

BY-LAWS
OF THE
BATCHELOR HEIGHTS HOMEOWNERS' ASSOCIATION, INC.
AN INDIANA NON-PROFIT CORPORATION

ARTICLE I - PLAN OF LOT OWNERSHIP

Section 1.--Name.

The Property located in Monroe County, State of Indiana, and more particularly described in the Declaration of Covenants, Conditions and Restrictions of Batchelor Heights (hereinafter called the "Declaration") shall hereinafter be known as "Batchelor Heights" (hereinafter called the "Property").

Section 1.2.--Applicability of By-Laws.

The provisions of these By-Laws are applicable to the Property and to the use and occupancy thereof. These By-Laws are adopted simultaneously with the execution of that certain Declaration to which these By-Laws are attached and made a part thereof. The Declaration is incorporated herein by reference and all of the covenants, rights, definitions, restrictions and liabilities therein contained shall apply to and govern the interpretation of these By-Laws.

Section 1.3.--Application.

All present and future owners, mortgagees, lessees and occupants of lots and their employees, and any other persons who may use the facilities of the Property in any manner are subject to the Declaration, these By-Laws and rules and regulations made pursuant hereto and any amendment to these By-Laws upon the same being passed and duly set forth in an amendment to the Declaration, duly recorded.

The acceptance of a deed of conveyance or the entering into of a lease or the act of occupancy of a lot shall constitute an agreement that these By-Laws (and any rules and regulations made pursuant hereto) and the provisions of the Declaration, as they may be amended from time to time, are accepted, ratified and will be complied with.

ARTICLE II - BOARD OF DIRECTORS

Section 2.1--Number and Qualification--Termination of Declarant Control.

(a) The affairs of the Batchelor Heights Homeowners' Association, Inc. (hereinafter called the "Corporation") shall be governed by a Board of Directors which shall consist of at least three

(3) persons, the majority of whom shall be Lot Owners. If any Lot is owned by a partnership or corporation, any officer, partner or employee of that Lot Owner shall be eligible to serve as a Director and shall be deemed to be a Lot Owner for the purposes of the preceding sentence. Directors shall be elected by the Lot Owners, except for the original three (3) Directors. At any meeting at which Directors are to be elected, the Lot Owners may, by resolution, adopt specific procedures which are not inconsistent with these By-laws or the Corporation Laws of the State of Indiana for conducting the elections.

(b) The terms of the Directors shall be two years and at the first annual meeting two (2) directors shall be elected for a two year term and one (1) director will be elected for a one year term.

(c) The Board of Directors shall elect the officers. The Board of Directors and officers shall take office upon election.

(d) At any time after June 30, 1999, the Corporation shall call a meeting and give not less than 10 nor more than 60 days' notice to the Lot Owners for this purpose. This meeting may be called and the notice given by any Lot Owner if the Corporation fails to do so.

Section 2.2--Powers and Duties. The Board of Directors may act in all instances on behalf of the Corporation, except as provided in the Declaration, these By-laws or the Act. The Board of Directors shall have, subject to the limitations contained in the Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Corporation, which shall include, but not be limited to, the following:

(a) Adopt and amend By-laws and Rules and regulations;

(b) Adopt and amend budgets for revenues, expenditures and reserves;

(c) Collect assessments for Common Expenses from Lot Owners;

(d) Hire and discharge managing agents;

(e) Hire and discharge employees, independent contractors and agents other than managing agents;

(f) Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violations of the Corporation's Declaration, By-laws or Rules in the Corporation's name, on behalf of the Corporation or two or more Lot Owners on matters affecting the common area;

(g) Make contracts and incur liabilities;

- (h) Regulate the use, maintenance, repair, replacement and modification of Common Areas;
- (i) Cause additional improvements to be made as a part of the Common Areas;
- (j) Acquire, hold, encumber and convey, in the Corporation's name, any right, title or interest to real estate or personal property.
- (k) Grant easements for any period of time, including permanent easements, and grant leases, licenses and concessions for no more than one year, through or over the Common Areas;
- (l) Impose and receive a payment, fee or charge for services provided to Lot Owners and for the use, rental or operation of the Common Areas.
- (m) Impose a reasonable charge for late payment of assessments and, after Notice and Hearing, levy a reasonable fine for a violation of the Declaration, By-laws, Rules and regulations of the Corporation;
- (n) Impose a reasonable charge for the preparation and recording of amendments to the Declaration, or statements of unpaid assessments;
- (o) Provide for the indemnification of the Corporation's officers and Board and maintain Directors' and officers' liability insurance;
- (p) Assign the Corporation's right to future income, pursuant to the Declaration including the right to receive Common Expense assessments;
- (q) Exercise any other powers conferred by the Declaration or By-laws;
- (r) Exercise any other power that may be exercised in the state by a legal entity of the same type as the Corporation; and
- (s) Exercise any other power necessary and proper for the governance and operation of the Corporation.

