

**RECEIVED**  
AUG 10 2017  
KOSCIUSKO COUNTY  
ASSESSOR

*LM*

Duly Entered for Taxation Subject to  
Final Acceptance for Transfer this  
AUG 10 2017 *AD*  
*Mitchell L. Lovelitt*  
Auditor of Kosciusko County

2017080389 DEED \$25.00  
08/10/2017 03:32:19P 3 PGS  
Joetta Mitchell  
Kosciusko County Recorder IN  
Recorded as Presented

**EXHIBIT 2**



## Quit-Claim Deed

THIS INDENTURE WITNESSETH, that **Indiana Annual Conference of the United Methodist Church, Inc.**, an Indiana not-for-profit corporation, successor by merger of the **North Indiana Annual Conference of the United Methodist Church, Inc.**, as the successor to The Epworth League Institute of the North Indiana Annual Conference of the Methodist Episcopal Church (Grantor), (property currently listed by Auditor in the name of a predecessor entity, Epworth League Institute of the North Indiana Annual Conference of the Methodist Episcopal Church) for One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, **RELEASES AND QUIT-CLAIMS** to Kokomo Grace United Methodist Church Inc., the following described real estate situate in Kosciusko County, in the State of Indiana, to-wit:

That area of land lying between Lot 15 and Block "B" in the Plat of Epworth Forest and the Shoreline of Webster Lake, more particularly described as beginning at the Southeast corner of Lot 15, Block "B" and thence Southerly along the East line of Lot 15, extended, to the Shoreline of Webster Lake; thence Northerly and Westerly along the meander line of the Lake to a point intersecting the West line of Lot 15, extended; thence Northerly and Easterly along the West line of Lot 15, extended to the Southwest corner of Lot 15; thence Easterly along the South line of Lot 15 to the place of beginning. The tract described is all of that land lying between Lot 15 and the Lake which is approximately a rectangular parcel of land 25 feet by 50 feet in dimension.

This Quit-Claim Deed transfers to the Grantee all the fee interest of the Grantor in the Real Estate, but expressly reserves all Easement Rights, as defined below and all other rights and privileges other than fee estates granted to Grantor or its predecessors in interest by any document of record, which excluded rights are expressly retained by, and reserved to, Grantor. The Easement Rights as used herein shall mean all rights granted to Grantor or its predecessors in interest by easement or plat and those recorded easement and littoral rights granted or reserved to the North Indiana Annual Conference

of United Methodist Church in that certain Judgment entered on August 2, 1993, in that certain legal action titled as Barnes et al v. North

Indiana Annual Conference of United Methodist Church and filed as Case No. 43C01-9109-CP-732. The Easement Rights expressly exclude those classes of rights, as the same relate to the Real Estate, which were vested to the owners of the on-shore lots in the above-referenced Judgment.

Zoning Conditions: In order to comply with current Kosciusko County Zoning Ordinance requirements and to describe the explicit purpose of this transfer, the tract transferred by this Quit-Claim Deed is intended by Grantee to be combined with, and made a part of, lot numbered Fifteen (15) and Block "B" of "Epworth Forest" as platted in Section Eleven (11) Township Thirty-three (33) North, Range Seven (7) East, as recorded in the plat book No. 4, at page 65, in the records of the Recorder's Office in the said County; the real estate described in this Quit-Claim Deed and as well the real estate of Lots 15, shall be required to be transferred as a single parcel or ownership unit, and may not be conveyed separately except in conformity with the Kosciusko County Zoning Ordinance.

The Real Estate is to be held in trust, that such premises shall be kept, maintained and disposed of for the benefit of the United Methodist Church and subject to The Book of Discipline of the United Methodist Church and usage of said church, as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated.

IN WITNESS WHEREOF, the said Grantor, The North Indiana Annual Conference United Methodist, an Indiana not-for-profit corporation, commonly known as the North Indiana Annual Conference of the United Methodist Church, Inc., has executed this Deed this 7<sup>th</sup> day of August, 2017.

**Indiana Annual Conference of the United Methodist Church, Inc.**, an Indiana not-for-profit corporation, successor by merger of the North Indiana Annual Conference of the United Methodist Church, Inc.

By:

Printed:

Title:

Karen Jackson Gould  
Karen Jackson Gould  
Trustee

ATTESTED BY:

By:

Printed:

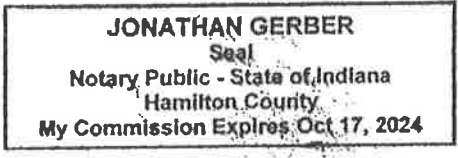
Title:

[Signature]  
TRUSTEE  
Trustee

STATE OF INDIANA, Hamilton COUNTY, SS:

Before me, a Notary Public, in and for said County and State, personally appeared Jke Williams and Karen Jackson Gould, the trustee and trustee of the within named **Indiana Annual Conference of the United Methodist Church, Inc.**, an Indiana not-for-profit corporation, successor by merger of the **North Indiana Annual Conference of the United Methodist Church, Inc.**, and acknowledged the execution of the foregoing deed to be the voluntary act and deed of the Grantor, for the uses and purposes herein stated, this 7<sup>th</sup> day of August, 2017.

