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2024-508814
03/21/2024 11:42 AM
TOTAL FEES: 25.00
BY: KD
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

**SECOND AMENDMENT TO THE
LE JARDIN CONDOMINIUM
DECLARATION OF CONDOMINIUM**

This Second Amendment to the Le Jardin Condominium Declaration of Condominium was executed this 18th day of March, 2024.

WITNESSETH: -

WHEREAS, the Le Jardin horizontal property regime in Schererville, Lake County, Indiana, was established pursuant to the Indiana Horizontal Property Act upon the recording of the "Le Jardin Condominium Declaration of Condominium" in the Office of the Lake County Recorder on December 19, 1985, as Document No. 833653 and 833654, at Book 060, Page 34 (hereafter referred to as the "Original Declaration"); and

WHEREAS, the Le Jardin Condominium Association, Inc., an Indiana not-for-profit corporation, was established upon the filing of Articles of Incorporation with the Indiana Secretary of State's Office on July 30, 1985 (hereafter referred to as "Association" or "Corporation"); and

WHEREAS, the Original Declaration was subsequently amended on January 6, 1995 ("First Amendment") and which amendment was recorded in the Office of the Lake County Recorder on January 9, 1995 as Document No. 95001496; and

WHEREAS, the Owners of Apartments within Le Jardin desire to amend certain provisions of the Original Declaration, as amended in the First Amendment; and

WHEREAS, Article XV of the Original Declaration sets forth the procedure for amending the same and requires any amendments to be approved by at least three-fourths (3/4) of the Shares of ownership at a regular or special meeting of the Owners and ratified by at least three-fourths (3/4) of the Board of Directors; and

WHEREAS, a Special Meeting of the Apartment Owners was held on March 13, 2024, after notice was duly given, for the stated purpose of considering and approving the amendment (which is set forth hereafter) to the Original Declaration, as amended in the First Amendment; and

WHEREAS, at said Special Meeting, Owners constituting more than seventy-five percent (75%) of the Shares of ownership, in person or by proxy, voted to approve the amendment to the Original Declaration, as amended in the First Amendment, set forth below; and

WHEREAS, at a subsequent meeting of the Board of Directors, members constituting more than seventy-five percent (75%) of the Board voted to ratify the amendment to the Original Declaration, as amended in the First Amendment, set forth below.

NOW, THEREFORE, the undersigned officer of the Le Jardin Condominium Association, Inc. hereby executes this Second Amendment to the "Le Jardin Condominium Declaration of Condominium":

1. Article VIII of the Declaration, as amended in the First Amendment, is deleted in its entirety and replaced with the following:

VIII. LEASES OF APARTMENTS.

The leasing of Apartments shall be governed by the Association, through the Board of Directors, which shall have the right to promulgate and adopt Rules and Regulations to govern, regulate and limit the right of Apartment Owners and subtenants to lease Apartments, including the right to limit the total number of Apartments leased and to approve or disapprove a particular lease or lease renewal. All leases and lease renewals shall be subject to prior written approval by the Board of Directors and shall not be effective until such approval is granted. Any lease or lease renewal approved by the Board of Directors must: (i) be in writing; (ii) be for a period of at least one (1) year but not longer than three (3) years; (iii) state that the rights of the tenant(s) and all occupants to use and occupy the Apartment are subject and subordinate to in all respects the provisions of this Declaration, the Indiana Horizontal Property Act, the Amended & Restated Articles of Incorporation, the Amended & Restated By-Laws, and the rules and regulations promulgated by the Board of Directors, all as the same may be amended from time to time. The Owner shall deliver copies of such documents to the tenant prior to the effective date of the lease. The Owner shall deliver a fully executed copy of any approved lease to the Board of Directors prior to the effective date of the lease.

2. Certification. The undersigned persons hereby represent and certify that all requirements for and conditions precedent to the approval of this Second Amendment to the Declaration as contained herein have been fulfilled and satisfied.

Executed on the 18th day of March, 2024

Le Jardin Condominium Association, Inc.
an Indiana Nonprofit Corporation

By: Phillip J. Merhalski
Phillip J. Merhalski, President

ATTEST:

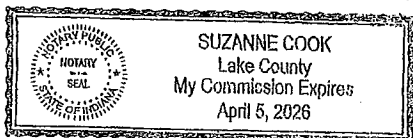
Leti Rodriguez
Leti Rodriguez, Secretary

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.
/s/ Stephen E. Vander Woude

STATE OF INDIANA)
COUNTY OF LAKE)

Before me a Notary Public in and for said County and State, personally appeared Phil Merhalski and Leti Rodriguez, the President and Secretary of Le Jardin Condominium Association, Inc., who acknowledged execution of the foregoing Second Amendment to the Le Jardin Condominium Declaration of Condominium and who acknowledged that the representations contained herein are true.

Witness my hand and notarial seal this 18th day of March, 2024
COMMISSION # 712189



Suzanne Cook
Notary Public