

Amy Swain  
Monroe County Recorder IN  
Recorded as Presented



SAINT REMY HOMEOWNERS ASSOCIATION, INC.

**CORPORATE RESOLUTION**

*Cross-References: Miscellaneous Record 224, Pages 157-203 and Instrument No. 2017017118*

The undersigned, by and on behalf of the Board of Directors of Saint Remy Homeowners Association, Inc., an Indiana nonprofit corporation ("Saint Remy" and/or "Association") and its Members, do hereby consent to and adopt the following Resolution.

WHEREAS, Declaration of Covenants, Conditions and Restrictions of Saint Remy were and have been adopted, dated May 1, 1993, and recorded on January 20, 1994, in Miscellaneous Record 224, pages 157-203, in the Office of the Recorder of Monroe County, Indiana, as amended on November 16, 2017 and recorded on December 8, 2017 in Instrument No. 2017017118, in the Office of the Recorder of Monroe County, Indiana (collectively, "CCRs");

WHEREAS, by proposal from the Board of Directors for the Association, revision of Section 13, of the CCRs was proposed to the Membership; and

WHEREAS, at a meeting of the Members, duly called and held on December 3, 2024, and upon discussion and consideration, at least 75% of the votes cast, consistent with Section 20 of the CCRs, resulted in amendment of the CCRs as to Section 13 *only*.

NOW, THEREFORE, IT IS RESOLVED that:

1. Section 13 of the CCRs is hereby revoked in its entirety and in its place, a new Section 13 is adopted as provided by this Resolution;
2. The new Section 13 shall replace the prior Section 13, and any amendments thereto, effective as of January 1, 2025, and shall read in accordance with Exhibit "A," attached hereto and by reference incorporated as if fully set forth.
3. This Resolution is proposed, considered and adopted consistent with the provisions of Section 20 of the CCR's and the Bylaws of the Corporation at a meeting duly called for such purpose and with a unanimous vote in favor of the amendment.

IN WITNESS WHEREOF, the Directors of Saint Remy and its Members have adopted this Resolution and have directed the President to execute and the Secretary to attest this Resolution as of the date set forth below.

Dated: December 3, 2024

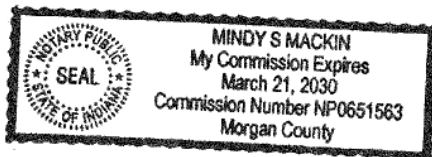
David L. Welch  
David L. Welch, Board President

Attest:  
[Signature]  
Joe Stackhouse, Board Secretary

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF MONROE    )

Before me, a Notary Public in and for said County and State, this 6<sup>th</sup> day of December, 2024, at which time, David L. Welch, Board President, personally appeared and acknowledged the execution of the above and foregoing **CORPORATE RESOLUTION** to be a voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

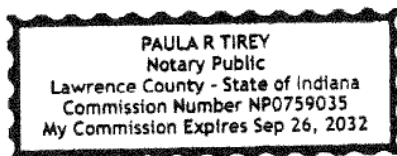


Mindy S Mackin  
Mindy S Mackin, Notary Public  
A Resident of Morgan County, Indiana  
Commission No.: NP0651563  
My Commission Expires: March 21, 2030

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF MONROE    )

Before me, a Notary Public in and for said County and State, this 4<sup>th</sup> day of December, 2024, at which time, Joe Stackhouse, Board Secretary, personally appeared and acknowledged the execution of the above and foregoing **CORPORATE RESOLUTION** to be a voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



Paula R. Tirey, Notary Public  
A Resident of Lawrence County, Indiana  
Commission No.: NP0759035  
My Commission Expires: 09/26/2032

*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. Angela F. Parker*

This Instrument Prepared By: Angela F. Parker, Attorney At Law, Paganelli Law Group, 116 West 6<sup>th</sup> Street, Suite 200, Bloomington, IN 47404, 812-332-6556

## EXHIBIT A

**Section 13. Maintenance Repairs and Replacements.** Each Owner shall at Owner's expense be responsible for the maintenance; repairs, decoration and replacement of and for the Owner's Lot and Property, except as expressly provided herein.

Each Owner shall promptly perform all maintenance and repair on and in Owner's Lot, Home and Property, which if neglected, might adversely affect any Home, Common Area or the value of the Property. Such obligations for repair, maintenance and replacement include but are not limited to those items as outlined in the attached Chart labeled Exhibit "1," which is incorporated as a part of this Section 13 as if fully set forth herein, and for any other item not expressly delineated as the Association's responsibility in Exhibit 1 whether or not such item is listed on Exhibit 1.

The Association shall provide only the maintenance, repair and replacement as expressly provided by the Chart (Exhibit 1) and to the Common Area of the Development.