My Commission Expires:  
Oct 17, 2024  
County of Residence:  
Hamilton



[Signature]  
Notary Public  
Jonathan Gerber  
Printed Name

MAIL TAX STATEMENTS TO:  
219 W. Mulberry St.  
Kokomo, In 46901

GRANTEE=S MAILING ADDRESS:  
219 W. Mulberry St.  
Kokomo, In 46901

PROPERTY ADDRESS:  
8521 E. Wade Ln  
North Webster, In  
46555

Prepared by Richard K. Helm, Rockhill Pinnick LLP, 105 East Main Street, Warsaw, Indiana 46580, and 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. JG WAP

4: \WORDDOC\DEEPS\InAnnConfUMCTrinityKokomoGraceUMC.docx

# EXHIBIT 3

3-1/2 Fixed  
Indiana Conference  
United Methodist Church  
Epworth Forest Pier Administration

1/28/14

### Application for Pier Assignment (New, Transfer or Change Request)

1. Please complete and return to Bradley Company or PO Box 540, South Bend, IN 46501
2. Pier Committee written approval must be obtained in advance for transfers or new pier assignments.
3. The maximum allowed width for on-shore piers is 24 feet and the maximum allowed width for assigned off-shore owners is 16 feet. The Pier Committee will consider the request for approval.

Width is measured at a right angle to the pier structure. On-shore piers are measured from the shoreline to the center of the pier. Off-shore piers are measured from the shoreline to the center of the pier. The pier structure must be within the 24-foot or 16-foot width. Measurement is the total width including the pier structure. Measurement is the total width including the pier structure.

Name(s): KOKOMO GRACE UNITED METHODIST CHURCH, INC.	
Epworth Forest Address: 8543 E. WESLEY LN NORTH WEBSTER, IN. 46550	Mailing Address: (Church office) 212 West Walnut ST. Kokomo IN. 46901
Phone Numbers: Office # 765-457-5329 FAX # 765-457-5332	
Email: Kokomograce@Kokomograce.org	

Do you currently have a pier assignment?  No (please circle one)  
If yes, please list pier number or location. 8543 E. Wesley Ln.

Reason for request: (if this is a pier transfer, please include previous owner(s) name and pier number (if known):

The Kokomo Grace United Methodist Church - Trustees are the owners of the lakefront property at 8543 E. Wesley Ln. The Trustees are requesting a change in Pier Assignment. Larger Church Trustees will be installing their own pier in front of the property. The old pier which has been managed by BRADLEY COMPANY must be moved for the 2014 season.

Steve Hart (Trustees Treasurer)

Pier Office Use Only
Pier Assignment
Comments
Approved by: _____ Date: _____

**Cindy Lovegrove**

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**From:** Larry Murrell <lawrence.murrell@howardcountyin.gov>  
**Sent:** Wednesday, April 19, 2017 12:05 PM  
**To:** efpier@gmail.com  
**Cc:** Hart Steve; Rebber Kathy; kokomograce@kokomograce.org  
**Subject:** Kokomo Grace UMC Pier

To EFAC Board:

This is to respond to your April 14, 2017 email.

First let me clarify that we have not requested removal of your community pier as you state. Rather, based upon recent court decisions, we understood that beginning in 2015 your pier was to be relocated from our shoreline. At your request, we granted you an extension in 2015 and 2016 while you looked for a new location. Having granted two extensions, we denied your request for 2017 and began preparations for installing our own pier.

Your email assertion that the Epworth League of our predecessor Methodist Episcopal Church is the legal owner of a portion of our shoreline presents new information that will take some time to sort out. Accordingly, we have suspended the installation of our pier and will agree to another one-year extension for the installation of your pier during 2017 while we review and consider your claim. Provided that this extension is not, nor shall it be construed as, a waiver or relinquishment of any of our rights in or ownership of the property in question.

Please provide me with the contact information for your attorney so that I might discuss this matter directly with him/her.

Respectfully,

Larry Murrell, Chair  
Grace UMC Board of Trustees

**Cindy Lovegrove**

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**From:** Epworth Forest Administration Committee <efpier@gmail.com>  
**Sent:** Friday, April 14, 2017 3:29 PM  
**To:** Kokomo Grace UMC  
**Cc:** mattshipman@bgswlaw.com  
**Subject:** Re: Epworth Forest

Grace United Methodist Church -

We understand that you have requested the removal of our long-standing Epworth Forest Community pier. However, according to the records we have reviewed, the Epworth League Institute of the North Indiana Annual Conference of the Methodist Episcopal Church is the legal owner of the parcel of shoreline that the community pier resides upon.

