

Four Seasons Homeowners Association

24369-770

5050 Farm Pond Lane
Charlotte, North Carolina

28212

management@fshoa.org

704-536-2551

**DIRECTORS RESOLUTION TO AMEND BY-LAWS REQUESTED BY TWO THIRDS OWNERS
AS IT RELATES TO DELINQUENT ASSESSMENTS OWED TO FOUR SEASONS
HOMEOWNERS ASSOCIATION, INC.**

Whereas, the Board of Directors have duly called an Annual meeting of the Owners upon fifteen days' written notice mailed to each Owner, to consider the advisability of amending the By-Laws of Four Seasons Homeowners Association, Inc. and

Whereas, the Owners believe that it is to the best interests of Four Season Homeowners Association to amend the By-Laws as hereinafter set forth, be it

Resolved, That the By-Laws of Four Seasons Homeowners Association be amended so as to change Section One, Article 5/ **Covenant for Maintenance Assessment** thereof to read as follow:

The assessments, charges and liens created under this Article shall not apply to the Common areas; any lot which Four Seasons Homeowners Association, Inc. may hereafter designate for common use as part of Common Areas shall also be exempt property. In addition, all property dedicated to and accepted by a local public authority, and all land granted to or used by a utility company, shall be exempt from assessments created herein.

Respectfully Submitted,

Elaine H. Williams

Elaine H. Williams

Approved, *Elaine H. Williams*

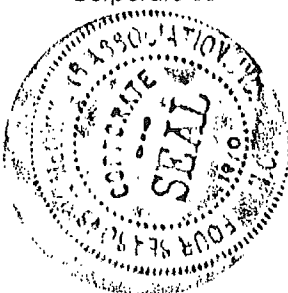
Date: 8/18/08

FOR REGISTRATION J. DAVID GRANBERRY
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2009 JAN 14 03:08:38 PM
BK:24369 PG:770-774 FEE:\$23.00
NS:\$25.00
INSTRUMENT # 2009004771



2009004771

Corporate Seal



Mail To:
F5 HOA
5050 Farm Pond Lane
Charlotte NC 28212

Amendments

ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section Two. Creation of the lien and Personal Obligation of Assessments. The Developer for each lot owned within the properties, hereby covenants, and each owner of any lot by acceptance of a Deed therefore, whether or not it shall be so expressed in said Deed, is deemed to covenant and agree to pay the Association:

- (a) Annual assessments or charges for the creation and continuation of a maintenance fund in the amount hereinafter set forth; and
- (b) Special assessments as may be approved by the members, to be established and collected hereinafter provided.

In order to secure payment of annual and special assessments hereinabove provide, such charges as may be levied by the Association against the Lot(s), together with interest, costs of collection and reasonable attorneys' fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment or charge is made. Each such assessment, together with interest, costs of collection and reasonable attorneys' fees shall also be the personal obligation of the person who is the Owner of such Lot at the time with which the assessment fell due. The personal obligation for delinquent assessments shall not pass to an Owner's successor in title unless expressly assumed by them, provided such assumption shall not relieve Owner of such obligation if the same is not paid when due by the successor assuming it.

Section Three. Modification to Declaration for Section Three – Exempt Property. The assessments, charges and liens created under this article shall not apply to the Common Areas, any lot which Four Seasons Homeowners Association Inc. may hereafter designate for common use as part of Common Areas shall also be exempt property. In addition, all property dedicated to and accepted by a local public authority, and all land granted to or used by a utility company, shall be exempt from assessments created herein.

Amendments

ARTICLE XIII AMENDMENTS

By-Laws may be adopted, amended, or repealed at a regular or special meeting of the members or Board of Directors by a vote of a majority of a quorum of members or the Board of Directors present, in person or by proxy, provided that the U. S. Department of Housing and Urban development, Federal Housing Administration, or Veteran's Administration shall have the right to veto amendment while there is a Class B Membership. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV REGISTRATION OF TENANTS

Any OWNER who leases a residence or allows anyone other than a member of the OWNER'S family or a temporary guest to occupy a residence, hereinafter referred to as "TENANTS", shall register those TENANTS with the ASSOCIATION within Ten (10) days after the residence is leased or occupied by the tenants as provided herein. The registration provided by the OWNER shall be in writing and shall specify the full name of each TENANT, the date of birth of each TENANT, all home and business telephone numbers of each TENANT, and the name, address, and telephone numbers of an individual to be contacted in the event of an emergency involving that TENANT. There will be a FIFTY DOLLAR (\$50.00) administrative fee charged each time the TENANTS are registered with the ASSOCIATION and written registration shall not be accepted unless accompanied by the administrative fee. A new registration form must be submitted whenever any of the information previously provided changes.

Reference: Amendments V, XIII, XIV

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I notary public (here give the name of the grantor or maker) ELAINE WILLIAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and (where official seal is required by law) official seal

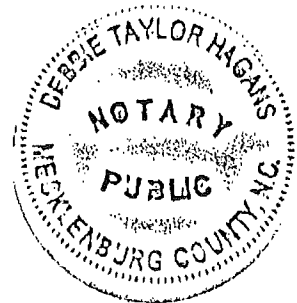
This the 18 day of August (year) 2008

Debbie Taylor Hagan
Notary Public

Printed Name: DEBBIE TAYLOR HAGAN

My Commission Expires: _____

My Commission Expires October 11, 2012





J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 01/14/2009 03:08:38 PM
Book: RE 24369 Page: 770-774
Document No.: 2009004771
RESOL 5 PGS \$23.00
NS: \$25.00
Recorder: SERENA WOODS

A NS (non standard) fee is in accordance with NC G.S. 161-10 (a) (18b)



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