BY-LAWS

OF

WILDCAT VALLEY ESTATES OWNERS ASSOCIATION, INC.

Amended December 8, 2025

ARTICLE I

NAME AND LOCATION

The name of the Corporation is Wildcat Valley Estates Owners Association, Inc. hereinafter referred to the "Corporation." The meetings of members and directors shall be held within the State of Indiana, County of Tippecanoe, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. “Corporation” shall mean and refer to Wildcat Valley Estates Owners Association, Inc., its successors and assigns.

Section 2. “Properties” shall mean and refer to that certain real property described in the Protective Covenants, Conditions and Restrictions for Wildcat Estates, all phases, and such additions thereto may hereafter be brought within the jurisdiction of the Corporation.

Section 3. "Common Area" shall mean all real property owned by the Corporation for the common use and enjoyment of the owners.

Section 4. "Lot” shall mean and refer to any plot of land shown upon any recorded Subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owners” shall mean and refer to the record owners, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant” shall mean and refer to the Wildcat Valley Estates Owners Association Board of Directors.

Section 7. “Declaration" shall mean and refer to the Protective Covenants, Conditions and Restrictions to the Properties as recorded in the Office of Tippecanoe County, Indiana.

Section 8. "Member” shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1 . Annual Meetings. The members of the association will meet at least annually at a time determined by the Board on the first Monday in November.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of one fourth (1/4) of the lot owners.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage pre-paid, at least 10 days before such meeting to each member entitled to vote thereat, addressed to the member/s address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of such notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. A quorum shall be attained by the presence of either in person or by proxy of at least 50% of the persons entitled to cast the votes of members. Owners shall be entitled to cast one vote per each lot or home owned, and the vote of a lot or home shall not be divisible. Other business appropriately before the association, approved by a simple majority, shall constitute the acts of the association.

Section 5. Proxies. Each member may vote in person or by proxy. No later than 10 days before each meeting, proxy ballots will be distributed to all corporation members along with an agenda and information about measures to be considered.

ARTICLE IV.

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE.

Section1. Number. A board of eight (8) directors, who MUST BE members of the Corporation and current homeowners, shall manage the affairs of the Corporation.

Section 2. Term of Office. Elections will be held every November to fill seats with terms that are expiring. Those elected will serve for three year terms. Terms end and begin on January 1.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Corporation. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render the Corporation. However any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. The Board of Directors shall be responsible for recruiting residents living in Wildcat Valley Estates to become a member of the Board of Directors. The Board shall make as many nominations as it chooses, but not less than the number of vacancies to be filled.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly. The board may meet at 7 P.M. on the second Monday of March, June, September, December and two weeks prior to the annual meeting, without additional notice. The time and date of quarterly meetings may be changed without notice. Members who wish to appear before the board must contact the secretary at least five (5) days prior to the regularly scheduled meeting to have their topic and the names of spokespersons placed on the agenda. Any corporation member may attend the regular scheduled meeting but may not participate unless he/she has secured a place on the agenda.

Section 2. Special Meetings. Special meetings of the Board of Directors may be held when called by the President of the Corporation, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A quorum at Directors' meetings shall consist of a majority of the entire board of directors. The acts approved by a majority of those present at a duly constituted meeting shall constitute the acts of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers.

(a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct and their guests thereon, of the members and to establish penalties for the infraction thereof;

(b) Suspend the voting right and right to use any Common Area or facilities of any member during any period in which such member is in default in the payment of any assessment levied by the corporation. Such right may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) Exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these By-Laws, the Articles of Corporation, or the Declaration.

(d) Declare the office of the member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties.

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the lot owners who are entitled to vote.

(b) Supervise all officers, agents, and employees of this Corporation, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each lot for approval of 2/3 of the membership at the annual meeting (see covenants-Annual Assessment.)

(2) Send written notice of each assessment to every owner on or before January 10 proceeding the assessment period. The assessment is due on or before March 31 of each year.

(3) Any person who has not paid by March 31 of each assessment year shall be subject to a fine, court action and/or property lien. Legal cost shall be borne by the property owners in arrears.

(d) Fix the amount of additional or special assessments for capital improvements. A capital improvement is defined as any expense over $8,000.00. Special or additional assessments shall be determined by the Board of Directors and approved by 2/3 of all members who are voting in person or by proxy during an annual or special meeting.