EFAC intends to continue utilizing the current location of the community pier, a pier that is recognized by the Kosciusko Circuit Court in their Order and Findings, Case No. 43C01-9109-CP-732, January 21, 2014.

As we seek an alternative location(s) to accommodate our community pier assignees, EFAC will continue to provide the Kokomo Grace and Huntington Trinity residences with slips/pier assignments on the EFAC community pier.

Please expect to receive a follow-up communication from our legal representation, Bloom Gates Shipman and Whiteleather, LLP regarding this matter.

Thank you,

EFAC Board of Directors

Epworth Forest Administration Committee, Inc.

PO Box 214, North Webster, IN 46555

[www.efpier.org](http://www.efpier.org)

[efpier@gmail.com](mailto:efpier@gmail.com)

On Thu, Apr 13, 2017 at 8:36 AM, Cindy Lovegrove <[kokomograce@kokomograce.org](mailto:kokomograce@kokomograce.org)> wrote:

Dear Epworth Forest Administration Committee,

The community pier was to be relocated starting in 2015 but we granted you a delay for one year. Grace Church has already contracted for our own pier installation.

Sincerely,

Grace United Methodist Church

**From:** Epworth Forest Administration Committee [mailto:[efpier@gmail.com](mailto:efpier@gmail.com)]  
**Sent:** Thursday, April 13, 2017 7:49 AM  
**To:** [questions@inumc.org](mailto:questions@inumc.org)  
**Cc:** Huntington Trinity; Kokomo Grace UMC  
**Subject:** Epworth Forest

Epworth League Institute of the North Indiana Annual Conference of the Methodist Episcopal Church  
301 Pennsylvania Pkwy Ste 300  
Indianapolis, IN 46280

Indiana UMC Conference -

This email is in regards to the Epworth Forest community in North Webster, Indiana. The Epworth Forest Administration Committee (a.k.a. the Epworth Forest pier committee) wanted to be sure to share with you that we are in the process of pursuing alternate locations for the long-standing Community Pier located on your shoreline (Parcel ID 005-042-285), directly west of the EF camp's swimming pier (near the Huntington Trinity and Kokomo Grace residences). We are currently awaiting DNR approval for a proposed new location and will then need to make subsequent decisions upon that approval to determine if it is a viable solution for relocation. Until that occurs, EFAC's intent is to continue to place the current 24-slip Community pier in its existing location upon the shoreline of your lot, as it has been for many years. Please reply to this email if you have any questions or concerns about our efforts by April 25th, as our pier installation will be scheduled shortly for the new season.

Thank you,

EFAC Board of Directors

Epworth Forest Administration Committee, Inc.

PO Box 214, North Webster, IN 46555

[www.efpier.org](http://www.efpier.org)

[efpier@gmail.com](mailto:efpier@gmail.com)

Epworth Forest Administration Committee, Inc.  
PO Box 214, North Webster, IN 46555  
[www.efpier.org](http://www.efpier.org)  
[efpier@gmail.com](mailto:efpier@gmail.com)



Draft - June 2, 2014

**BYLAWS  
OF  
EPWORTH FOREST ADMINISTRATION COMMITTEE, INC.**

ARTICLE I  
Name and Principal Office

The name of the corporation is EPWORTH FOREST ADMINISTRATION COMMITTEE, INC. (hereinafter referred to as the "Committee").

The registered office of the Committee shall be located at Indiana Conference United Methodist Church, 301 Pennsylvania Parkway, Suite 300, Indianapolis, Indiana 46280, until and unless changed in accordance with law by the Board of Directors.

ARTICLE II  
Definitions

Section 1. "1994 Judgment" means the Kosciusko Circuit Court's August 2, 1994 Record of Submission, Findings of Fact with Opinion and Judgment in *Barnes, et al v. North Indiana Annual Conference of United Methodist Church v. Numerous Intervening Defendants*, Cause Number 43C01-9109-CP-00732 and all subsequent decisions under this cause number. The 1994 Judgment adjudicated a dispute between and among property owners in Epworth Forest community on Lake Webster over ownership rights in the littoral between the lake and platted lots immediately adjacent to the lake. In addition to adjudicating the ownership dispute, the 1994 Judgment also defined the scope of an easement in the littoral and assigned the Conference certain management responsibilities relating to the easement.

Section 2 "2014 Order" means (collectively) the Kosciusko Circuit Court's January 2014 Order and April 15, 2014 Order Granting Relief Pursuant to T.R. 60 Through Modified Judgment in *Barnes, et al v. North Indiana Annual Conference of United Methodist Church v. Numerous Intervening Defendants*, cause number 43C01-9109-CP-00732.