Section 2.3--Standard of Care. In the performance of their duties, the officers and members of the Board of Directors are required to exercise the care required of Directors of For-Profit Corporations in the State of Indiana.

Section 2.4--Manager. The Board of Directors may employ a manager for the Common Interest Community, at a compensation established by the Board of Directors, to perform duties and services authorized by the Board of Directors. The Board of Directors may delegate to the manager only the powers granted to the Board of Directors by these By-laws under Section 2.2,

Subdivisions (c), (e), (g) and (h). Licenses, concessions and contracts may be executed by the manager pursuant to specific resolutions of the Board of Directors and to fulfill the requirements of the budget.

Section 2.5--Removal of Directors. The Lot Owners, by a two-thirds vote of all persons present and entitled to vote, at any meeting of the Lot Owners at which a quorum is present, may remove any member of the Board of Directors, with or without cause.

Section 2.6--Vacancies. Vacancies in the Board of Directors, caused by any reason other than the removal of a Director by a vote of the Lot Owners, may be filled at a special meeting of the Board of Directors held for that purpose at any time after the occurrence of the vacancy, even though the Directors present at that meeting may constitute less than a quorum. These appointments shall be made in the following manner:

(a) As to vacancies of Directors whom Lot Owners elected, by a majority of the remaining elected Directors constituting the Board of Directors; and

(b) As to vacancies of Directors whom the Declarant has the right to appoint, by the Declarant.

Each person so elected or appointed shall be a Director for the remainder of the term of the Director so replaced.

Section 2.7--Regular Meetings. The first regular meeting of the Board of Directors following each annual meeting of the Lot Owners shall be held within 10 days after the annual meeting at a time and place to be set by the Lot Owners at the meeting at which the Board of Directors shall have been elected. No notice shall be necessary to the newly elected Directors in order to legally constitute such meeting, provided a majority of the Directors are present. The Board of Directors may set a schedule of additional regular meetings by resolution, and no further notice is necessary to constitute regular meetings.

Section 2.8--Special Meetings. Special meetings of the Board of Directors may be called by the President or by a majority of the Directors on at least three business days' notice to each Director. The notice shall be hand-delivered or mailed and shall state the time, place and purpose of the meeting.

Section 2.9--Location of Meetings. All meetings of the Board of Directors shall be held within the County of Monroe, unless all Directors consent in writing to another location.

Section 2.10--Waiver of Notice. Any Director may waive notice of any meeting in writing. Attendance by a Director at any meeting of the Board of Directors shall constitute a waiver of notice. If all the Directors are present at any meeting, no notice shall be required, and any business may be transacted at such meeting.

Section 2.11--Quorum of Directors. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute a decision of the Board. If, at any meeting, there shall be less than a quorum present, a majority of those present may adjourn the meeting. At any adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 2.12--Compensation. A Director may receive a fee from the Corporation for acting as a director, as may be set by resolution of the Lot Owners, and may also receive reimbursement for necessary expenses actually incurred in connection with the Director's duties. Directors acting as officers or employees may also be compensated for those duties.

Section 2.13--Consent to Corporate Action. If all the Directors or all Directors of a committee established for such purposes, as the case may be, severally or collectively consent in writing to any action taken or to be taken by the Corporation, and the number of the Directors constitutes a quorum, that action shall be a valid corporate action as though it had been authorized at a meeting of the Board of Directors or the committee, as the case may be. The Secretary shall file these consents with the minutes of the meetings of the Board of Directors.

Section 2.14--Telephone Communication in Lieu of Attendance. A Director may attend a meeting of the Board of Directors by using an electronic or telephonic communication method whereby the director may be heard by the other members and may hear the deliberations of the other members on any matter properly brought before the Board of Directors. The Director's vote shall be counted and the presence noted as if that Director were present in person on that particular matter.

ARTICLE III - LOT OWNERS

Section 3.1--Annual Meeting. Annual meetings of Lot Owners shall be held in July at such date set forth in the notice. At these meetings, the Directors shall be elected by ballot of the Lot Owners, in accordance with the provisions of Article II of the By-laws. The Lot Owners may transact other business as may properly come before them at these meetings.

Section 3.2--Budget Meeting. Meetings of Lot Owners to consider proposed budgets shall be called. The budget may be considered at Annual or Special Meetings called for other purposes as well.

