

Prepared by and return to:

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NORTH CAROLINA

WAKE COUNTY

**FIRST AMENDMENT TO THE BYLAWS
OF
ASHBOURNE OWNERS ASSOCIATION, INC.**

THIS AMENDMENT TO THE BYLAWS OF THE ASHBOURNE OWNERS ASSOCIATION, INC., made this ____ of June, 2022, by the undersigned Directors on behalf of the Ashbourne Owners Association, Inc., a North Carolina non-profit corporation, hereinafter to as the "Association."

WHEREAS, the Declarant, Standard Pacific of the Carolinas, LLC, a Delaware limited liability company, hereinafter referred to as the "Declarant", executed the Bylaws of Association; and

WHEREAS, contained in the Bylaws are certain provisions relating to the number of Directors on the Board found specifically in Article 5, Section 1; and

WHEREAS, the Association, acting within the provisions of Article 13, does hereby wish to amend the Bylaws; and

WHEREAS, by unanimous approval, the Board of Directors of the Association has voted to amend the Bylaws, as further described below.

NOW, THEREFORE, IT IS RESOLVED AND AGREED, as indicated by the signatures of the Board of Directors appended hereto present at the vote or present via proxy:

1. That Section 5.1 entitled "Number" contained in Article 5 of the Bylaws is hereby amended as follows:

5.1 Number.

(a) The affairs of the Association shall be managed and governed by the Board of Directors, which shall be no less than (3) and no more than seven (7) Directors, who shall be Members of the Association, except that a partner, member, employee, officer or director of any partnership, limited liability company, corporation or association that is an Owner shall be eligible to serve as a Director.

(b) There shall be two (2) Board Members elected from the Ashbourne Subdivision and the Estates Subdivision, respectively (the "Reserved Seats"), with up to three (3) additional Members selected at large from the Association ("At-Large Director"). In the event a Member from a particular subdivision cannot be found to serve in a Reserved Seat, then the Board Member may come from the Association.

(c) If more than seven (7) Members are nominated for seats on the Board, then the candidate with the most votes will be seated as an At-Large Director, with those Members with the next highest number of votes, who are qualified, to fill Reserved Seats. If a Reserved Seat cannot be filled, a qualified candidate with highest number of votes, who would qualify for as an At-Large Director shall fill a Reserved Seat.

2. That the Bylaws shall otherwise remain unchanged by this First Amendment.

3. That this First Amendment to the Bylaws is effective upon the signature of the undersigned Directors, following a unanimous vote of approval of the Board of Directors present at the regular or special meeting to consider the amendment of the Bylaws.

IN WITNESS WHEREOF, the undersigned, have set unto their hand and seal, the day and year first above written.

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**CERTIFICATION OF VALIDITY OF AMENDMENT TO THE BYLAWS OF THE
ASHBOURNE OWNERS ASSOCIATION, INC.**

By authority of its Board of Directors, the undersigned hereby certifies that the foregoing instrument has been duly executed by a unanimous vote of the Board of Direct and is, therefore, a valid amendment to the existing Bylaws.

HOA:

Renee Sekel
THE ASHBOURNE OWNERS
ASSOCIATION, INC.
A North Carolina non-profit Corp.

By: Renee Sekel

Print Name: Renee Sekel

Title: Chairman

ATTEST:

By: [Signature]
Secretary of the Association

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, a Notary Public of the County and State aforesaid, certify that Renee Sekel,
personally came before me today and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 22 day of July,
2022.

Katherine Elizabeth Story
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires July 28th, 2025

Katherine E Story
Notary Public

My Commission Expires: 7/28/2025

Ashbourne OA
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