



2014037140

RECORDED: 08/07/2014 08:43:53 AM

JOHN MCGAULEY

ALLEN COUNTY RECORDER

FORT WAYNE, IN

THIRTY-FIFTH AMENDMENT TO DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP FOR JEFFERSON PLACE CONDOMINIUM HORIZONTAL PROPERTY REGIME

The undersigned, being the Owners of 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 requisite number required to make an amendment to the Declaration of Horizontal Property Ownership Jefferson Place Condominiums Horizontal Property Regime (recorded as Document No. 86-049708) (the "Declaration") pursuant to Section 25 of the Declaration do hereby consent to this Thirty-Fifth Amendment to the Declaration ("Thirty-Fifth Amendment").

I. Section 1 of the Declaration shall be amended by adding the following definition as subsection (w):

(w) "Nonowner Occupied Home":

(1) A Home that is rented or leased by the Owner where during the rental period (A) the Owner of the Home, or (B) the Owner's spouse, or (C) one or more of the Owner's parents or a parent of the spouse of the Owner, or (D) one or more of the Owner's children or a spouse of one of the Owner's children is not a full-time occupant of the Home, or in the case of a Home owned by a trust, where a settlor or material beneficiary of such trust is not a full-time occupant of the Home during the rental period; or in the case of a Home owned by a for-profit corporation or a limited liability company or other entity (but specifically excluding a not-for-profit corporation), where a person that holds directly or indirectly at least fifty and one one-hundredth percent (50.01%) of the ownership and voting power of such entity is not a full-time occupant of the Home during the rental period; or in the case of a not-for-profit corporation, where a person who is an officer, manager, or director of the not-for-profit corporation's local, regional or national unit or chapter.

II. The Declaration shall be amended by adding Section 31 to the Declaration concerning the Owner occupancy, leasing and rental of Homes as follows:

ALLEN COUNTY RECORDER
FEB 10 2014 10:50 AM

AUG -6 2014

John K. Klaty
Recorder

54

m-Jefferson Place Condo Assn.
507 Airport North Office Park
FW 46825

31. OWNER OCCUPANCY, LEASING, AND RENTAL OF HOMES

A. Purpose. The purpose of this Section 31 is to: (1) be in the best interest of all Owners all of whom have similar proprietary (property) interests in their Homes; (2) protect the Owner's long-term investment in his Home; (3) preserve high standards of accountability and responsibility for the maintenance and care of the Jefferson Place Condominiums between and among the Owners; (4) avoid the temporary and transient nature of leasing property and to encourage a low turnover of occupancy; and (5) to encourage and realize the other benefits that accrue from restricting the Jefferson Place Condominiums to single family residential use and to avoid any commercial transition of the Jefferson Place Condominiums caused by using or occupying the Homes solely for rental or leasing purposes.

B. Nonowner Occupied Homes in Jefferson Place Condominiums. In accordance with the purposes set forth in Section 31(A) above, no Home shall be used or occupied as a Nonowner Occupied Home, within the first twelve (12) months (365 days) after the Owner received a deed for his or her unit or Home, as defined in the declaration.

C. Registration of Leased and Occupied Nonowner Occupied Homes. In order for the Board of Directors to keep accurate records regarding Homes that are lease Nonowner Occupied Homes, and to ensure compliance with the Declaration, each Owner shall notify the Board of Directors prior to the commencement of any such lease of the Owners Home of the Owner's intent to enter into such a lease. Beginning with the date of recordation of this Thirty-Fifth Amendment, all leases of Homes within Jefferson Place Condominiums are subject to these provisions. Within thirty (30) days after the recording of this Declaration, the Board of Directors shall send written notice to every Owner in the Jefferson Place Condominiums stating that if the Owner's Home is being occupied and leased as a Nonowner Occupied Home, then the Owner shall have sixty (60) days after the Owner's receipt of such written notice to apply to register with the Board of Directors such Nonowner Occupied Home, which was existing, leased, and occupied at the time of the recording of this Declaration.

