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Amy Swain
Monroe County Recorder IN
Recorded as Presented


**FIRST AMENDMENT TO CODE OF
BY-LAWS OF DORCHESTER VILLAGE
HOMEOWNERS' ASSOCIATION, INC.**

(EFFECTIVE May 18, 2025)

Recorded in the Office of the Recorder
of Monroe County, Indiana

Consisting of four (4) pages,
including this cover page and the Exhibit attached hereto.

I, Gregory Scott Lauer, 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.

Gregory Scott Lauer
Gregory Scott Lauer

FIRST AMENDMENT TO CODE OF BY-LAWS OF DORCHESTER VILLAGE HOMEOWNERS' ASSOCIATION, INC.

THIS FIRST AMENDMENT TO CODE OF BY-LAWS OF DORCHESTER VILLAGE HOMEOWNERS' ASSOCIATION, INC. (the "**First Amendment**") is effective as of the 18th day of May, 2025. This First Amendment has been approved by the Dorchester Village Homeowners' Association, Inc., (the "**Association**"), and has been executed by the Association through its Board of Directors on behalf of the members of the Association, the Owners of the Lots/Townhouses located in Dorchester Village (the "**Owners**"). Execution of this First Amendment is being made in accordance with the terms and conditions of Article 7 of the Code of By-Laws of Dorchester Village Homeowners' Association, Inc. (the "**By-Laws**") previously executed on or about June 13, 1994 and recorded in the Office of the Recorder of Monroe County, Indiana as Exhibit A to Instrument Number 00409934 in Miscellaneous Book Number 226, beginning at Page 586 and continuing through Page 619 on the 21st day of June, 1994.

RECITALS

WHEREAS, pursuant to the terms and conditions of the By-Laws, said By-Laws may be amended at a regular or special meeting of the Owners, by a vote of not less than 66.67% of the Owners present at said meeting in person or by proxy, so long as a quorum exists at said meeting (achieved by the presence of "Owners representing 50% of all votes of the membership" per Section 2.6.5 of the By-Laws);

WHEREAS, as certified in the Secretary's Certificate, attached hereto and incorporated herein as **EXHIBIT A**, by a vote of not less than 66.67% of the Owners present at said meeting in person or by proxy, with a quorum established, voted to amend the By-Laws as indicated herein;

NOW, THEREFORE, the Owners by and through the Association's Board of Directors and pursuant to terms and conditions regarding amendment of the By-Laws contained in Article 7 of the By-Laws, hereby desire to adopt and formalize the amendment of said By-Laws as indicated in the recitals, terms and conditions contained in this First Amendment.

TERMS AND CONDITIONS OF FIRST AMENDMENT

1. **Notice.** Any and all Articles and/or Sections of the By-Laws, including but not limited to Section 2.4, Section 3.5, Section 5.12 and Article 6 pertaining to notice of any type shall be amended by allowing for any such notice as follows:

All Applicable Sections - Notice. Any notice required or permitted pursuant to the By-Laws, in addition to any other notice manner allowed by the By-Laws, may also be provided and sent by electronic mail addressed to the applicable Owner(s) and/or Director(s) at the last known electronic mail address of said Owner(s) and/or Director(s) in the applicable records of the Association.

2. Voting. Any and all Articles and/or Sections of the By-Laws, including but not limited to Section 2.6, Section 3.7, Section 5.4 and Article 7, pertaining to voting of any type shall be amended by allowing for any such voting as follows:

All Applicable Sections - Voting. The Board of Directors of the Association shall be permitted to provide that any voting permitted, required or prescribed pursuant to the By-Laws, in addition to any other voting manner allowed by the By-Laws, may also be accomplished electronically in a form and manner as approved by the Board of the Association from time to time.

3. Meetings. Any and all Articles and/or Sections of the By-Laws, including but not limited to all applicable Sections in Article 2, Section 3.1.4, Section 3.1.5, Section 3.5, Section 3.7 and Section 5.4, pertaining to any meeting or meetings of any type shall be amended by allowing for any such meeting or meetings as follows:

All Applicable Sections – Meetings. The Board of Directors of the Association shall be permitted to provide that any meeting or meetings required or permitted pursuant to the By-Laws, in addition to any other meeting format or manner allowed by the By-Laws, may also be accomplished electronically and/or virtually in a form and manner as approved by the Board of Directors of the Association from time to time.

