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BT: OPR B: 9731 P: 927 Pages: 2

AMD - AMENDMENT

Fee: \$26.00 Excise Tax: \$0

**INSTRUMENT #2022027095**

Tonya Redfearn

Prepared by and return to:  
Michael R. Ganley, Attorney, Bagwell Holt Smith P.A.  
111 Cloister Court, Ste. 200, Chapel Hill, NC 27514

**AMENDMENT TO BYLAWS FOR  
WELDON DOWNS TOWNHOME ASSOCIATION, INC.**

This Amendment to Bylaws for Village at Weldon Downs Townhome Association, Inc. (this "Amendment"), is made this 30<sup>th</sup> day of June, 2022, by **Weldon Downs Townhome Association, Inc.**, a North Carolina non-profit corporation, hereinafter referred to as the "Association". The Association states and declares as follows:

- A. Article XIV, Section 1 of the Bylaws for the Association dated October 2, 2007 (the "Bylaws") provides, in pertinent part, that the Bylaws may be amended, at a regular or special meeting of the Board of Directors, by a vote of a majority of a quorum of the Directors present in person or by proxy.
- B. A majority of the Board of Directors have voted in favor of amending the Bylaws.
- C. Article XIV, Section 3 of the Bylaws state that such amendment must be recorded in the public records of Durham County, North Carolina.
- D. The Association now desires to amend the Bylaws.

THEREFORE, the Association hereby amends the Bylaws as follows:

- 1. The following is added as an additional ARTICLE VIII, SECTION 9 of the Bylaws:

Section 9. Expenditures over \$50,000.00. For any single expense of more than Fifty Thousand and No/100<sup>th</sup> Dollars (\$50,000.00) that is not due to an imminent safety or security hazard, or the result of a natural or man-made disaster, in the sole discretion of the Board, the Board shall provide thirty (30) days written notice to all Members and such expense shall be approved by a majority of the Members. If a Member does not respond within such thirty (30) day period, such non-response shall be considered an approval on behalf of such Member. For the purposes of this Article VIII, Section 9, notice to the member's e-mail address on file with the Association shall be deemed to meet such notice requirements. Additionally, for the purposes of this Article VIII, Section 9, approval may be provided to the Association via electronic methods.

- 2. Except as amended herein, all terms and provisions of the Bylaws remain unmodified. As

amended herein, the Bylaws remains in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed, as of the date first stated above.

**WELDON DOWNS TOWNHOME ASSOCIATION, INC.,**  
a North Carolina non-profit corporation

By: Laurel K. Matthes, President  
Name: Laurel K. Matthes  
Its: \_\_\_\_\_

NORTH CAROLINA  
COUNTY OF Orange

I, Danisha T. Hatchett a Notary Public, do hereby certify that Laurel K. Matthes personally came before me and acknowledged that s/he is President of Weldon Downs Townhome Association, Inc., a North Carolina non-profit corporation, and that s/he, as President, being authorized to do so executed the foregoing on behalf of the non-profit corporation.

Danisha T. Hatchett  
Official Signature of Notary Public

Date: 6/30/2022

Danisha T. Hatchett  
Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: 12/9/26