III. Section 27 of the Declaration shall be deleted and replaced with the following:

27. Enforcement, Costs and Attorneys' Fees. Any Owner, the Association, or the Board of Directors may bring an action arising because of failure of an Owner to comply with any provision of this Declaration, the Act, the By-Laws, or the rules and regulations adopted pursuant thereto as may be amended from time to time. Additionally, the Association, by and through its Board of Directors, may bring a legal proceeding for the collection of delinquent payments owed by an Owner and required under this Declaration. The

Association shall be entitled to recover its costs and reasonable attorneys' fees incurred in the collection of payments owed from, or the enforcement against, any person who violates or threatens to violate this Declaration, the Act, the By-Laws, or rules and regulations adopted thereunder.

IV. The capitalized terms in this Thirty Fifth Amendment shall have the same meanings as those terms defined in the Declaration, unless a contrary or alternate meaning is clearly ascribed by the context of this Thirty-Fifth Amendment.

V. The Thirty-Fifth 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]

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 4434

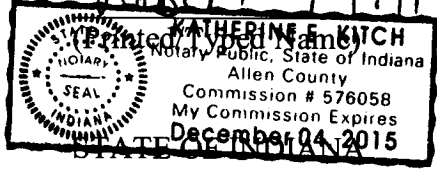
Robert Miller
(Signature)

Robert Miller

Home No. 4323 Piazza Circle

Peter X. Kelly
(Signature)

Peter X. Kelly
(Printed/Typed Name)



STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of August, 2014, personally appeared

Robert Miller & Peter Kelly

and acknowledged the execution of the foregoing.

My Commission Expires:
12-4-15

Katherine Kitch
, Notary Public
Resident of Allen County, Indiana

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Amendment on the dates indicated below.

Home No. 28

Mary E. McGrew
(Signature)

MARY E. MCGREW
(Printed/Typed Name)

Home No. 17 - 4425 Piaggali

Jackie Schwegler
(Signature)

JACKIE Schwegler
(Printed/Typed Name)

Home No. 4307 Piazza Circle

Nancy Danusis
(Signature)

NANCY DANUSIS
(Printed/Typed Name)

Home No. 4319 Otagon Sq.

Barbara B Daniel
(Signature)

Barbara Daniel
(Printed/Typed Name)

Home No. 4428 Piazza Cir

Carol A. Rouch
(Signature)

CAROL A. ROUCH
(Printed/Typed Name)

Home No. 4323 Piazza Circle

Peter X. Kelly
(Signature)

Peter X. Kelly
(Printed/Typed Name)

Home No. 4460 Piazza

Isidoro Williams Jr.
(Signature)

ISIDORO WILLIAMS JR.
(Printed/Typed Name)

Home No. 7130

Carl Thies
(Signature)

CARL THIES
(Printed/Typed Name)



[Handwritten Signature]

Home No. 4322 Octagon Sq

Melvin L. Aldridge
(Signature)

MELVIN L. ALDRIDGE
(Printed/Typed Name)

Home No. 4417 Octagon Sq.

Amy J. Fumarolo
(Signature)

Amy J. Fumarolo
(Printed/Typed Name)

Home No. 7018 Palladio

Janos Stora
(Signature)

JANOS STORA
(Printed/Typed Name)

Home No. 4303 Octagon Sq.

Janet S. Clawson
(Signature)

JANET S. CLAWSON
(Printed/Typed Name)

Home No. 4209 Octagon Sq

Arlene Frasa
(Signature)

ARLENE FRASA
(Printed/Typed Name)

Home No. 7030 Palladio Sq

Tania Vanderlaan
(Signature)

Tania Vanderlaan
(Printed/Typed Name)

Home No. 6936 Palladio Sq

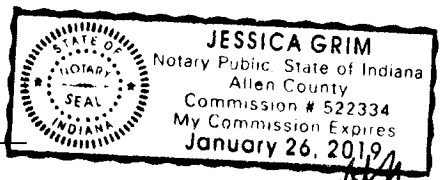
Judith Stabelli
(Signature)