(e) Procure and maintain adequate liability and hazard insurance on property owned by the Corporation;

(f) Cause all officers or employees to be bonded, having fiscal responsibility as it may be deemed appropriate;

(g) Cause the Common Areas to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Corporation shall be President, who shall at all times be member of the Board of Directors, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The Board of Directors will vote to select its officers at its next meeting following the annual election.

Section 3. Term. Officers will hold office for one year, unless he/she resigns, is removed or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require; each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. The Board may remove any officer from office with or without cause. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve the remainder of the terms for the officer he replaces.

Section 7. Multiple Offices. The same person may hold the offices of Secretary and Treasury. No person shall simultaneously hold more that one of the other offices except in the case of special offices created pursuant to Section 4 of this article.

Section 8. Duties. The duties of the officers are as follows:

(a) The president shall preside at all meeting of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

(b) The Vice President shall have such powers and perform such duties as the Board of Directors may from time to time prescribe or as the President may delegate to him. At the request of the President, the Vice President may, in the case of absence or inability of the President to act, temporarily act in his place. ln the case of the death of the president, or in the case of his absence or inability to act without having designated the Vice President to act temporarily in his place, the Board of Director shall designate the Vice President to perform the duties of the President.

(c) The Secretary shall record the votes and keep minutes of all meetings and proceedings of the Board and the members; keep the seal of the Corporation and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of accounts; shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the member.

ARTICLE IX

COMMITTEES

The Board shall appoint a nominating committee as provided in the By-Laws. The Board shall appoint other committees as appropriate and designate one member of the Board as liaison to each committee.

ARTICLE X

DEVELOPMENT CONTROL COMMITTEE

The Wildcat Valley Estates Development Control Committee shall be composed of three (3) members appointed by the Board of Directors. The Board will appoint a current homeowner as Chair of the Development Control Committee. The Board will also appoint two (2) additional homeowners to serve on the Committee with the Chair. There must be one Board member on the committee. The members will be subject to removal by the Board of Directors at any time with or without cause. Any vacancies will be filled by an appointment(s) by the Board of Directors.

ARTICLE XI

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of incorporation and the By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation, where copies may be purchased at reasonable cost.

ARTICLE XII

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Corporation annual and special assessments. Any assessments which are not paid when due are considered delinquent. There is a 10 day grace period, but if the assessment is not paid by the last day of the grace period a $50 fine will be added to the assessment, and the Corporation may bring an action of law against the Owner personally obligated to pay the assessment and late fee, and a lien against the property may be filed. Any costs and reasonable attorney fees of any such action shall be added to such assessment. No Owner may waive or otherwise escape liability for assessments provided for herein by nonuse of the Common Area or abandonment of his lot.

ARTICLE XIII

AMENDMENTS

Section 1. The Board of Directors is the sole body with the authority to amend these By-Laws, as stated in the Articles of Incorporation.

Section 2. ln the case of a conflict between the Articles of lncorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration (covenants) and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except the first fiscal year shall begin on the date of the incorporation.

lN WITNESS WHEREOF, we being all of the initial members of the Board of Directors of the Wildcat Valley Estates Owners Association, Inc., have hereunto set our hands, this 9th day of February, 1999.

Patricia Bennett
Linda Hagen
Vicki VanKirk
Leah Baumgartner
Thomas Freeman
Linda Schuver
Art Kelsey

AMENDED JULY 3I, 2OO2

Beverly Hancock
Ken Bootsma
Larry Rose
Steve Baumgartner
Elaine Bold
Lucille Neal
Steve McQueen

AMENDED JUNE 13, 2O11

Mike Carron
Mary Taylor
Steve Schwendenmann
Steve Baumgartner
Ron Corbett
Susan Freeman
Marianne Rose

AMENDED NOVEMEBER 7, 2022

Joseph Sikora
Maria Hogan
Rita Huddle
Blake Sempsrott
Aaron Meister
Jeff Burns
Richard Adair
Brian Chupp
Rebecca Flaten

AMENDED DECEMBER 11, 2023

Maria Hogan
Blake Sempsrott
Lynne Burns
Brian Chupp
Rebecca Flaten
Larry Hancock
Aaron Meister

AMENDED JUNE 11, 2024

Maria Hogan
Blake Sempsrott
Lynne Burns
Brian Chupp
Rebecca Flaten
Larry Hancock
Aaron Meister

AMENDED DECEMBER 3, 2025

Maria Hogan	Rebecca Flaten
Blake Sempsrott	Larry Hancock
Lynne Burns	Aaron Meister
Brian Chupp	