

BY-LAWS OF  
BROOKSIDE ESTATES CIVIC ASSOCIATION, INC.

ARTICLE I

THE NAME of this Association shall be BROOKSIDE ESTATES CIVIC ASSOCIATION, INC.

ARTICLE II

ITS PURPOSES AND FUNCTIONS shall be the improvement and development of the neighborhood area encompassed by this Association, which is the Brookside and Parkerdale Additions, and the solution of community problems in Allen County. It shall function as a non-partisan, non-sectarian and non-profit organization to promote social welfare and neighborliness among its members.

ARTICLE III

THE OFFICERS shall consist of a President, Vice-President, Secretary and Treasurer, with the usual privileges and duties pertaining to such offices. All officers shall serve one year and/or until their successors are chosen. They shall be appointed by and from the Executive Board, immediately following the election of the Executive Board at the annual meeting, which shall be held in November of each year.

ARTICLE IV

THE EXECUTIVE BOARD shall consist of nine (9) members, three (3) from each district as shown on Exhibit "A" attached. In November of 1979, nine (9) directors shall be elected from the districts shown on Exhibit "A" for the following terms:

<u>DISTRICT</u>	<u>LENGTH OF TERM</u>
1 - 3 directors	1-1 year, 1-2 years, 1-3 years
2 - 3 directors	" " "
3 - 3 directors	" " "

Thereafter, as directors terms expire, all directors terms shall be three (3) years.

Length of terms would be determined by the number of votes; Majority votes obtained represent a three (3) year term, Minority votes for a one (1) year term. If a tie exists, the length of terms will be determined by random drawing; first draw for a three (3) year term, second draw for a two (2) year term and third draw for a one (1) year term. Should no representative be available to Seat on the Board from Exhibit "A", as needed, such directors may be chosen from other areas in Exhibit "A".

In the event a vacancy shall occur on the Executive Board, the Board shall appoint a person to serve on said Board for the balance of the unexpired term of that Board member.

The President shall be the Chairman of the Executive Board and shall preside at all meetings.

#### ARTICLE V

THE GOVERNING POWERS of this Association shall be vested in the members of the Executive Board, subject to review and direction by the general membership in meeting assembled. All committees shall be appointed by the President and subject to the approval of the Executive Board, but shall have no power to act without specific authority.

#### ARTICLE VI

A QUORUM OF THE EXECUTIVE BOARD shall consist of  $\frac{1}{2}$  the total number of board members, with issues being resolved by a majority vote.

#### ARTICLE VII

MEMBERSHIP - Any citizen whose legal residence is located within the Brookside or Parkerdale Additions shall be eligible for membership in this Association.

Any resident or family, having paid their membership dues as prescribed by the Board of Directors shall have voting rights in the Association. Each family shall have one vote in all matters to come before this corporation. No proxies shall be used.

A quorum for a membership meeting shall be members representing 15 votes.

The annual meeting for the membership of this corporation shall be held the third Monday of November in each year. Written notice shall be given all members of the annual meeting ten days prior to said meeting.

A special meeting of the membership may be called by the President as he may desire, or upon the written request of four (4) Board members or at the request of five (5) Corporation members upon written request to the President. Notice of Special Membership Meetings shall be given the membership, in writing, at least ten (10) days prior to the date of said meeting, and said Notice shall specifically state the date, time, location and the purpose or purposes of said meeting.

ARTICLE VIII

THE EXECUTIVE BOARD shall meet, at a minimum, four (4) times per year and at other times as called by the President. Notice of these meetings shall be sufficient if scheduled at the prior Board meeting or given by telephone ten (10) days prior to said meeting.

ARTICLE IX

DIRECTORS MAY BE REMOVED at any meeting of the Board of Directors, by a 2/3 majority of the Board members present, for failure of a director to attend meetings and to carry out the responsibilities assigned to him.

Upon removal of any director, the Board shall have the authority to appoint another person to that vacancy.

ARTICLE X

THE ANNUAL DUES for membership in this Association shall be as set by Resolution by the Board of Directors and payable in the month of each year. Further, the Board shall have the authority to levy assessments, in addition to dues, where necessary, by a Resolution approved by 2/3 of the Board members present, at a meeting where a quorum is present.

ARTICLE XI

THESE BY LAWS MAY BE AMENDED by the Board of Directors, by a 2/3 majority vote of the members present, where there is a quorum present, after the proposed amendments are submitted and discussed at a meeting of the Board.

ARTICLE XII

Upon the changing of the name of the Brookside Estates Civic Association, Inc., the name of the association as listed, shall be automatically changed to Brookside - Parkerdale Civic Association, Inc.

EXHIBIT "A"

DISTRICT 1

Woodford  
Willowbrook  
Pana  
Nellwood  
Bradford-North  
Penrose-North  
Lamont-North  
Ashland

DISTRICT 2

DeRome-West  
46th Drive  
47th Drive  
Bradford-South  
Penrose-South  
Lamont-South  
Parkerdale Drive

DISTRICT 3

Ione  
Rosebury  
DeRome-East  
Bandon  
Garland  
Camby

BROOKSIDE ESTATES

Restrictions for Sections 1-12:

It is hereby understood and agreed by the buyers of the lots in Brookside Estates, an addition to the city of Fort Wayne, that said lots will be subject to the following restrictions, which shall run as covenants with the land:

- (1) All lots shall be for residential uses only. Not more than one (1) family dwelling shall be erected on any of the lots.
- (2) All lots shall be subject to a building set-back provision as indicated by the building lines shown on the face of the plat. The side line for all structures shall be not less than 10 feet on any lot.
- (3) No dwelling house on any lot shall have an area of: Sect. #1-#9 - 1050 square feet, Sect. #10 & #11 - 1300 square feet, Sect. #12 - 1100 square feet on the foundation, exclusive of open porches, breezeways and garages. Each dwelling in this addition must have a garage, either attached or separate, the foundation area of which shall be sufficient to house or accommodate a minimum number of two (2) automobiles.
- (4) All exterior material used in the construction of dwelling houses garages or any other buildings on any of the lots in this addition shall be new and substantial substance and shall not include tin or tar paper or similar siding protections. The foundations of all structures erected in this addition shall be of poured concrete and no cement block or cinder block shall be permitted to be visible on the exterior of any structure,
- (5) All oil tanks in connection with any buildings in this addition must be buried or concealed.
- (6) No lot may be used for the storing of junk, scrap machinery, auto parts or waste materials of any kind.
- (7) No lot may be used for the rearing or harboring of cattle or swine, or for any other purpose resulting in offensive odors or ground conditions.
- (8) Until such time as a public water supply and public sewerage system are available, each dwelling erected in this addition shall have a private well and a private sewage disposal system, the location and construction of which, shall be approved in writing, either individually or collectively by the Indiana State Board of Health.
- (9) Sect. #6 thru #12 - All culverts must be placed in road ditch and cemented before construction begins.
- (10) Any violation or attempted violation by an owner or occupant of any lot in Brookside Estates of any one or more of the above restrictions shall be to any other owner or occupant thereby injuriously affected, a cause for action at law or in equity for damage and/or injunctive relief.

Approved: Board of Public Works, City of Fort Wayne, Indiana  
by E. Gallmeyer

Lot Number	Section	Lot Number	Section
1-25	1	81-85	7
26-40	2	133-139	8
41-46	3	144-177	9
47-68	4	178-220	10
69-80	5	221-250	11
92-132	6	251-298	12