

Mail to: Messick Properties Group, P.O. Box 24982, W-S, 27114-4982

BK 1832 P 1507



NORTH CAROLINA)
FORSYTH COUNTY)

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AMENDMENT TO BY-LAWS OF
SALEM SQUARE OWNERS ASSOCIATION

The following amendments to the By-Laws of Salem Square Owners Association (recorded in Book 1349, Pages 1316-1329) have been approved by an affirmative vote of two-thirds of the Association on July 15, 1994. The Board of Directors acknowledges that such affirmative vote of the unit owners was received on July 15, 1994, duly recognized at a meeting of the Board of Directors on July 18, 1994, and this Amendment of the By-Laws shall be effective upon recording.

1. Item 5.7 shall be amended as follows:

Remove: "Members of the Board of Directors shall serve for a term of two (2) years. The members of the Board of Directors shall serve until their respective successors are elected, or until their death, resignation, or removal. Any member of the Board of Directors who fails to attend three consecutive Board of Directors meetings, or fails to attend at least 25 percent of the Board of Directors meetings held during any calendar year shall forfeit his membership on the Board of Directors."

Insert: "Members of the Board of Directors shall serve for a term of two (2) years, with the following exception: If, in any year, terms of more than three directors shall expire at the same time, then three directors shall be elected for terms of two years and the remaining directors shall be elected to serve one-year terms. The members of the Board of Directors shall serve until their respective successors are elected, or until their death, resignation, or removal. Any member of the Board of Directors who fails to attend three consecutive Board of Directors meetings, or fails to attend at least 25 percent of the Board of Directors meetings held during any calendar year shall forfeit his membership on the Board of Directors."

2. Add:

9.3 A violation of the recorded By-Laws and Declarations of Condominium by the Owner or Owners of any Condominium Units shall entitle the Association or the Owner or Owners of other Condominium Units to recover the cost of the proceedings and reasonable attorney's fees.

3. Item 15-Pets shall be amended as follows:

Remove: "Dogs, cats and pets may be kept in units provided that they are not allowed to roam or run loose outside of the unit. When outside of the unit, dogs, cats and pets must be on a leash, be carried or otherwise be restrained."

Insert: "Animals shall be tame and domesticated household pets, not to exceed an adult weight of 35 lbs. and limited to one such pet per Unit; and shall not be kept or allowed at, on or in the Common Area or Limited Common Areas without being on leash and in the supervision of a responsible person. The weight maximum and limit of one pet per Unit stated in this Amendment shall be effective immediately, but shall not apply to any pets kept at Salem Square prior to the effective date of this Amendment."

4. Add:

19. Right of Entry/Emergencies and/or Maintenance

Whenever it may be necessary to enter any Condominium unit in order to perform any maintenance or pest control, alteration or repair to any portion of the Common Area or Limited Common Area, the Owner of each Condominium unit shall permit representatives or agents of the Association to enter such Condominium for such purposes, provided that the entry shall be made only at reasonable times and with reasonable advance notice.

5. Add:

20. Parking

Parking shall be restricted to private transportation vehicles that have valid license tags and inspection stickers and must be operable. Property hauling vehicles, campers, boats, trailers and commercial vehicles shall be prohibited from parking at Salem Square. Parking shall also be limited to vehicles belonging to residents of Salem Square.

6. Add:

21. Nuisances and Unlawful Use

No improper, offensive or unlawful use shall be made of any Condominium Unit or of the Common area or Limited Common Area, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the Condominium shall be observed. No Owners of any Condominium Unit shall permit anything to be done in his Condominium Unit or on the Common Area or Limited Common Area which will increase the rate of insurance on the Condominium, or which will interfere with the rights of other occupants of the Condominium or annoy them by unreasonable noises, nor shall any Owner undertake any use which shall constitute

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a nuisance to any other Owner of a Condominium Unit, or which interferes with the peaceful possession and proper use of any other Condominium Unit or the Common Area.

7. Add:

22. Mechanical Alterations/Plumbing and Electrical

All alterations must be approved by the Board of Directors and performed through an insured outside source. A Certificate of Insurance must be provided showing a minimum of \$100,000 liability insurance current and in force, and also showing workers' compensation, if required by law. Copies of all permits, if such permits are required by law, must be on record with the Association.

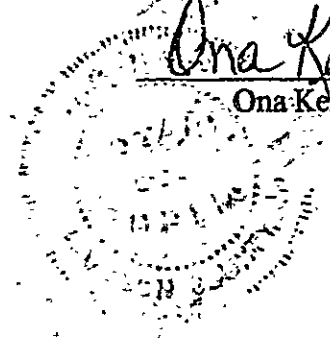
IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of July, 1994.

Salem Square Owners Association, Inc.

By: *Doyd L. Golding*
Doyd L. Golding, President

Attest:

Ona Kennedy
Ona Kennedy, Secretary

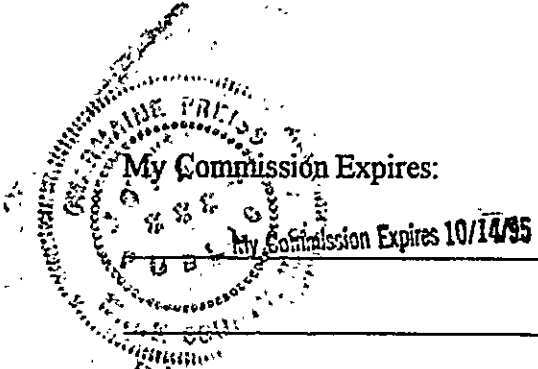


NORTH CAROLINA
FORSYTH COUNTY

I, the undersigned Notary Public of the above state and county do hereby certify that **Lloyd L. Golding** personally appeared before me this day and, being by me first duly sworn, declared that he signed the foregoing document in the capacity indicated and that the statements therein contained are true.

WITNESS my hand and notarial seal, this the 27th day of July, 1994.

Charmaine Preiss
Notary Public

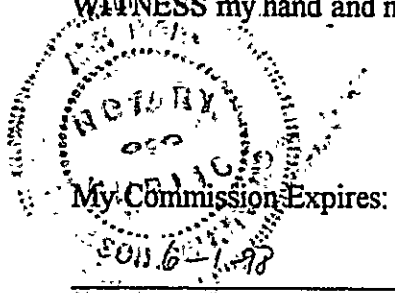


NORTH CAROLINA
FORSYTH COUNTY

I, the undersigned Notary Public of the above state and county do hereby certify that **Ona Kennedy** personally appeared before me this day and, being by me first duly sworn, declared that he signed the foregoing document in the capacity indicated and that the statements therein contained are true.

WITNESS my hand and notarial seal, this the 1st day of August, 1994.

Ann Wick
Notary Public



STATE OF NORTH CAROLINA - Forsyth County

PRESENTED OF
The foregoing (or annexed) certificate of Charmaine Preiss, NP, Wake Co, NC
AND RECORDED (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the '94 AUG -4 4:10:35 day of August 1994

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

L. E. Speas, Register of Deeds

By Deborah Biddle Deputy-Assistant

Probate and Filing Fee \$ 14.00 paid.

W J Ramsey Jr