If the need for maintenance and repair for an area of Association responsibility results from the willful or negligent act of the Owner, his family, guests or invitees, and/or is not covered or paid for by insurance, the cost of such maintenance, repair and/or replacement shall be borne by the Owner, and shall, at the determination of the Association, be added to and become a part of the assessment to which a Lot is subject and be subject to the same method of collection as the Regular Assessment.

The Board of Directors, or their designated agents, shall have the right at reasonable times, and upon reasonable prior notice (except in cases of emergency in which case no notice will be required) to enter into each individual Property for purposes of inspection of the Common Area appurtenant thereto, and replacement, repair and maintenance of the Association's obligations under this Section 13.

**Exhibit 1: Duties of Repair, maintenance and replacement**

<b>Saint Remy - Categories for Maintenance, Repair &amp; Replacement</b>		
<u>Level 2 - Basic</u>		
<u>Description</u>	<u>Responsibility</u>	
	<u>HOA</u>	<u>Owner</u>
Common Area Structures		
Mailbox Shelter	X	
Mailboxes - replace	X	
Mailboxes - locks and keys		X
Railing on Sidewalk Above Pond	X	
Saint Remy Entrance Pillars (incl. Lighting) & Fences	X	
Signage	X	
Doors and Frames		
Deck to House (excl. hardware)		X
Deck to House Hardware		X
Deck to House Weatherstripping		X
Front Door (excl. hardware)		X
Front Door Hardware		X
Front Door Weatherstripping		X
Front Door Side Panels - glass		X
Front Door Side Panels - wood		X
Garage to House (excl. hardware)		X
Garage to House Hardware		X
Garage to House Weatherstripping		X
Rear Porch to House (excl. hardware)		X
Rear Porch to House Hardware		X
Rear Porch to House Weatherstripping		X
Sliding Door (excl. hardware)		X

	Sliding Door Hardware		X
	Sliding Door Weatherstripping		X
	Storm Door (excl. hardware)		X
	Storm Door Hardware		X
	Storm Door Weatherstripping		X
Drainage			
	Common area drainage threatening home	X	
	Drainage lines above ground	X	
	Erosion Control - owner property		X
	Mowing Causing drainage issues	X	
	Negative Grade		X
	Retaining Walls (stone, concrete, paverstone, artificial material)	X	
	Underground drain line from garage floor		X
	Underground drainage lines/pipes from exterior of unit	X	
	Underground drainage in Common area	X	
Driveways			
	Caulking		X
	Concrete - Seal		X
	Concrete - replace/repair		X
	Pressed Concrete - maintenance/repair/sealing/coloring		X
	Pressed Concrete - replace		X
Electrical			
	Alarm systems		X
	Common Area Electrical	X	
	Electrical Panels and Boxes		X
	Exterior Electric Lines to Unit		X

	Exterior Outlets/Wiring		X
	Generator/Other Power Backup (not incl. solar panels)		X
	Interior Outlets/Wiring		X
Exteriors			
	Caulking	X	
	EIFS repair/replace	X	
	EIFS maintenance	X	
	Exterior dryer vent cover repair/replace	X	
	House number signs	X	
	Original Building defects		X
	Sheathing - OBS/Plywood	X	
	Shutters	X	
	Siding - Repair/Replace	X	
	Siding - Power wash/Clean	X	
	Stone - street facing	X	
	Studs - Exterior		X
	Trim - Repair/Replace - Front + specified street facing	X	
	Trim - Repair/Replace - All other	X	
	Trim - Paint - Front and specified street facing	X	
	Trim - Paint - All other	X	
Foundations/Crawl Spaces			
	Blocks		X
	Crawl space under unit		X
	Footers		X
	Interior Access Panels to crawl space		X
	Poured Walls		X



	Slabs		X
	Vents to crawl space		X
Front Walks to Front Doors including Porch Area			
	Caulking around Porch		X
	Concrete		X
	Pressed Concrete - maintenance/repair/sealing/coloring		X
	Pressed Concrete - replace		X
Garage			
	Door Replacement - Door Only		X
	Door Seals		X
	Garage Floor incl. drain		X
	Hardware incl tracks/springs/rollers/cables/bearings		X
	Maintenance - Hardware and Seals		X
	Openers		X
Gutters			
	Downspouts		X
	Gutter Cleaning		X
	Gutter Water Deflectors		X
	Gutter Guards		X
	Gutters/Fascia Board		X
Interior			
	Appliances		X
	Attic Interior and Access from House		X
	Beams - Decorative		X
	Beams - Structural		X

Cabinets/Shelving - Kitchen/Bathroom/Other		X
Caulking		X
Ceiling and Floor Joists		X
Ceiling Fans		X
Dryer Duct to Exterior		X
Exhaust Fans		X
Fireplace - Gas Logs		X
Fireplace - Gas Pipes, interior		X
Fireplace - Wood Burning		X
Fireplace Enclosure		X
Floor coverings/Treatments		X
Insulation - Attic		X
Insulation - Walls		X
Interior Damage due to exterior leaks/damage		X
Kitchen Fixtures		X
Laundry Room Fixtures		X
Paint/wallpaper		X
Radon mitigation		X
Sheetrock		X
Stairs and railings		X
Subflooring		X
Wall studs - Interior		X
Window Treatments		X
Internet/Media Access		
Antennae - Exterior		X
Antennae - Interior		X
TV, Cable, Internet, Data, etc. Wiring - Exterior		X
TV, Cable, Internet, Data, etc. Wiring - Interior		X

