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 FORSYTH CO, NC FEE \$26.00
 PRESENTED & RECORDED:

11-14-2023 09:29:01 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3781
PG: 1882-1885

Prepared by and return to:

 Ruby Chase Taliercio, PLLC
 P.O. Box 38965
 Greensboro, NC 27438

 STATE OF NORTH CAROLINA
 COUNTY OF FORSYTH

AMENDMENT

THIS AMENDMENT to the Bylaws of Cedar Cove Condominium, which are found as an Exhibit to the Declaration of Condominium for the Cedar Cove Condominium, is made as of October 18, 2023 by Cedar Cove Association, pursuant to the provisions of the Amended Declaration of Condominium for the Cedar Cove Condominium and the Bylaws of the Cedar Cove Condominium.

RECITALS:

- A. On April 14, 1972, the Declaration of Condominium for the Cedar Cove Condominium was recorded at Book 1145, Page 424 of the Forsyth County Registry. An Amended Declaration of Condominium was subsequently recorded on January 2, 1980, at Book 1293, Page 1431 in the Forsyth County Registry (hereafter the Declaration of Condominium with all amendments will be referred to as the "Declaration"). The Bylaws for the Cedar Cove Condominium are Exhibit E to the Declaration.
- B. On June 14, 1984, the Amended Bylaws for the Cedar Cove Condominium were recorded at Book 1445, Page 76 of the Forsyth County Registry (hereafter the Bylaws of the Cedar Cove Condominium with all amendments will be referred to as the "Bylaws").
- C. The Cedar Cove Association has found it necessary to make certain changes to the Bylaws.
- D. Only the Bylaws are being changed by the proposed amendment. The other portions of the Declaration beyond the Bylaws are otherwise unchanged by the proposed amendment.
- E. The Declaration and Bylaws provide that any amendment to the Bylaws requires owners at a regular or special meeting to vote to support the change by a vote of at least sixty-six and two-thirds percent (66 2/3%) and such amendment must be duly recorded in the Forsyth County Registry.

 Original to: Daniel Dempsey

F. A meeting was held on September 26, 2023, regarding the proposed changes to the Bylaws. A vote was conducted on the proposed changes to the Bylaws at that meeting, and the changes were approved by more than sixty-six and two-thirds percent (66 2/3%) of the votes of the owners present.

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Section 6 of Article III of the Bylaws shall be deleted in its entirety and replaced with:

Section 6. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least four (4) such meetings (once per quarter), shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, by mail, by electronic means (such as email), or by telephone, at least two days prior to the day named for such meeting.

2. Section 7 of Article III of the Bylaws shall be deleted in its entirety and replaced with:

Section 7. Special Meetings. Special meetings of the Board of Directors may be called by the President on at least one days' notice to each director, given by mail, by electronic means (such as email), or by telephone, which notice shall state the time, place and purpose of the meeting or special meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least (2) Directors.

3. Section 12 of Article III of the Bylaws shall be deleted in its entirety and replaced with:

Section 12. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors and the Secretary shall keep a Minute Book of the Board of Directors recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings. Roberts Rules of Order shall govern the conduct of the meetings of the Board of Directors when not in conflict with the Declaration, these Bylaws or the Unit Ownership Act. The Board of Directors may conduct a regular or special meeting through the use of any means of communication by which all Directors participating may simultaneously hear and be heard by each other during the meeting. The Board of Directors may also permit any or all Directors to participate in a regular or special meeting through the use of any means of communication by which all Directors participating may simultaneously hear and be heard by each other during the meeting. A Director participating in a meeting by this means is deemed to be present in person at the meeting.

4. Section 13 of Article III of the Bylaws shall be renumbered to be Section 14 of Article III.

5. A new Section 13 shall be added to Article III of the Bylaws. That new Section 13 is:

Section 13. Action between Meetings. Between regular meetings, the Board of Directors may take action on routine matters of business by written ballot (including an electronic ballot delivered by electronic means) without a meeting in the discretion of the President. Any action taken by this method must be ratified by the Board of Directors at its next regular meeting and recorded in the minutes of that meeting.

IN WITNESS WHEREOF, by the authority of its Board of Directors, Cedar Cove Association, hereby certifies that the foregoing has been duly adopted by Owners of the Association in accordance with the Declaration and Bylaws and therefore, is a valid Amendment to the Bylaws of the Cedar Cove Condominium.

This the 18 day of October 2023.

Cedar Cove Association

By: Leif Payne
President, Cedar Cove Association

ATTESTED:

Janice Hankins
Secretary, Cedar Cove Association

I, Janice Hankins, Secretary of the Cedar Cove Association, certify that
Leif Payne personally came before me this day and acknowledged that he is the
President of the Cedar Cove Association, Inc., and that he, as President, being authorized to do so,
executed the foregoing on behalf of the association.

WITNESS my hand this the 18 day of October 2023.

Janice Hankins
Secretary, Cedar Cove Association

NORTH CAROLINA

Forsyth COUNTY

I, the undersigned Notary Public, do hereby certify that Leif Payne personally appeared before me this day and acknowledged that he is the President of Cedar Cove Association, and that he has executed the foregoing instrument as its President.

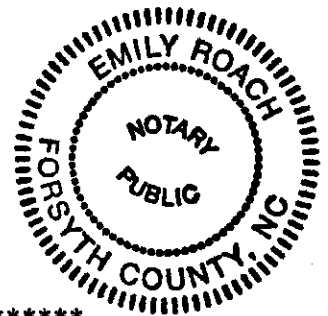
WITNESS my hand and seal this the 18 day of October 2023.

Emily Roach
Notary Public

My commission expires:

June 29, 2027

Emily Roach
Printed Name



NORTH CAROLINA

Forsyth COUNTY

I, the undersigned Notary Public, do hereby certify that Tanica Tankins personally appeared before me this day and acknowledged that s/he is the Secretary of the Cedar Cove Association, and that s/he has executed the foregoing instrument as its Secretary.

WITNESS my hand and seal this the 18 day of October 2023.

Emily Roach
Notary Public

My commission expires:

June 29, 2027

Emily Roach
Printed Name