Judith Stabelli
(Printed/Typed Name)

Home No. _____

(Signature)

(Printed/Typed Name)



[Handwritten Signature]

Home No. 6909 Palladio Sq

James D. Chesterman
(Signature)

JAMES D. CHESTERMAN
(Printed/Typed Name)

Home No. _____

(Signature)

(Printed/Typed Name)

Home No. 69

Barbara Steby
(Signature)

Barbara Steby
(Printed/Typed Name)

Home No. 63

J Schuler
(Signature)

JOSEPH SCHULER
(Printed/Typed Name)

Home No. 67

Gail L. Nix
(Signature)

Gail L. Nix
(Printed/Typed Name)

Home No. 54

Joseph Shufford
(Signature)

JOSEPH SHUFFORD
(Printed/Typed Name)

Home No. 49

Robert Johnson
(Signature)

ROBERT JOHNSON
(Printed/Typed Name)

Home No. 50

Sally McCoige
(Signature)

Sally McCoige
(Printed/Typed Name)

Home No. 16

Tarad Butts
(Signature)

Tarad Butts
(Printed/Typed Name)

Home No. 60

Catherine M. Reinking
(Signature)

CATHERINE M. REINKING
(Printed/Typed Name)

Home No. 61

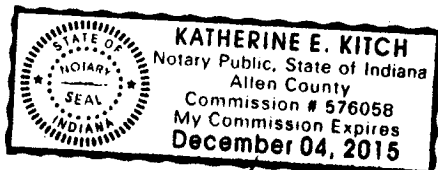
Stephen Smith
(Signature)

STEPHEN SMITH
(Printed/Typed Name)

Home No. 73

Michelle Roth
(Signature)

Michelle Roth
(Printed/Typed Name)



Katherine Kitch
8-4-14

Home No. _____

Home No. _____

(Signature)

(Signature)

(Printed/Typed Name)

(Printed/Typed Name)

Home No. _____

Home No. _____

(Signature)

(Signature)

(Printed/Typed Name)

(Printed/Typed Name)

Home No. _____

Home No. _____

(Signature)

(Signature)

(Printed/Typed Name)

(Printed/Typed Name)

Home No. _____

Home No. _____

(Signature)

(Signature)

(Printed/Typed Name)

(Printed/Typed Name)

Home No. _____

Home No. _____

(Signature)

(Signature)

(Printed/Typed Name)

(Printed/Typed Name)

Blank

Home No. 57

John E Ralph
(Signature)

JOHN E RALPH
(Printed/Typed Name)

Home No. 55

Susan Stoneburner
(Signature)

Susan Stoneburner
(Printed/Typed Name)

Home No. 7

Neil Obermeyer
(Signature)

NEIL A. DICKMEYER
(Printed/Typed Name)

Home No. 4

Phyllis A Bailey
(Signature)

Phyllis A. Bailey
(Printed/Typed Name)

Home No. 38

Suzanne Dunn
(Signature)

Suzanne Dunn
(Printed/Typed Name)

Home No. 42

Phyllis A Bailey
(Signature)

Phyllis A Bailey
(Printed/Typed Name)

Home No. 39

Jean M Tiernon
(Signature)

Jean M. Tiernon
(Printed/Typed Name)

Home No. _____

(Signature)

(Printed/Typed Name)



Katherine Kitch
8-4-14

Home No. 68

Nellie Keltner
(Signature)

Nellie Keltner
(Printed/Typed Name)

Home No. _____

(Signature)

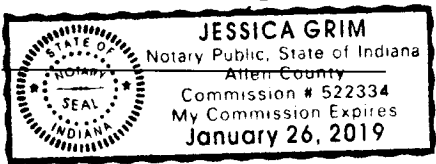
(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

4 Before me, the undersigned, Notary Public, in and for said County and State, on this day of August, 2014, personal appeared Mary McGrew, Jackie Schwegler, Nancy Danusis, Barbara Daniel, Carol Rouch, Ted Williams, Carl Thies, Melvin Aldridge, Amy Fumarolo, James Stirn, Janet Clawson, Arlene Frash, Tania Vanderlaan, Judith Stabelli, James Chesterman_____

and acknowledged the execution of the foregoing.