Section 3 "Committee" means and refers to this corporation, which is also referred to as the "Corporation" in the Articles of Incorporation of this corporation.

Section 4. "Conference" means the North Indiana Annual Conference of United Methodist Church.

Section 5. All of the terms as defined and used in the 1994 Judgment and 2014 Order shall have the same meanings in these Bylaws. The 1994 Judgment as altered, amended or modified by subsequent Court Orders shall continue to define the existing rights of the owners in Epworth Forest.

ARTICLE III  
Membership and Voting Rights

Section 1. Membership, Transfer, Voting Rights. The Members, shall have voting membership rights to elect the Board of Directors. The Owner or Owners of each lot or multiple lots as a group used for a residential structure, or any one or group of undeveloped/unimproved lots owned by the same owner ("Parcel") shall have one vote in any election of directors. The Conference shall have one vote for its collective ownership of undeveloped lots. Owner may be more than one individual, legal entity, or trust, and the owner/owners shall designate and deliver to the secretary in writing the name of one representative to cast a vote for the parcel. Reference is hereby made to the 1994 Judgment, 2014 Order and the Articles of Incorporation which set forth terms, provisions and conditions governing and relating to membership in the Committee, transfer of membership, all of which terms, provisions and conditions are incorporated herein by reference.

Section 2. Meetings. Meetings of the members of the Committee shall be in accordance with the following provisions:

(a) Place. Meetings of the members shall be held at such place in Kosciusko County, Indiana, as may be designated by the Board of Directors of the Committee.

(b) Annual Meetings. The members shall have an annual meeting. The first annual meeting of the members shall be held during the first fiscal year of the Committee, the exact date to be decided by the Board of Directors. At such first annual meeting of the members, the Board of Directors may designate a regular day or date for successive annual meetings. If any designated day or date falls upon a legal holiday, the actual date of the meeting shall be the next business day succeeding such designated day or date.

(c) Special Meetings. Special meetings of the members may be called by the president of the Committee or by resolution of the Board of Directors of the Committee. Notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

(d) Notice of Meetings. Pursuant to Indiana Code 23-17-10-5, the Committee shall give notice of meetings in a fair and reasonable manner. The Committee shall provide notice by communicating in person, mail or other method of delivery; or other electronic means capable of verification. It shall be the duty of the secretary of the Committee to serve a notice of each annual or special meeting, stating the purposes thereof, as well as the time and place where it is to be held, upon each member of record, not less than ten (10) days, or, if notice is mailed by other than first class or registered mail, thirty (30) days nor more than sixty (60) days, before the meeting date. The mailing of a notice to each member at the address shown for such member on the Committee's records shall be deemed notice served.

(e) Notwithstanding any of the foregoing, any matter or business agreed to in writing by all members of the Committee shall be valid and binding regardless of whether

the procedures set forth above have been satisfied; for this purpose, signatures transmitted electronically shall be deemed to be, and shall have the same effect as, original signatures.

ARTICLE IV  
Board of Directors

Section 1. Number, Qualification and Election. The affairs of the Committee shall be governed by a Board of Directors composed of five (5) persons. The Board shall consist of two (2) directors elected by the Off-shore Owners, two (2) directors elected by the On-shore Owners, and one (1) "neutral" director whose initial appointment is made by the Kosciusko Circuit Court. Thereafter, the "neutral" director shall be selected by unanimous consent of the four (4) elected directors, and if unanimous vote cannot be reached by the four (4) elected directors, then by appointment of the Kosciusko Circuit Court on petition of any lot owner in Epworth Forest.

Section 2. Additional Qualifications. Where an owner consists of more than one person, or is a partnership, corporation, trust or other legal entity, then one of the persons constituting the multiple Owner or a partner, officer or trustee, as the case may be, of the partnership, corporation, trust or other entity owner shall be eligible to serve on the Board of Directors of the Committee, except that no owner may be represented on the Board of Directors by more than one person at a time.

Section 3. Initial Board of Directors.

3.1. The On-shore Owners shall, collectively, designate two persons as representatives on the board of directors. Those two persons may be selected by consensus, by an informal election process, and shall not require a full formal voting procedure. The On-shore Owners shall provide the names of the two members of the board of directors to their attorneys, who will provide those names to the attorneys for all parties and to the Court as necessary.

3.2. The Off-shore Owners shall, collectively, designate two persons as representatives on the board of directors. Those two persons may be selected by consensus, by an informal election process, and shall not require a full formal voting procedure. The Off-shore Owners shall provide the names of the two members of the board of directors to their attorneys, who will provide those names to the attorneys for all parties and to the Court as necessary.

