

**FIRST AMENDMENT TO BYLAWS OF
SADDLEBROOKE HOMES ASSOCIATION, INC.**

(Fees and Fines)

THIS FIRST AMENDMENT TO THE BYLAWS OF THE SADDLEBROOKE HOMES ASSOCIATION, INC. (hereafter the "First Amendment") is made effective on the date executed by the SaddleBrooke Homes Association, Inc., a Kansas not-for-profit corporation (the "Association").

WHEREAS, by document entitled "Bylaws of SaddleBrooke Homes Association, Inc." (referred to herein as the "Bylaws"), signed on August 16, 1995, various rules and regulations were adopted for the governance of the Association;

WHEREAS, the SaddleBrooke Homes Association Declaration made May 20, 1993, the Original Declaration of Restrictions made May 20, 1993, the First Amendment to SaddleBrooke Declaration of Restrictions, The Enclaves Declaration of Restrictions, The Estates at SaddleBrooke 2nd Plat Declaration of Restrictions, the SaddleBrooke 3rd Plat Declaration of Restrictions, the SaddleBrooke 4th Plat Declaration of Restrictions, the SaddleBrooke Estates Declaration of Restrictions, and the Bylaws are collectively referred to herein as the "SaddleBrooke Documents";

WHEREAS, the Board of Directors desires to amend said Bylaws to create a provision by which Fees and Fines might be imposed to further the enforcement of these SaddleBrooke Documents, including but not limited to the Bylaws, the SaddleBrooke Homes Association Declaration made May 20, 1993, and as amended, and the SaddleBrooke Declaration of Restrictions made May 20, 1993, and as amended; and

WHEREAS, ARTICLE XVI of said Bylaws does allow that these Bylaws may from time to time be altered, amended, or repealed, or new Bylaws may be adopted in any of the following ways: (i) by a two-thirds (2/3) vote of the members of the Association present at a meeting at which a quorum is present, or (ii) by a three-fourths (3/4) vote of the entire Board of Directors, and any changes so made by the members may thereafter be further changed by three-fourths (3/4) vote of the entire Board of Directors; provided, however, that the power of the Board of Directors to alter, amend, or repeal Bylaws, or to adopt new Bylaws, may be denied as to any Bylaws or portion thereof by the members if at the time of enactment the members shall so expressly provide.

THEREFORE, ARTICLE IX POWERS OF THE BOARD OF DIRECTORS shall be amended as follows, by adding to the itemized list of powers the following:

9.14 Fees and Fines. Establish, publish a schedule of, and collect fees and/or fines to be imposed on Owners for failure to comply with any restrictions or obligations imposed by the SaddleBrooke Declaration, Bylaws, or Declaration of Restrictions, as amended, including late fees, costs, and attorney fees associated with collection, and take all necessary actions to collect the same, up to and including the filing of a lien on the SaddleBrooke property of the Owner(s) in violation.

A motion to amend the Bylaws as described was so moved and voted on at a duly held meeting of the Board, and was passed by a minimum of three-fourths of the entire Board of Directors, who thereby authorized the execution of this Amendment below.

Signature and Notarial Acknowledgement on the following page.

This First Amendment to the Bylaws of the SaddleBrooke Homes Association Inc. is hereby executed this 27 day of December, 2018, by the

SaddleBrooke Homes Association, Inc.

By: [Signature]
(sign)

Shawn D Johnson
(print)

Its: President
(title)

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 27 day of Dec, 2018, before me, a Notary Public, personally appeared Shawn D Johnson, the President of the Board of the SaddleBrooke Homes Association, Inc., to me known to be the person described herein and who executed this First Amendment to the Bylaws of the SaddleBrooke Homes Association, Inc., and duly acknowledged the execution of the same and his/her authority to so execute.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
Notary Public

My commission expires: 4/25/22



SADDLEBROOKE

SaddleBrooke Homes Association

FINE STRUCTURE

The SaddleBrooke Homes Association Bylaws authorize the Board of Directors to impose fees and fines as necessary to govern SaddleBrooke in accordance with the Bylaws and Declarations as it deems advisable or necessary for the benefit of the Association, and to assess fees and fines accordingly. By purchasing a home in SaddleBrooke, every owner has agreed to comply with and be bound by these Bylaws, Declaration, and Regulations. It is the responsibility of every owner to ensure that every resident (tenant, guest, or family member) of his or her home is in compliance as well.

ARTICLE IX POWERS OF THE BOARD OF DIRECTORS of the Bylaws authorizes the Board as follows:

9.14 Fees and Fines. Establish, publish a schedule of, and collect fees and/or fines to be imposed on Owners for failure to comply with any restrictions or obligations imposed by the SaddleBrooke Declaration, Bylaws, or Declaration of Restrictions, as amended, including late fees, costs, and attorney fees associated with collection, and take all necessary actions to collect the same, up to and including the filing of a lien on the SaddleBrooke property of the Owner(s) in violation.

Penalties for any violations will be assessed at the discretion of the Board of Directors as follows. The first offense will receive a written warning, the 2nd offense a \$50.00 fine, the 3rd offense a \$100.00 fine, the 4th offense a \$200.00 fine, and thereafter doubling for each subsequent offense. The determination of a fineable offense is at the sole discretion of the Board, and fines shall be imposed by a vote of the Board.

The SaddleBrooke Homes Association does hereby institute this fine structure this 3rd day of April, 2019, by vote of the Board of Directors.


Shawn Johnson, President