

BK08726 PG0605

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CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

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END PAGE 0607
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DJ

Prepared By and Return To:
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**SECOND AMENDMENT TO BYLAWS -
KAREN LAKE CONDOMINIUMS**

**THIS SECOND AMENDMENT TO BYLAWS – KAREN LAKE
CONDOMINIUMS** (this “Amendment”) is hereby memorialized by **KAREN LAKE
CONDOMINIUM OWNERS ASSOCIATION, INC.**, a North Carolina non-profit
corporation (the “Association”).

WITNESSETH:

WHEREAS, the Association is the homeowners association for the condominium development known as the Karen Lake Condominiums (the “Condominium”) located in Fayetteville, North Carolina, said Condominium having been legally created pursuant to that certain Declaration of Covenants, Conditions and Restrictions recorded in Book 4200, Page 179, Cumberland County Registry, as such may have been amended to annex additional phases or otherwise (as amended, the Declaration);

WHEREAS, the Condominium and/or the Association are no longer subject to the Period of Declarant Control, and all matters involving the Condominium and/or the Association are currently in control of the Unit Owners within the Condominium;

WHEREAS, the bylaws of the Association are specifically set forth in Part III of the Declaration, Articles I through VIII; and such bylaws were amended by that certain First Amendment to Bylaws recorded in Book 8008, Page 868, aforesaid Registry (collectively, as amended, the “Bylaws”);

WHEREAS, the members of the Association have voted to further amend the Bylaws by majority vote taken at a regular meeting of the Association in which a quorum was present; and

WHEREAS, the Association executes this Amendment to memorialize said further modification of the Bylaws for purposes of the public record, the substance of said modification being set forth below.

NOW, THEREFORE, pursuant to the procedure for amending the Bylaws as set forth in Article VIII thereof, it is hereby affirmed and declared that a vote of the members of the Association was taken at a regular meeting of the Association held on the 14th day of Sept, 2011, in which a quorum was present, and a majority of the members affirmatively voted to adopt the below-referenced amendment to the Bylaws:

1. Article IX is hereby added to the Bylaws, as follows:

The Association shall have the authority in its fiduciary discretion to enact a binding rule and regulation, as reasonably necessary; and the Association hereby enacts its first binding rule and regulation, such that hereinafter, the following is required by all Unit Owners:

Each Unit Owner shall be responsible for repairing and/or replacing at his or her expense all portions of the Common Elements which may be damaged or destroyed by reason of his or her own intentional or negligent act or omission, or by the intentional or negligent act or omission of any family member, tenant, guest, or invitee, including, but not limited to any repairs necessary which result from damage incurred by pets or vehicles owned by the Unit Owner, or owned by any family member, tenant, guest, or invitee of such Unit Owner. To the extent that any Common Elements are damaged as an insurable loss and the proceeds from the Association's insurance policy are utilized to pay for the loss, the affected Owner shall be responsible for payment of any required deductible as an assessment, in accordance with Article III of the Declaration. The Association reserves the right not to file a claim against the insurance policy maintained by the Association if the Association reasonably believes such claim may negatively impact future premiums or the insurability of the Condominium;

2. Except for any amendment referenced herein, the Bylaws remain unchanged and in full force and effect, and the Association by its execution hereof, hereby ratifies, affirms and approves the Bylaws. All capitalized terms that are not specifically defined herein shall have the meanings attributed to them in the Declaration.

[The Remainder of This Page Intentionally Left Blank]

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IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date set forth in the below notary acknowledgment.

ASSOCIATION:

KAREN LAKE CONDOMINIUM OWNERS ASSOCIATION, INC.

By: Diana M. Lukowich

Print Name: DIANA M. LUKOWICH

Title: President

ATTEST:

By: Judy Gibbons

Print Name: JUDY GIBBONS

Title: Secretary

[It is noted by drafting attorney that this Amendment is being executed by the President and Secretary of the Association to formally adopt and memorialize, for purposes of the public record, the amendment of the Association Bylaws, as voted upon and adopted by a majority of the members of the Association, at a regular meeting, in which a quorum was present]

STATE OF NORTH CAROLINA

COUNTY OF C-44

I certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Diana M. Lukowich as President of Karen Lake Condominium Owners Association, Inc., a North Carolina non-profit corporation, and attested to by J-J Gill-r, as Secretary of said non-profit corporation.

Date: 9-22-2011

Official Signature of Notary: [Signature]

Notary's Printed Name: Leonard H. Reaves

My commission expires: August 25, 2011

[Affix Notary Seal or Stamp]

(N.P. SEAL)