3.3 As soon as they are designated, the two On-shore designated directors and the two Off-shore designated directors shall meet informally, to conduct an organizational meeting, initially for the purpose of appointment a fifth "neutral" director. In the event those four directors cannot reach agreement as to the designation of a fifth and neutral director, that impasse may be reported to the Court by counsel for any party or parties, along with a request that the Court make the designation of the fifth and neutral member of the board of directors.

3.4. The Initial Board shall maintain, manage and administer the affairs and the property of the Committee during the initial term. The Initial Board shall arrange for appropriate elections to occur in June 2015 to establish elected directors. Election arrangements shall maintain the election of two directors from the Off-shore Owners, two directors from the On-shore Owners, and designation of a fifth, neutral director by the four elected directors. The Initial Board shall have the power and responsibility to ratify the Bylaws. In the event of any vacancy or vacancies occurring on the Initial Board, replacement directors shall be filled in accordance with the terms and provisions of these Bylaws and of the Articles of Incorporation.

Section 4. Term of Office Generally. The term of a director may not exceed five (5) years. Directors may be elected for successive terms. The Board of Directors may stagger the terms of directors to promote continuity in the governance of the Committee.

Section 5. Powers. The Board of Directors shall have such powers as are reasonable and necessary for the administration of the affairs of the Committee and to accomplish the performance of their duties, conferred by the Indiana Nonprofit Corporation Act or by other law and which powers include, but are not limited to, the power:

(a) To adopt and publish reasonable rules and regulations governing the use and enjoyment of the Easement, the management and administration of the Committee, and as otherwise permitted in the 1994 Judgment and 2014 Order, and to establish sanctions for the infraction thereof, in each case in a manner consistent with the 1994 Judgment and 2014 Order;

(b) To exercise all of the powers and privileges and to perform all of the Conference's managerial duties and obligations as set forth in the 1994 Judgment and 2014 Order;

(c) To exercise for the Committee all powers, duties and authority vested in or delegated to the Committee and not reserved to the membership by other provisions of these Bylaws, the 1994 Judgment, the 2014 Order, the Articles of Incorporation or statute;

(d) To collect reasonable attorney fees if it prevails in an enforcement action for failure to timely pay duly assessed pier fees, failure to comply with a pier assignment, or other material failure to comply with any duly enacted Court Order or rule or regulation; however, there shall be no right of the Committee to collect attorney's fees incurred in connection with the, Easement Termination Litigation, as defined in the 2014 Order, or in connection with any refusal to comply with a pier assignment by an Easement Termination Plaintiff, as defined in the 2014 Order, during the pendency of the Easement Termination Litigation if such litigation is refiled;

(e) To declare the office of a member of the Board of Directors to be vacant in the event such director shall be absent from three (3) consecutive regular meetings of the Board of Directors or if such director is in arrears in paying any outstanding debts and/or obligations to the Committee including, but not limited to, assessments;

(f) To approve the annual budget, statement of income and expenditures of the Committee and to establish and maintain a reserve fund for capital expenditures;

(g) To employ as a manager, an independent contractor, or such other employees as it deems necessary, and to prescribe their duties, subject to the limitations set forth in the Declaration; and

(h) To do and take all such action as is or may be necessary, desirable or appropriate to perform the duties, obligations and responsibilities of the Board of Directors as required by the 1994 Judgment, the 2014 Order, other provisions of these Bylaws, the Articles of Incorporation, or statute.

Section 6. Duties. The Board of Directors shall have the following duties:

(a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members;

(b) To ensure on-shore owners' pier assignments continue from year to year and be presumed permanent;

(c) To ensure that off-shore pier assignment/location, in accordance with the 1994 Judgment, may only be changed, in the sole discretion of the Board of Directors, for a substantial change in circumstances making the prior assignment unreasonable under the facts and circumstances;

(d) To ensure an on-shore pier assignment/location, in accordance with the 1994 Judgment, may only be changed, upon the request in writing of the on-shore owner and only for substantial change of circumstances making the prior assignment unreasonable under current facts and circumstances;

(e) To operate under the presumption that one off-shore pier will exist per onshore lot;

(f) To verify each Off-shore owner who requests a pier has adequate liability insurance in such reasonable amounts as determined in the sole discretion of the Board of Directors;

(g) To establish the amount of the assessments against each member for each pier owned, all in accordance with the terms of the 1994 Judgment, 2014 Order and these Bylaws;

(h) To cause that no motor vehicles, except wheelchairs for disabled persons in need of such wheelchairs, are permitted on the Easement (the prohibition against motor vehicles is not intended to prohibit access for necessary things such as tree trimming, utility installation and maintenance, and the like, on a temporary basis);

(i) To develop, establish and maintain community piers where possible;

