

Return To: Henry W. Jones, Jr.  
P. O. Box 2021  
Raleigh, NC 27602

BK 4512 PG 0803

000194

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

FIRST AMENDMENT TO THE BY-LAWS  
OF OAK RUN TOWNHOUSES  
HOMEOWNERS ASSOCIATION, INC.

PRESENTED  
FOR  
REGISTRATION  
89 JUN 23 PM 3:54  
KENNETH W. WALKINS  
REGISTER OF DEEDS  
WAKE COUNTY

THIS AMENDMENT TO THE BY-LAWS OF OAK RUN TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., MADE ON THIS THE 13<sup>th</sup> DAY OF JUNE, 1989, BY OAK RUN TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.:

WITNESSETH:

THAT WHEREAS, on 15 August 1985, the Declarant caused to be recorded an instrument entitled "By-Laws of Oak Run Townhouses Homeowners Association, Inc.", recorded in Book 3536, Page 769 of the Wake County Registry (hereinafter "By-Laws"); and

WHEREAS, the Board of Directors and membership of the Association desire to amend Article X, Section 1 and Article V, Section 2 of the By-Laws; and

WHEREAS, Article XV, Section 1 provides that the general portions of the By-Laws may be amended by a two-thirds vote of a quorum of the members of the Board of Directors after thirty days written notice of the proposed change and that, in pertinent part, Article V may be amended only by the members at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy; and

WHEREAS, more than two-thirds of a quorum of the member of the Board of Directors after thirty days written notice of the proposed change to Article X, Section 1 have assented to an amendment to Article X at a meeting of the Board of Directors on 13 March 1989, and more than the majority of a quorum of members present in person or by proxy at a regular meeting of the members on 12 January 1989 have assented to an amendment to Article V, Section 2 of the By-Laws.

NOW, THEREFORE, in consideration of the premises, the Association does hereby declare and set forth as follows;

1. Article X, Section of the By-Laws is hereby amended by deleting Section 1 in its entirety, and substituting in lieu thereof the following:

"Section 1. The annual meeting of the members shall be held during the month of January of each year. The date, time, and place will be fixed by the Board of Directors. Each member will be notified in writing, by the Board of Directors, of the date, time, and place of the meeting, at least thirty days in advance of the meeting. Such notification will be sent to each member's last address of record filed with the Association."

2. Article V, Section 2 of the Bylaws is hereby amended by adding three sentences at the end of the section to read as follows;

"Except when a Board of Directors member shall be elected to fill an interim vacancy and except as prescribed hereinbelow, the term of office for each Director shall be two years. A director is eligible to seek reelection at the end of his term. Each director's term of office begins the first day of the calendar month following his election. At the first meeting of the directors following the election in 1989, the directors shall designate a maximum of three of their current members, each one of whom shall serve a one year term."

3. The Amendment to Article X, Section 1 of the Bylaws shall be effective from 13 March 1989 and the Amendment to Article V, Section 2 of the Bylaws shall be effective from 12 January 1989.

4. By authority of its Board of Directors, Oak Run Townhouses Homeowners Association, Inc. hereby certifies that the foregoing Amendment to the Bylaws has been duly adopted as provided in Article XV of the Bylaws and is therefore a valid Amendment to the existing Bylaws of Oak Run Townhouses Homeowners Association, Inc.

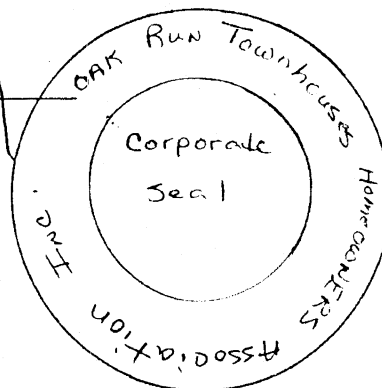
IN WITNESS WHEREOF, the Oak Run Townhouses Homeowners Association, Inc. has caused this instrument to be executed in accordance with the Bylaws of the Association.

OAK RUN TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.

Sil Holmes  
President

ATTEST:

Linda C. Connelly  
Secretary



STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that LINDA C. CONNELLY, personally came before me this day and acknowledged that She is \_\_\_\_\_ Secretary of Oak Run Townhouses Homeowner's Association, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by LINDA C. CONNELLY as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this 13<sup>th</sup> day of ~~April~~ <sup>June</sup>, 1989. gmy

Jonathan M. York  
Notary Public

My Commission Expires:  
6/6/90

(SEAL)



NORTH CAROLINA - WAKE COUNTY

The foregoing certificate \_\_\_\_\_ of Jonathan M. York

\_\_\_\_\_, Notary Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

KENNETH C. WILKINS, Register of Deeds

By Regina R. Cooke  
Asst./Deputy Register of Deeds