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Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

Christopher Nelson
HOA President
203 Giant City Rd.
Monticello, IL 61856

FIRST AMENDMENT TO
BYLAWS OF THE WALDEN POND ESTATES
HOMEOWNERS ASSOCIATION

This Amendment, made this 13th day of February 2019, WITNESSETH:

WHEREAS, the Bylaws of the Homeowners Association (HOA) of the First Edition for “Walden Pond Estates” Subdivision, dated December 3, 2009, recorded January 16, 2020, Book ____, Page ____, Document Number _____ in the Recorder’s Office of Piatt County, Illinois;

and, WHEREAS, Article II.2 of said instrument authorizes the call of a Special Meeting to conduct business, at which a minimum of 25% of property owners are in attendance, notification of which occurred at least ten calendar days in advance of the Special Meeting;

and, WHEREAS, Article VI of said instrument requires approval of 70% of the members present at a Special Meeting called specifically to amend the said instrument;

and, WHEREAS, over 70% of the members present at a Special Meeting held on February 12, 2019 voted in favor of said Amendment as pursuant to Article VI of the Bylaws of the HOA;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to Article I.4 of the Bylaws of the HOA;

NOW THEREFORE, the said Bylaws above referenced are hereby amended and/or altered as follows:

- A) Article IV.2 is hereby amended to replace the first paragraph with the following language:
“Board positions shall be elected by a simple majority vote at the Annual Meeting of the members. Beginning in 2020, the President and Secretary shall be elected in even-numbered years, whereas the Vice-President, Treasurer, and Trustee Member-At-Large shall be elected in odd-numbered years. An election will take place for each position, in the order as written within these Bylaws, such that persons failing to be elected for a position may be considered eligible to run for the subsequent positions.”

B) Article IV.3 is hereby amended to replace the first two sentences of the first paragraph with the following language: "Elections for officers shall be held at the Annual Meeting of Members. Officers shall assume the duties of office immediately after election. Beginning in the year 2010, all officers shall serve a term of two years, with elections occurring at the Annual Meeting."

In witness whereof the undersigned has caused its name to be affixed hereto this 16th day of January 2020.

Walden Pond Estates, Homeowners Association, Executive Board

BY: _____

Christopher Nelson, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Christopher Nelson, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 20__.

Notary Public

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Walden Pond Estates
Homeowners Association
PO Box 402
Monticello, IL 61856

This instrument prepared by:

David Baker
HOA Board President
4 Illini Ct
Monticello, IL 61856

2nd AMENDMENT TO

BYLAWS OF THE WALDEN POND ESTATES

HOMEOWNERS ASSOCIATION

This Amendment, made this 28th day of September 2022, WITNESSETH:

WHEREAS, the Bylaws of the Homeowners Association (HOA) of the First Edition for "Walden Pond Estates" Subdivision, dated August 8, 1998, recorded October 6, 1998, Book 438, Page 621, Document Number 290544 in the Recorder's Office of Piatt County, Illinois;

and, WHEREAS, Article II.2 of said instrument authorizes the call of a Special Meeting to conduct business, at which a minimum of 25% of property owners are in attendance, notification of which occurred at least ten calendar days in advance of the Special Meeting;

and, WHEREAS, Article VI of said instrument requires approval of 70% of the members present at a Special Meeting called specifically to amend the said instrument;

and, WHEREAS, over 70% of the members present at a Special Meeting voted in favor of said Amendment as pursuant to Article VI of the Bylaws of the HOA;

and, WHEREAS, a single vote is permitted in the circumstance in which an individual or entity holds ownership to more than one building site, as pursuant to Article I.4 of the Bylaws of the HOA;

NOW THEREFORE, the said Bylaws above referenced are hereby amended and/or altered as follows:

- A) Article II.1 is hereby amended by replacing the first sentence with the following language:
"There shall be an annual meeting of the members of the ASSOCIATION at such a place as may be designated in Piatt County, on the 2nd Tuesday of April in each year."

In witness whereof the undersigned has caused its name to be affixed hereto this 24th day of October 2022.

Walden Pond Estates, Homeowners Association, Executive Board

BY: *[Signature]*

David Baker, President

STATE OF ILLINOIS)
) SS.
COUNTY OF PIATT)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that David Baker, personally known to me to be the current President of the **WALDEN POND ESTATES HOMEOWNERS ASSOCIATION, AN ILLINOIS CORPORATION**; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persona and severally acknowledged that as such President signed and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24th day of October 2022



[Signature]

Notary Public