- (j) To ensure off-shore owners are required to access pier locations over rights of way;
- (k) To send written notice of each assessment to each applicable owner;
- (l) To order that all past-due fines or penalties relating to pier fees are waived if the underlying pier fees are fully paid by May 1, 2014;
- (m) To levy fines for violations of the policies and pier assignments and to levy reasonable late fees for failure to pay pier fees consistent with the January 21, 2014 Order;
- (n) To establish a fair, timely appeal process administered by a single enforcement administrator who shall, to the extent practicable, enforce the regulations adopted under the 1994 Judgment and specifically, should investigate and address violations of interlopers within three (3) days;
- (o) To place a lien on any lot in Epworth Forest to secure payment of any assessed fee and to secure judgment obtained against any lot owner as the Board of Directors, in its sole discretion, deems necessary or advisable;
- (p) To issue, or cause an appropriate officer to issue, upon demand by any person or entity, a certificate setting forth whether or not any assessment has been paid;
- (q) To procure and maintain the insurance coverages required by the 1994 Judgment, 2014 Order and such other insurance coverages as the Board of Directors, in its sole discretion, deems necessary or advisable;
- (r) To ensure that on-shore owners will not be overburdened, but recognizing that strict equality in burdening owners is not possible;
- (s) To cause the Easement, including any improvements thereon, to be maintained to the extent, if any, of the Committee's responsibilities transferred to the Committee by the Conference, therefor as provided in the 1994 Judgment and 2014 Order; and
- (t) To supervise all officers of the Committee.

Section 7. Compensation. No director, except for the "neutral" serving director if unanimously agreed to by the other four (4) directors, shall receive compensation for any service he may render to the Committee as such director.

Section 8. Removal of Directors. Subject to the provisions of the 2014 Order and the foregoing Section 3 of this Article IV with respect to the Initial Board of Directors, any director may be removed for cause.

Section 9. Regular Meetings. Regular meetings of the Board of Directors shall be held at such regular intervals, without notice, at such place and hour as may be determined from time

to time by resolution of the Board of Directors. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the president on three (3) days' notice to each director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the secretary in like manner and on like notice on the written request of at least three-fifths (3/5) of the directors.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent of the giving of such notice. Attendance by a director at any meeting of the Board of Directors shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

Section 12. Quorum. At all meetings of the Board of Directors, the presence of all five (5) of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which quorum is present shall be the acts of the Board of Directors except as otherwise provided in or required by the 1994 Judgment, 2014 Order, Articles of Incorporation, these Bylaws or statute.

Section 13. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. No action shall be conducted without the consent of all five (5) directors. Such approval must describe the action, be signed by each director, and be included in the minutes or filed with the corporate records reflecting the action taken. Any action so approved shall have the same effect as though taken at a meeting of the directors. For the purposes of this Section, a signature conveyed by electronic means shall have the same effect as if an original.

Section 14. Resignation. A director may resign by delivering written notice to the Board of Directors, its chairman, the president or the secretary. A resignation is effective when delivered unless the notice specifies a later date.

Section 15. Delegation of Powers. For any reason deemed sufficient by the Board of Directors, whether occasioned by absence or otherwise, the Board of Directors may delegate all or any of the powers and duties of any officer to any other officer or director, but no officer or director shall execute, acknowledge or verify any instrument in more than one capacity.

## ARTICLE V Officers and Their Duties

Section 1. Enumeration of Offices. The officers of the Committee shall be a president, a vice president (if required by the Board of Directors), a secretary and a treasurer, all of whom shall be members of the Board of Directors, and such other officers as the Board of Directors may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members of the Committee.

Section 3. Term. The officers of the Committee shall be elected annually by the Board of Directors and each shall hold office for one (1) year and until her or his successor is elected and qualified, unless he or she shall sooner resign, be removed or otherwise disqualified to serve. Officers may serve for any number of consecutive terms.

Section 4. Special Appointments. The Board of Directors may elect such other officers as the affairs of the Committee may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board of Directors may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by a majority vote of the Board of Directors. Any officer may resign at any time by giving written notice to the Board of Directors, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by a majority vote of the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The president shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out. The president shall have and discharge all the general powers and duties usually vested in the office of the president or chief executive officer of an Committee or a stock corporation organized under the laws of the State of Indiana.

(b) Vice President. The vice president shall act in the place and stead of the president in the event of his or her absence or inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board of Directors or as are delegated to him or her by the president.

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the members; keep the corporate seal of the Committee (if any is adopted) and affix it on all papers requiring said seal; authenticate records of the Committee as necessary; serve notice of meetings of the Board of Directors and of the members; keep appropriate current records showing the



members of the Committee, together with their addresses; and shall perform such other duties as required by the Board of Directors.

