (i) Acquire, hold, encumber and convey in the Association's name any right, title or interest to real estate or personal property;
- (j) Grant easements for any period of time including permanent easements through or over the Common Area;
- (k) Impose a reasonable charge for late payment of assessments and, after Notice of Hearing, levy a reasonable fine for a violation of the Covenants, By-Laws, Rules and Regulations of the Association;
- (l) Impose a reasonable charge for the preparation and recording of amendment to the Declaration or a statement of unpaid assessments;
- (m) Provide for the indemnification of the Association's officers and Board and maintain Directors' and officers' liability insurance;
- (n) Exercise any other powers conferred by the Covenants or By-Laws;