

2019065290

RECORDED: 12/17/2019 03:26:49 PM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

**FIRST AMENDMENT TO THE CODE OF BY-LAWS FOR
JEFFERSON PLACE CONDOMINIUM HORIZONTAL PROPERTY REGIME
[Cross-Reference to 86-049708, Book 9 Page 72.]**

The undersigned, being the Owners of a simple majority of the Homes in Jefferson Place Condominiums a horizontal property regime, or condominium development in Aboite Township, Allen County, Fort Wayne, Indiana being not less than the thirty-six (36) required to make an amendment to the Code of By-Laws Jefferson Place Condominiums Horizontal Property Regime (recorded as Document No. 86-049708, Book 9, page 72) (the "By-Laws") pursuant to Section 7.01 of the By-Laws do hereby consent to this First Amendment to the By-Laws ("First Amendment").

I. The By-Laws shall be amended by deleting Section 6.01(K) to the By-Laws in its entirety and replacing it as follows:

K. All Owners and members of their families, their guests or invitees, permitted tenants, and all occupants of any Home or other persons entitled to use the same and to use and enjoy the Common Areas or any part thereof, shall observe, and be governed by, such rules and regulations as may from time to time be promulgated and issued by the Board governing the operation, use and enjoyment of the Common Areas and Limited Common Areas. Additionally, any Owner, or their family, guests, invitees, permitted tenants and all occupants of any Home for which the Owner is delinquent in paying all or any part of a Regular or Special Assessment for Common Expenses due under the Declaration and By-Laws shall be prohibited from using the bathhouse, pool and tennis facilities until such time as the delinquent assessments are paid in full.

II. The capitalized terms in this First Amendment shall have the same meanings as those terms defined in the Declaration and By-Laws, and amendments thereto, unless a contrary or alternate meaning is clearly ascribed by the context of this First Amendment.

III. The First Amendment shall be effective upon recordation of same in the Office of the Recorder for Allen County, Indiana.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

**Certificate of Adoption
1st Amendment to By-Laws**

The undersigned President and Secretary of the Board of Directors of Jefferson Place Condominiums Association, Inc., hereby certify that the FIRST AMENDMENT TO CODE OF BY-LAWS OF JEFFERSON PLACE CONDOMINIUMS HORIZONTAL PROPERTY REGIME was acted on according to a vote of the Owners present in person or by proxy at a meeting conducted for the purpose of voting on this Amendment. The vote was taken on October 1, 2019 and there were 58 votes for and 0 votes against, comprising a majority of the Owners present as required under Article VII Section 7.01 of the By-Laws.

Dated: October 1, 2019

JEFFERSON PLACE CONDOMINIUMS
ASSOCIATION, INC.

By: *C. Schuler*
President, Board of Directors

Printed Name: *C. Schuler*

By: *Stephen Smith*
Secretary, Board of Directors

Printed Name: STEPHEN SMITH

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

SARAH KATHLEEN CONRAD
NOTARY PUBLIC
SEAL
RESIDENT OF ALLEN COUNTY, IN
MY COMMISSION EXPIRES: **AUG. 18, 2023**

1st Before me, the undersigned, a Notary Public, in and for said County and State, on this day of October, 2019, personally appeared Candace Schuler, the President of Jefferson Place Condominiums Association, Inc., and Stephen Smith, the Secretary of Jefferson Place Condominiums Association, Inc. The above signatures were executed by said individuals as a free act and deed in my presence on this date.

My Commission Expires:
Aug 18, 2023

Sarah Kathleen Conrad
Sarah Kathleen Conrad Notary Public
Resident of Allen County, Indiana

This instrument prepared by Patrick R. Hess, Attorney at law, Beckman Lawson, LLP, 201 W. Wayne St., Fort Wayne, Indiana 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Patrick R. Hess