(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Committee and disburse such funds as directed by resolution of the Board of Directors; keep proper books of account; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

#### ARTICLE VI Committees

The Board of Directors may appoint various committees to carry out the purposes of the Committee. Except as otherwise expressly provided in the 1994 Judgment, 2014 Order or by statute, members of such committees may, but need not, be members of the Board of Directors.

#### ARTICLE VII Books of Account and Fiscal Year

Section 1. Books of Account. The Committee shall keep detailed books of account showing all expenditures and receipts of administration which shall specify any expenses incurred by or on behalf of the Committee and the members. Such accounts, books, records, financial statements and other papers of the Committee shall be open for inspection by the members and any Owner during reasonable business hours and subject to reasonable procedures established by the Board of Directors. Current copies of the 1994 Judgment, 2014 Order, the Articles of Incorporation, and the Bylaws of the Committee, and other rules concerning the Easement, shall be available for inspection by any Owner and lender, and to holders, insurers or guarantors of any first mortgage at the principal office of the Committee during normal business hours and subject to reasonable procedures established by the Board of Directors, where copies of the same and of audits may be purchased at reasonable costs.

Section 2. Fiscal Year. The fiscal year of the Committee shall commence January 1 and end the following December 31 each year.

Section 3. Assessment Certificates. Any officer of the Committee may issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

#### ARTICLE VIII Contracts, Loans, Checks

Section 1. Authorization. The Board of Directors may authorize any officer or officers or agent or agents of the Committee to enter into any contract, to execute any instrument, or to take out any loan on its behalf. Such authorization may be general or confined to specific instances. Except as provided in these Bylaws, no officer, agent, or employee shall have any

power to bind the Committee or to render it liable for any purpose or amount unless so authorized by the Board of Directors.

Section 2. Checks. All checks, drafts, or other orders for payment of money by the Committee shall be signed by no less than two (2) directors as the Board of Directors may from time to time designate by resolution. Such designation may be general or confined to specific instances.

#### ARTICLE IX Assessments

As more fully provided in the 1994 Judgment, January 21, 2014 Order, 2014 Order, each member who request a pier assignment is obligated to pay to the Committee assessments. The general pier fees assessed to all owners shall be for the administration of any community pier assignments and enforcements. The expenses of acquiring, maintaining, seasonal installation/removal of any community pier shall be paid for separately by a fee for that purpose charged to any user of a slip or place on a community pier and not from regular pier fees. The separate fee for use of a community pier shall be in addition to regular pier fees. Any assessments shall be delinquent which are not paid. No member who requests a pier assignment may waive or otherwise escape liability for the assessment provided for in the 1994 Judgment, January 21, 2014 Order, 2014 Order or herein by nonuse of any or all of the Easement or abandonment of his or her parcel.

#### ARTICLE X Amendments

Section 1. Amendments. The power to amend, alter, add to and repeal these Bylaws is vested in the Board of Directors of the Committee; provided, however, that no amendment or other change shall be made in these Bylaws which conflicts with the terms and provisions of the 1994 Judgment or 2014 Order.

Section 2. Conflict. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the 1994 Judgment and these Bylaws, the 1994 Judgment shall control. Any conflict between the 2014 Order and these Bylaws, the 2014 Order shall control. Any ambiguity in these Bylaws shall be interpreted consistently with the written meaning and intent of the 1994 Judgment and 2014 Order.

#### ARTICLE XI Miscellaneous

Section 1. Purpose. The purpose of the Committee will be to manage all rights, obligations and disputes related to the Easement created by the original Plat and defined in the 1994 Judgment and subsequent rulings and to accept the assignment from the Conference of all the Conference's duties in the 1994 Judgment.

Section 2. Membership Certificates. The Board of Directors is not required to issue to any member a certificate from the Committee evidencing membership in the Committee.

Section 3. No Earnings. No member shall have or receive any earnings from the Committee, except that a member who is an officer, director or employee of the Committee may receive fair and reasonable compensation and reimbursement of reasonable expenses incurred in performing the member's services as officer, director or employee of the Committee. A member may also receive payment of principal and interest on monies loaned or advanced to the Committee, as provided in the Act.

Section 4. Applicable Law. These Bylaws shall be construed in accordance with the laws of the State of Indiana.

Section 5. Severability. If one or more of the provisions of these Bylaws shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of these Bylaws; and these Bylaws shall be reformed and construed as if such invalid, illegal or unenforceable provisions had not been contained herein.

Section 6. Time of Essence. Time is of the essence in these Bylaws.

Section 7. Headings and Gender. Headings are for reference only, and do not affect the provisions of these Bylaws. Where appropriate, the masculine gender shall include the feminine or the neuter, and the singular shall include the plural.

Section 8. Computation of Time. In computing a time period prescribed in these Bylaws, the day of the act or event shall not be counted. All subsequent days, including intervening weekend days and holidays, shall be counted in the period. The last day of the period so computed is to be included unless it is a weekend or a legal holiday as defined under Indiana law, in which case the period is to be extended to the next day that is not a weekend day or holiday.