My Commission Expires:





Notary Public
Resident of Allen County, Indiana

This instrument prepared by Patrick R. Hess, Attorney at law, Beckman Lawson, LLP, 201 W. Wayne Street, 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.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, Notary Public, in and for said County and State, on this 4th day of August, 2014, personal appeared Peter Kelly, Robert Miller, Barbara Stebing, Joseph Schuler, Gail Nix, Joseph Shufford, Robert Johnson, Sally McCoige, Jarad Butts, Catherine Reinking, Stephen Smith, Michelle Roth, John Ralph, Susan Stoneburner, Neil Dickmeyer, Phyllis Bailey, Suzanne Dunn, Phyllis Bailey, Joan Tiernon, Nellie Keltner and Phyllis Bailey.

and acknowledged the execution of the foregoing.

My Commission Expires:

12-4-2015

Katherine Kitch



Notary Public
Resident of Allen County, Indiana

This instrument prepared by Patrick R. Hess, Attorney at law, Beckman Lawson, LLP, 201 W. Wayne Street, 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.

Mail to: Beckman Box

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 6731 Charlottesville Row in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, Jennifer Kelly **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

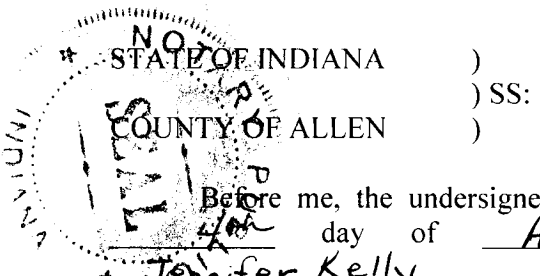
This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 6731 Charlottesville Row Home No. _____

Jennifer Kelly _____
(Signature) (Signature)

Jennifer R. Kelly _____
(Printed/Typed Name) (Printed/Typed Name)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of August, 2014, personally appeared Jennifer Kelly

_____ and acknowledged the execution of the foregoing.

My Commission Expires: 6/12/2016
Jennifer Kelly, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 4304 PIAZZA in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, MICHAEL ROGERS **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. _____ Home No. _____

[Signature]

(Signature)

(Signature)

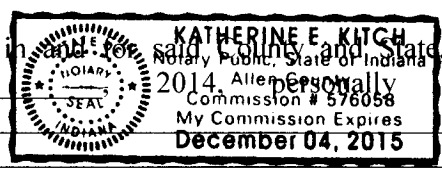
MICHAEL ROGERS

(Printed/Typed Name)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of August,
Michael Rogers



_____ on this _____ appeared

_____ and acknowledged the execution of the foregoing.

My Commission Expires:
12-4-15

Katherine Kitch
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address _____ in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, Bruce Weaver **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

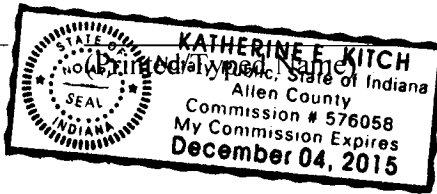
IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 003
Bruce Weaver
(Signature)

Home No. _____

(Signature)

Bruce L. Weaver
(Printed/Typed Name)



STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24th day of July, 2014, personally appeared Bruce Weaver

_____ and acknowledged the execution of the foregoing.

My Commission Expires:
12-4-2015

Katherine Kitch
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

4525

The undersigned, being the owner(s) of Lot # or address Piazza Circle in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, Jeanne Choka **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 4525 Piazza Circle Home No. _____

Jeanne Choka
(Signature)

(Signature)

Jeanne Choka
(Printed/Typed Name)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of July, 2014, personally appeared Jeanne Choka