Section 3.3--Special Meetings. Special meetings of the Corporation may be called by the president, by a majority of the members of the Board of Directors or by Lot Owners comprising 20 percent of the votes in the Corporation.

Section 3.4--Place of Meetings. Meetings of the Lot Owners shall be held at Bloomington, Indiana, or at a suitable place convenient to the Lot Owners, as may be designated by the Board of Directors or the president.

Section 3.5--Notice of Meetings. Except for budget meetings, which will be noticed not less than 14 nor more than 30 days after the mailing of the notice, the secretary or other officer specified in the By-laws shall cause notice to be hand-delivered or sent prepaid by United States mail to the mailing address of each Lot or to the mailing address designated in writing by the Lot Owner not less than 10 nor more than 30 days in advance of a meeting.

Section 3.6--Waiver of Notice. Any Lot Owner may, at any time, waive notice of any meeting of the Lot Owners in writing, and the waiver shall be deemed equivalent to the receipt of notice.

Section 3.7--Adjournment of Meeting. At any meeting of Lot Owners, a majority of the Lot Owners who are present at that meeting, either in person or by proxy, may adjourn the meeting to another time.

Section 3.8--Order of Business. The order of business at all meetings of the Lot Owners shall be as follows:

- (a) Roll call (or check-in procedure);
- (b) Proof of notice of meeting;
- (c) Reading of minutes of preceding meeting;
- (d) Reports;
- (e) Report on number and term of memberships of the Board of Directors (if required and noticed);
- (f) Election of inspectors of election (when required);
- (g) Election of Directors of the Board of Directors (when required);
- (h) Ratification of Budget (if required and noticed);
- (i) Unfinished business; and
- (j) New business.

Section 3.9--Voting.

(a) Each lot shall have one vote. If only one of several owners of a Lot is present at a meeting of the Corporation, the owner present is entitled to cast the vote allocated to that Lot. If more than one of the owners are present, the vote allocated to the Lot may be cast only in accordance with the agreement of a majority in interest of the owners. There is majority agreement if any one of the owners casts the votes allocated to the Lot without protest being made promptly to the person presiding over the meeting by another owner of the Lot.

(b) Votes allocated to a Lot may be cast under a proxy duly executed by a Lot Owner. If a Lot is owned by more than one person, each owner of the Lot may vote or register protest to the casting of votes by the other owners of the Lot through a duly executed proxy. A Lot Owner may revoke a proxy given under this section only by actual notice of revocation to the person presiding over a meeting of the Corporation. A proxy is void if it is not dated or purports to be revocable without notice. A proxy terminates one year after its date, unless it specifies a shorter term.

(c) The vote of a corporation or business trust may be cast by any officer of that corporation or business trust in the absence of express notice of the designation of a specific person by the board of directors or bylaws of the owning corporation or business trust. The vote of a partnership may be cast by any general partner of the owning partnership in the absence of express notice of the designation of a specific person by the owning partnership. The moderator of the meeting may require reasonable evidence that a person voting on behalf of a corporation, partnership or business trust owner is qualified to vote.

(d) Votes allocated to a Lot owned by the Corporation may not be cast.

Section 3.10--Quorum. Except as otherwise provided in these By-laws, the Lot Owners present in person or by proxy at any meeting of Lot Owners {but no less than 30 percent of the members}, shall constitute a quorum at that meeting.

Section 3.11--Majority Vote. The Vote of a majority of the Lot Owners present in person or by proxy at a meeting at which a quorum shall be present shall be binding upon all Lot Owners for all purposes except where a higher percentage Vote is required in the Declaration, these By-laws or by law.

ARTICLE IV - OFFICERS

Section 4.1--Designation. The principal officers of the Corporation shall be the president, the vice president, the secretary and the treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an assistant treasurer, an assistant secretary and other officers as it finds necessary. The president and vice president, but no other officers, need to be Directors. Any two offices may be held by the same person, except the offices of president

and secretary. The office of vice president may be vacant.

Section 4.2--Election of Officers. The officers of the Corporation shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors. They shall hold office at the pleasure of the Board of Directors.

Section 4.3--Removal of Officers. Upon the affirmative vote of a majority of the Directors, any officer may be removed, either with or without cause. A successor may be elected at any regular meeting of the Board of Directors or at any special meeting of the Board of Directors called for that purpose.