4. Section 3.10. Bond. Section 3.10 of the By-Laws shall be amended and replaced with the revised, updated and amended Section 3.10:

Section 3.10. Insurance. The Board of Directors shall obtain and maintain, in policy amounts acceptable and reasonable to said Board of Directors, upon commercially customary and reasonable terms, directors' and officers' indemnity insurance, to the extent available, to insure against losses associated with such things as director, officer, employee or contractor error, omission and/or dishonesty to protect against Association funds and money stolen by Directors, Officers, employees or contractors by act of crimes such as embezzlement, false invoicing, check and wire fraud and the like. The premiums on any such insurance shall constitute a Common Expense of the Association.

5. Conflicting Terms or Provisions. In the event of any conflict in any term or provision contained in the By-Laws and this First Amendment, then the subject term(s) or provision(s), as contained in this First Amendment, shall supersede and prevail over the conflicting term(s) or provision(s) as contained in the By-Laws.
6. Other Terms and Provisions. All other terms and provisions contained in the By-Laws, not modified, changed, replaced or impacted by this First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the Owners have approved and authorized this First Amendment to be executed by the Board effective as of the date first written above.

DORCHESTER VILLAGE HOMEOWNERS'
ASSOCIATION, INC. (By its Directors)

 - President
Jacob Boss, President

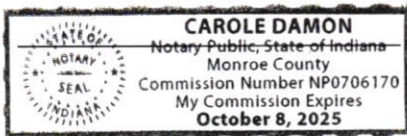
 - Treasurer
Dean Mendenhall, Treasurer

STATE OF INDIANA, COUNTY OF MONROE, SS:

The undersigned Notary Public, hereby certifies that Jacob Boss, as President of the Association's Board of Directors, Seth Emerick, as Secretary of the Association's Board of Directors, Dean Mendenhall, as Treasurer of the Association's Board of Directors, and Martina Favaretto, as a Member-at-Large of the Association's Board of Directors, personally appeared before me and acknowledged the execution of the foregoing document to be a voluntary act for the uses and purposes therein set forth on this 8 day of June 2025.

My Commission Expires:


Notary Public



Printed Name: Carole Damon
Residing in Monroe County, Indiana

This document prepared by Gregory Scott Lauer, Attorney at Law, Bloomington, Indiana

**SECRETARY'S CERTIFICATE REGARDING
FIRST AMENDMENT TO CODE OF BY-LAWS OF DORCHESTER
VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

I, Seth Emerick, as Secretary of the Board of Directors for the Dorchester Village Homeowners' Association, Inc. (the "Association"), state and attest as follows:

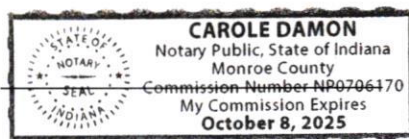
1. Position as Secretary. I was, as of May 18, 2025, and remain as of the date of execution of this Secretary's Certificate, the Secretary of the Association.
2. Quorum and Affirmative Vote. At a meeting held on May 18, 2025, with Owners representing 50% of all votes of the membership in attendance in person or by proxy, thereby establishing a quorum per the Association's By-Laws, by a vote of not less than 66.67% of the Owners present at said meeting in person or by proxy, voted to amend the Code of By-Laws of Dorchester Village Homeowners' Association, Inc. ("By-Laws") previously executed on or about June 13, 1994 by approving the First Amendment to said By-Laws ("First Amendment").
3. First Amendment of the By-Laws. The foregoing First Amendment of the By-Laws is a true and accurate copy of the First Amendment approved and adopted at the aforementioned meeting that took place on May 18, 2025.

Signature: [Signature]
Seth Emerick, Secretary of the Dorchester Village
Homeowners' Association, Inc.

STATE OF INDIANA, COUNTY OF MONROE, SS:

The undersigned Notary Public hereby certifies that Seth Emerick, Secretary of the Dorchester Village Homeowners' Association, Inc., personally appeared before me and acknowledged the execution of the foregoing document to be a voluntary act for the uses and purposes therein set forth on this 18 day of July 2025.

My Commission Expires:



[Signature]
Notary Public

Printed Name: Carole Damon
Residing in Monroe County, Indiana

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.

Gregory Scott Lauer

Gregory Scott Lauer

This Document Prepared By: Gregory Scott Lauer, Attorney at Law, Bloomington, Indiana