_____ and acknowledged the execution of the foregoing.

My Commission Expires: 2/25/2016

Lennis K. Ternet
Lennis K. Ternet, Notary Public
Resident of Huntington County, Indiana



Commission Expires: 02-25-2016
A Resident of Huntington County, Indiana

Lennis K. Ternet
Lennis K. Ternet, Notary Public

fax 489-3473

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 7011 PALLADIO SQUARE in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, CAROL ANN PATTERSON^{SON} **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 74

Home No. _____

Carol Ann Patterson

(Signature)

(Signature)

CAROL ANN PATTERSON

(Printed/Typed Name)

(Printed/Typed Name)

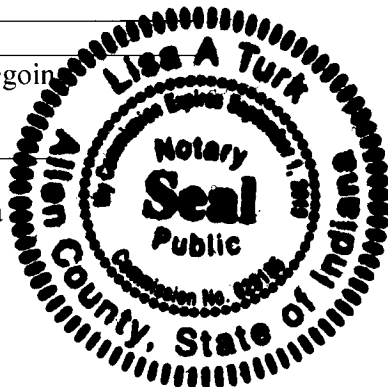
STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of August, 2014, personally appeared Carol Ann Patterson

and acknowledged the execution of the foregoing

My Commission Expires:
September 15, 2019

Lisa A Turk
Lisa A Turk, Notary Public
Resident of Allen County, Indiana



ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 4310 Piazza Circle in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, RHONDA M. KLEBER **IN FAVOR of the** proposed rental amendment to the covenants.

I, _____ **AGAINST the** proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 4310 PIAZZA CIRCLE Home No. _____

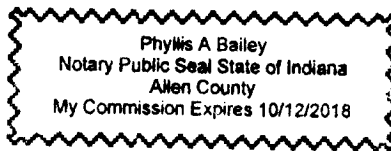
Rhonda M. Kleber
(Signature)

(Signature)

RHONDA M. KLEBER
(Printed/Typed Name)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 4 day of August, 2014, personally appeared _____

Rhonda Kleber
_____ and acknowledged the execution of the foregoing.

My Commission Expires:
10-12-2014

Phyllis A Bailey
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 4431 Piazza Circle in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, Janet Roman IN FAVOR of the proposed rental amendment to the covenants.

I, _____ AGAINST the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. _____

Home No. _____

Janet Roman

(Signature)

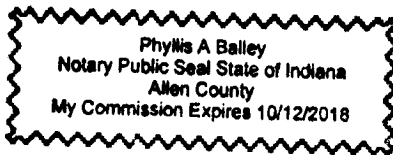
(Signature)

Janet Roman

(Printed/Typed Name)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 4 day of August, 2014, personally appeared

Janet Roman

_____ and acknowledged the execution of the foregoing.

My Commission Expires:
10-12-2014

Phyllis A Bailey
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING
August 4, 2014

The undersigned, being the owner(s) of Lot # or address 4512 in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, ALDWIN GILL **IN FAVOR** of the proposed rental amendment to the covenants.

I, _____ **AGAINST** the proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. _____

Home No. _____

AGILL

(Signature)

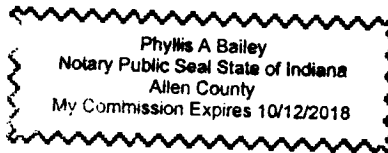
(Signature)

ALDWIN GILL

(Printed/Typed Name)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 4 day of August, 2014, personally appeared

ALDWIN GILL

and acknowledged the execution of the foregoing.

My Commission Expires:
10-12-2014

Phyllis A Bailey
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING

August 4, 2014

The undersigned, being the owner(s) of Lot # or address 6710 in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, Tom Hart **IN FAVOR of the** proposed rental amendment to the covenants.