Section 4.4--President. The President shall be the Chief Executive Officer of the Corporation. The President shall preside at all meetings of the Lot Owners and of the Board of Directors. The President shall have all of the general powers and duties which are incident to the Office of President of a Non Profit Corporation organized under the laws of the State of Indiana, including but not limited to the power to appoint committees from among the Lot Owners from time to time as the President may decide is appropriate to assist in the conduct of the affairs of the Corporation. The president may fulfill the role of treasurer in the absence of the treasurer. The President may cause to be prepared and may execute amendments, attested by the secretary, to the Declaration and these By-laws on behalf of the Corporation, following authorization or approval of the particular amendment as applicable.

Section 4.5--Vice President. The Vice President shall take the place of the President and perform the President's duties whenever the President is absent or unable to act. If neither the president nor the Vice President is able to act, the Board of Directors shall appoint some other Director to act in the place of the president on an interim basis. The Vice President shall also perform other duties imposed by the Board of Directors or by the President.

Section 4.6--Secretary. The Secretary shall keep the minutes of all meetings of the Lot Owners and the Board of Directors. The Secretary shall have charge of the Corporation's books and papers as the Board of Directors may direct and shall perform all the duties incident to the Office of Secretary of a Non Profit Corporation organized under the laws of the State of Indiana. The Secretary may cause to be prepared and may attest to execution by the President of amendments to the Declaration and the By-laws on behalf of the Corporation, following authorization or approval of the particular amendment as applicable.

Section 4.7--Treasurer. The Treasurer shall be responsible for Corporation funds and securities, for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial data. This officer shall be responsible for the deposit of all monies and other valuable effects in depositories designated by the Board of Directors and shall perform all the duties incident to the Office of Treasurer of a Non Profit Corporation organized under the laws of the State of Indiana. The Treasurer may endorse on behalf of the Corporation, for collection only, checks, notes and other obligations and

shall deposit the same and all monies in the name of and to the credit of the Corporation in banks designated by the Board of Directors. Except for reserve funds described below, the treasurer may have custody of and shall have the power to endorse for transfer, on behalf of the Corporation, stock, securities or other investment instruments owned or controlled by the Corporation or as fiduciary for others. Reserve funds of the Corporation shall be deposited in segregated accounts or in prudent investments, as the Board of Directors decides. Funds may be withdrawn from these reserves for the purposes for which they were deposited, by check or order, authorized by the treasurer, and executed by two directors, one of whom may be the treasurer if the treasurer is also a director.

Section 4.8--Agreements, Contracts, Deeds, Checks, etc. Except as provided in these By-laws, all agreements, contracts, deeds, leases, checks and other instruments of the Corporation shall be executed by any officer of the Corporation or by any other person or persons designated by the Board of Directors.

Section 4.9--Compensation. An officer may receive a fee from the Corporation, in an amount set by resolution of the Lot Owners, for acting as an officer. An officer may also receive reimbursement for necessary expenses actually incurred in connection with Corporation duties.

Section 4.10--Statements of Unpaid Assessments. The Treasurer, Assistant Treasurer, a manager employed by the Corporation or, in their absence, any officer having access to the books and records of the Corporation may prepare, certify, and execute statements of unpaid assessments, in accordance with the Act.

The Corporation may charge a reasonable fee for preparing statements of unpaid assessments. The amount of this fee and the time of payment shall be established by resolution of the Board of Directors. The Corporation may refuse to furnish statements of unpaid assessments until the fee is paid. Any unpaid fees may be assessed as a Common Expense against the Lot for which the certificate or statement is furnished.

ARTICLE V - ENFORCEMENT

Section 5.1--Abatement and Enjoinment of Violations by Lot Owners. The violation of any of the Rules and regulations adopted by the Board of Directors or the breach of any provision of the Documents shall give the Board of Directors the right, after Notice and Hearing, except in case of an emergency, in addition to any other rights set forth in these By-laws:

(a) To enter the Lot in which, or as to which, the violation or breach exists and to summarily abate and remove, at the expense of the defaulting Lot Owner, any structure, thing or condition (except for additions or alterations of a permanent nature that may exist in that lot) that is existing and creating a danger to the Common Areas contrary to the intent and meaning of the provisions of the Documents. The Board of Directors shall not be deemed liable for any manner

of trespass by this action; or

(b) To enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

Section 5.2--Fine for Violation. By resolution, following Notice and Hearing, the Board of Directors may levy a fine of up to twenty-five dollars (\$25.00) per day for each day that a violation of the Documents or Rules persists after Notice and Hearing, but this amount shall not exceed that amount necessary to insure compliance with the rule or order of the Board of Directors.

ARTICLE VI - INDEMNIFICATION

The Directors and officers of the Corporation shall have limited liabilities, and be entitled to indemnification, as provided in the laws of the State of Indiana, the provisions of which are incorporated by reference and made a part of this document.

