

RESOLUTION AMENDING BY-LAWS

RESOLVED, That the By-Laws of the "On the Fairway" Unit Owners Association are hereby amended by striking out Article III, Section 9 of the By-Laws reading as follows:

9. Managing Agent. The Board of Administrators for the condominium may engage the services of any person, firm or corporation to act as managing agent at a compensation established by the Board, to perform such duties and services as the Board of Administrators shall authorize including but not limited to the duties listed in subdivisions (a), (c), (d), (j), (k), (l), (n) and (o) of Section 8 of this Article III. The Board may delegate to the managing agent, all of the powers granted to the Board of Administrators by these By-Laws other than the powers set forth in subdivision (b), (e), (f), (g), (h), (i), and (m) of Section 8 of this Article III.

and substituting the following:

9. Managing Agent. The Board of Administrators for the condominium may engage the services of any person, firm or corporation to act as Managing Agent at a compensation established by the Board, to perform such duties and services as the Board of Administrators shall authorize including, but not limited to the duties listed in subdivisions (a), (c), (d), (j), (k), (l), (n) and (o) of Section 8 of this Article III. The Board of Administrators may expressly authorize the Managing Agent to perform those functions of the Treasurer described in Article V, Section 8 of these By-Laws. The Managing Agent so authorized shall perform those duties completely in accordance with the provisions of Article V, Section 8. The Board may delegate to the Managing Agent all other powers granted to the Board of Administrators by these By-Laws other than the powers set forth in subdivisions (b), (e), (f), (g), (h), (i) and (m) of Section 8 of this Article III.

See By Laws Art IV-12

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RESOLVED, that the By-laws of the "On the Fairways" Unit Owners Association are hereby amended by striking out Article VI, Section 13, reading as follows:

13. Water Charges and Sewer Rents. Water shall be supplied to all of the units and the common areas and facilities through one or more meters and the Board shall pay, as a common expense, all charges for water consumed on the Property, including the units, together with all related sewer rents arising therefrom, promptly after the bills for the same shall have been rendered. In the event of a proposed sale of a unit by the owner thereof, the Board on request of the selling Unit Owner shall execute and deliver to the purchaser of such unit or to the purchaser's title insurance company, a letter agreeing to pay all charges for water and sewer rents affecting the Property as of the date of closing of title to such unit, promptly after such charges have been billed by the Water Department.

and substituting the following:

"13. Water shall be supplied by the City of Durham directly to each unit through a separate meter and each Unit Owner shall be required to pay the bills for water used in his unit together with sewer rents relating to and arising from that unit. The water serving or used in the common areas and the sewer rents attributable to the common areas shall be separately metered, and the Board of Administrators shall pay all bills for water consumed in any portions of the common areas and facilities as a common expense."

RESOLVED, that the By-laws of "On the Fairway" Unit Owners Association are hereby amended by striking out Article VI, Section 12, reading as follows:

12. Rules of Conduct. Rules and regulations concerning the use of the units and the common areas and facilities may be promulgated and amended by the Board with the approval of a majority of the Unit Owners. Copies of such rules and regulations shall be furnished by the Board to each Unit Owner prior to the time when the same shall become effective.

and substituting the following:

12. "Rules of Conduct. Rules and regulations concerning the use of the units and the common areas and facilities may be promulgated and amended by the Board with the approval of a two-thirds majority of the Unit Owners. Copies of such rules and regulations shall be furnished by the Board to each Unit Owner prior to the time when the same shall become effective."