I, _____ **AGAINST the** proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. _____

Thomas W. Hart
(Signature)

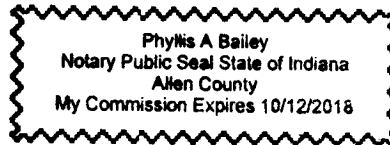
Thomas W. Hart
(Printed/Typed Name)

Home No. _____

(Signature)

(Printed/Typed Name)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 4 day of August, 2014, personally appeared

Thomas Hart

and acknowledged the execution of the foregoing.

My Commission Expires:
10-12-2018

Phyllis A Bailey
_____, Notary Public
Resident of Allen County, Indiana

ABSENTEE BALLOT
JEFFERSON PLACE HOMEOWNERS ASSOCIATION
SPECIAL MEETING
August 4, 2014

The undersigned, being the owner(s) of Lot # or address 24 in the Jefferson Place Homeowners Association and member(s) in good standing of the Jefferson Place Homeowners Association does (do) hereby cast my ABSENTEE vote. One (1) vote per lot.

I, X **IN FAVOR of the** proposed rental amendment to the covenants.

I, _____ **AGAINST the** proposed rental amendment to the covenants.

This Absentee Ballot must be received by Above & Beyond Community Management, 507 Airport North Office Park, Fort Wayne, IN 46825 prior to the commencement of the meeting to which this Absentee vote applies.

IN WITNESS WHEREOF, the undersigned Owner or Owners have agreed to and signed this Thirty-Fifth Amendment on the dates indicated below.

Home No. 24

Home No. _____

Lawrence G. Cough
 (Signature)

 (Signature)

LAWRENCE G. COUGH
 (Printed/Typed Name)

 (Printed/Typed Name)

STATE OF INDIANA)
) SS:
 COUNTY OF ALLEN)



Before me, the undersigned, a Notary Public, in and for said County and State, on this 1 day of August, 2014, personally appeared _____

_____ and acknowledged the execution of the foregoing.

My Commission Expires:
1/26/2019

Jessica Grim, Notary Public
 Resident of Allen County, Indiana

JPCA Special Meeting
Monday, August 4, 2014
Coventry Meadows

The meeting was called to order by President, Pete Kelly at 7:00 pm. Board members present: Barbara Daniel, Nancy Danusis Mary McGrew, Carol Rouch, Jackie Schwegler, Ted Williams. Absent: Larry Clough. Also present from Above & Beyond, Jessica Grim, Cassie Kitch.

Board members were asked to introduce themselves. Pete stated the purpose of the meeting: to vote to accept or reject the proposed 35th Amendment to the JPCA Declarations. It was verified that the required quorum of 23 (33% of 71 units) was present to proceed. The actual number present to open the meeting was 31, with 10 valid absentee ballots, and 5 additional late arrivals.

Pete reviewed the process to approve the proposed amendment and explained that all ballots, including those submitted prior to the start of the meeting, and the signed and notarized amendment will be submitted to the Records Office, along with minutes from the meeting.

A brief summary of the content and purpose of the proposed amendment was presented and the floor was opened for questions and discussion. It was verified that units currently under rental will not be affected except that those owners will be provided a 30 day period to register their units as rentals in order to protect their right to continue renting. Owners desiring more restrictive rental stipulations were assured that this amendment may be revised in the future through the same process presently being followed.

Voting by ballot was conducted with "yes" votes indicating approval and "no" votes rejecting the proposed amendment. Results:

yes - 35 of those present;	no - 1 of those present
yes - 10 valid votes submitted prior to the meeting	no - 0 valid votes submitted prior to the meeting

The 35th Amendment to the JPCA Declarations was approved with 45 votes for and 1 vote against.

Owners submitting affirmative votes were asked to remain to sign their approval and have those signatures notarized.

The meeting was adjourned at 7:20 pm.

Submitted by:
Jackie Schwegler
JPCA Secretary

Note: After adjournment the one owner who had voted "no" said she had intended to approve the amendment and requested that her ballot be replaced and she be permitted to sign affirmatively. Her request was granted, making the final vote 46 - yes, 0 - no.