ARTICLE VII - RECORDS

Section 7.1--Records and Audits. The Corporation shall maintain financial records. The financial records shall be maintained in accordance with the Declaration. The cost of the accounting shall be a Common Expense.

Section 7.2--Examination. All records maintained by the Corporation or the manager shall be available for examination and copying by any Lot Owner, any holder of a Security Interest in a Lot or its insurer or guarantor, or by any of their duly authorized agents or attorneys, at the expense of the person examining the records, during normal business hours and after reasonable notice.

Section 7.3--Records. The Corporation shall keep the following records:

(a) An account for each Lot, which shall designate the name and address of each Lot Owner, the name and address of each mortgagee who has given notice to the Corporation that it holds a mortgage on the Lot, the amount of each Common Expense assessment, the dates on which each assessment comes due, the amounts paid on the account and the balance due;

(b) An account for each Lot Owner showing any other fees payable by the Lot Owner;

(c) A record of any capital expenditures in excess of \$3,000 approved by the Board of Directors for the current and next two succeeding fiscal years;

(d) A record of the amount, and an accurate account of, the current balance of any

reserves for capital expenditures, replacement and emergency repairs, together with the amount of those portions of reserves designated by the Corporation for a specific project;

- (e) The most recent regularly prepared balance sheet and income and expense statement, if any, of the Corporation;
- (f) The current operating budget;
- (g) A record of any unsatisfied judgments against the Corporation and the existence of any pending suits in which the Corporation is a defendant;
- (h) A record of insurance coverage provided for the benefit of Lot Owners and the Corporation;
- (i) A record of any alterations or improvements to Lots or Limited Common Areas which violate any provisions of the Declarations of which the Board of Directors has knowledge;
- (j) A record of any violations, with respect to any portion of the Common Interest Community, of health, safety, fire or building codes or laws, ordinances, or regulations of which the Board of Directors has knowledge;
- (k) A record of the actual cost, irrespective of discounts and allowances, of the maintenance of the Common Areas;
- (l) Balance sheets and other records required by local corporate law;
- (m) Tax returns for State and Federal income taxation;
- (n) Minutes of proceedings of incorporators, Lot Owners, Directors, committees of Directors and waivers of notice; and
- (o) A copy of the most current versions of the Declaration, By-laws, Rules, and resolutions of the Board of Directors, along with their exhibits and schedules.

ARTICLE VIII - MISCELLANEOUS

Section 8.1--Notices. All notices to the Corporation or the Board of Directors shall be delivered to the office of the manager, or, if there is no manager, to the office of the Corporation, or to such other address as the Board of Directors may designate by written notice to all Lot Owners and to all holders of Security Interests in the Lots who have notified the Corporation that they hold a Security Interest in a Lot. Except as otherwise provided, all notices to any Lot Owner

shall be sent to the Owner's address as it appears in the records of the Corporation. All notices to holders of Security Interests in the Lots shall be sent, except where a different manner of notice is specified elsewhere in the Documents, by registered or certified mail to their respective addresses, as designated by them in writing to the Corporation. All notices shall be deemed to have been given when mailed, except notices of changes of address, which shall be deemed to have been given when received.

Section 8.2--Fiscal Year. The Board of Directors shall establish the fiscal year of the Corporation.

Section 8.3--Waiver. No restriction, condition, obligation or provision contained in these By-laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

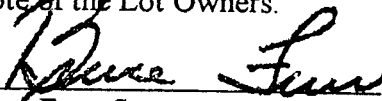
Section 8.4--Office. The principal office of the Corporation shall be at such place as the Board of Directors may from time to time designate.

Section 8.5--Working Capital. A working capital fund is to be established in the amount of two months' regularly budgeted initial Common Expense assessments, measured as of the date of the first assessment for all Lots. Any amounts paid into this fund shall not be considered as advance payment of assessments. Each Lot's share of the working capital fund may be collected and then contributed to the Corporation by the Declarant at the time the sale of the Lot is closed. The working capital shall be deposited without interest in a segregated fund. The Declarant cannot use any of the working capital funds to defray its expenses, reserve contributions or construction costs or to make up budget deficits.

Section 8.6--Reserves. As a part of the adoption of the regular budget pursuant to the Declaration, the Board of Directors shall include an amount which, in its reasonable business judgment, will establish and maintain an adequate reserve fund for the replacement of improvements to the Common Areas and those Limited Common Areas that it is obligated to maintain, based upon the project's age, remaining life and the quantity and replacement cost of major common element improvements.

ARTICLE IX - AMENDMENTS TO By-laws

Section 9.L The By-laws may be amended by majority vote of the Lot Owners.



Bruce Furr, Secretary
Batchelor Heights