	Satellite Dish (HOA Approved)		X
	Exterior problems due to Internet/media access		X
	Landscaping		
	Edging	n/a	
	Grass Mowing - all	X	
	Lawn Applications - feed, weed control - all	X	
	Leaf Removal - all	X	
	Mulch - front and specified street facing sides	X	
	Mulch - all other		X
	Plantings/Small Trees - Remove/Replace - front + specified street facing	X	
	Plantings/Small Trees - Treatments - front + specified street facing	n/a	
	Plantings/Small Trees - Trimming - front + specified street facing	X	
	Plantings/Small Trees - Remove/Replace - all other		X
	Plantings/Small Trees - Treatments - all other		X
	Plantings/Small Trees - Trimming - all other		X
	Trees, large req. arborist - Remove - front + and specified street facing	X	
	Trees, large req. arborist - Treatments - front + specified street facing	X	
	Trees, large req. arborist - Trimming - front + specified street facing	X	
	Trees, large req. arborist - Remove - all other		X
	Trees, large req. arborist - Treatments - all other		X
	Trees, large req. arborist - Trimming - all other		X
	Watering grass (not common area)		X
	Watering Plantings (not common area)		X
	Weed control - Common Areas	X	
	Weed Control - Owner Property		X
	Weeding - front + specified street facing sides	X	
	Weeding - all other		X

Lights			
	Exterior Lighting On Unit - front	X	
	Exterior Lighting On Unit - back		X
	Exterior Lighting not attached to Unit		X
	Interior lighting		X
	Street Lighting - Town Owned	X	
Mechanical (HVAC)			X
	Air Compressor		X
	Air handler		X
	Concrete platform		X
	Duct Work		X
	Furnace/A/C Vent		X
	Furnace/Heat Pump		X
	Thermostats		X
Outdoor Areas			
	Awnings		X
	Concrete Pad - rear of unit		X
	Concrete Patios - rear of unit		X
	Concrete Porch Floor		X
	Decks		X
	Fencing - Decorative, Privacy		X
	Hot tubs		X
	Screened Porches		X
	Stone Walls - Decorative - Street facing	X	
	Three Season Rooms/Sunrooms		X
Pest Control - Removal, exterminating			

	Beavers	X	
	Birds (e.g. Woodpeckers)	X	
	Insects other than listed		X
	Small animals (e.g. racoon, squirrel, bat, mole, vole, skunk)		X
	Termites, Carpenter Ants, Wood Beetles - Infestation		X
	Termites, Carpenter Ants, Wood Beetles - Prevention		X
	Damage from above		X
	Plumbing and Gas/Utilities		
	Exterior hose Spigots/Covers/Faucets		X
	Inside Unit - Gas Line - Appliances		X
	Inside Unit - Gas Line - Furnace		X
	Inside Unit - Gas Line - Water Heater		X
	Inside Unit - Sewer Lines		X
	Inside Unit - Water Lines		X
	Outside Unit - Gas Line for All Gas		X
	Outside Unit - Sewer line		X
	Outside Unit - Water Line		X
	Water Heater		X
	Ponds - Large and Small		
	Dam maintenance and safety	X	
	Dredging	X	
	General maintenance - Algae, Aerators, Plant Control	X	
	Spillway maintenance and safety	X	
	Roads (HOA not Town)	X	
	(This refers to Saint Remy Circle and	X	
	the 2 "eyebrow" roads off of	X	

	Saint Remy Drive)		
Roofs			
	Chimney		X
	Chimney Cap		X
	Chimney Cleaning		X
	Eaves		X
	Gable Vents		X
	Roof Joists		X
	Roof Rafters		X
	Roof Valleys		X
	Roof Vents		X
	Shingles - Repair		X
	Shingles - Replace		X
	Skylights		X
	Soffit vents		X
Sidewalks along Saint Remy Drive and east side of			
	Silver Creek Drive to boundary of Silver Creek develop.	X	
Snow Removal			
	Driveways	X	
	Front Walks & Steps to Unit	X	
	HOA Roads	X	
	Mailbox area	X	
	Porch area at front door	X	
	Sidewalks	X	
Solar Panels (HOA Approved)			

	Attached to roof		X
	Attached to side of unit		X
	Free standing on common property		X
	Free standing on owner property		X
	Windows		
	Frames		X
	Glass		X
	Hardware		X
	J Channels around Windows	X	
	Screens		X
	Weatherstripping		X