Section 9

**Cindy Lovegrove**

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**From:** Epworth Forest Administration Committee <efpier@gmail.com>  
**Sent:** Thursday, April 13, 2017 9:36 AM  
**To:** Brian & Breanne Walls; Brown, Deb and Randy; Don Mathis; Huntington Trinity; Jason Cupp; Jerry & Sandi Titsworth; Norman & Sally Glassburn; Phillip & Phyllis Emerson; Robert Jr Kinchen; Stephen L & Gerri Vance; Taryn Willis; Terry & Janny O'Brien; Kokomo Grace UMC; Connie & Tony Dragan; Scott Bolenbaugh; Marc Roth; Marvin & Susie Ward; jim@majorhappiness.com; KELLY KAASE; Stephen B Jr Smith; McGonagle, Brian K; Robert Plank; George & Donna Hinsdale; Plew, Randolph; Mary Dada; Michael A Jamison; Pamela & Terry Green Laker; Sandi M Miller  
**Subject:** The Epworth Forest Community Pier

All -

There have been many questions from individuals in the Epworth Forest community regarding the status of EFAC's "Community Pier". At this time, EFAC doesn't necessarily have all the answers, but we can provide some insight to our thinking and progress and we ask for your proposed solutions and leadership.

All of you should have received a notice that EFAC has applied for a DNR permit to relocate the current 24-slip Community Pier structure from the "Kokomo Grace/Huntington Trinity" vicinity to the end of 2<sup>nd</sup> Trail, along the easement in our Epworth Forest community. Kokomo Grace United Methodist Church contacted EFAC and requested that the Community Pier no longer be on the shoreline near their residence, therefore EFAC is investigating alternative options in order to avoid any displacement of the many offshore assignees at the community pier.

There would be 14 offshore homeowners (17 assignments) that would no longer have pier assignments on the lake if we were to remove the existing structure near the EF Conference's Beach House. The 2<sup>nd</sup> Trail easement location referred to in the DNR application is on the west end of the Epworth Forest neighborhood and has 150 feet of shoreline not occupying anyone's individual land/property. For those two reasons, EFAC determined it was a logical idea to pursue this area as an alternate location for the Community Pier. DNR requires that a group pier (the term used for a pier of 5 slips or more) be no more than ½ the width of the lot/shoreline it is placed on. DNR also requires that a group pier has a 10 foot buffer of open water on each side of the structure. The Community Pier structure that we are currently using is 50 feet wide, therefore 70 of the 150 feet of shoreline would be utilized by the Community Pier, with 80 feet remaining.

A valid question from the 7 individual offshore shoreline pier assignees currently located on the 2<sup>nd</sup> Trail easement (assignments 12A-H) is: "What will happen to MY assignment if the Community Pier is relocated here?". EFAC has not yet made any decision that can answer that question, but options have been discussed. Options could include using the remaining 80 feet for "shared" piers among the 7 owners. Shared piers (which do not require DNR approval) can be a single pier structure with 2-4 slips/assignments. Another option is to use the remaining open slips on the Community Pier for the current 2<sup>nd</sup> Trail assignees. A third option is to do a combination of both – some assignees on the Community Pier and some on shared piers. **The objective is to not displace ANYONE'S pier assignment with a relocation of the existing Community Pier.**

Another question from individuals residing near 2<sup>nd</sup> Trail concerns parking vehicles on the road near the Community Pier. As with the current Community Pier location, EFAC and/or Epworth Forest does not offer a parking area for vehicles driven to access the Community Pier. There are rules enforced by the 2014 court judgement prohibiting motorized vehicles on the Easement, but EFAC does not administer roads or parking in the neighborhood. 2<sup>nd</sup> Trail would be no different. Parking has not historically been an issue in the last 20+ years of the existing Community Pier. If it were to become an issue for the new location, the appropriate local

authorities that govern roads and/or illegal parking would need to be contacted immediately by the residents of our community.

The DNR application has already been reviewed by several groups within DNR, and we are anxiously awaiting approval in order to proceed with further evaluation and decisions. In making these decisions, the EFAC Board needs leadership from YOU, the individuals affected by this relocation. We are asking for your recommendations, solutions, and commitment to this effort in order to reach some decisions. We need LEADERS that are willing to invest time to help meet EFAC's objective of not displacing any of our offshore assignees in Epworth Forest.

Please email EFAC by April 20th if you can offer your assistance by proposing ideas and solutions. You have a vested interest and EFAC would appreciate your involvement.

Thank you in advance,

EFAC Board of Directors

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Epworth Forest Administration Committee, Inc.

PO Box 214, North Webster, IN 46555

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