WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-26-2024 AT 14:53:01

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Prepared by and return to: Brian S. Edlin, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AMENDMENT TO BYLAWS FOR PRINCETON MANOR PROPERTY OWNERS ASSOCIATION, INC.

THIS AMENDMENT TO BYLAWS FOR PRINCETON MANOR PROPERTY OWNERS ASSOCIATION, INC., ("Amendment") is made and entered into this 20th day of March, 2024, ~~2023~~ by **PRINCETON MANOR PROPERTY OWNERS ASSOCIATION, INC.**, a North Carolina non-profit corporation (hereinafter referred to as the ("Association"), and the requisite number of Owners and Members of the Association voting in favor of the Association.

RECITALS:

WHEREAS, the Association is the homeowners' association for Princeton Manor Subdivision (the "Subdivision") in Wake County, North Carolina and, as such, is responsible for administrating the affairs of the Association pursuant to that certain Master Declaration of Covenants and Restrictions for Princeton Manor Subdivision of record on April 10, 2003, at Book 10039, Page 1590, of the Wake County Registry (hereinafter referred to as the "Declaration").

WHEREAS, the Association was incorporated on or about April 29, 2003 with the North Carolina Secretary of State.

WHEREAS, the Declarant no longer owns any Residential Units in the Subdivision so there is no more Type "B" Membership;

WHEREAS, the Board and Membership desire to lower the quorum requirement for meetings and delete obsolete references to Type "B" Membership in the Bylaws and make other changes related to the composition of the Board;

1. To amend Article III (sic), Section 1 by deleting the sentence "Type "B". Type "B" Members shall be the Declarant (Developer)"

2. To amend Article III (sic), Section 2 by deleting the following paragraph: "Type "B". Type "B" Member shall be entitled to twenty-seven (27) votes for each Residential Unit owned by it in which it holds the interest required for membership, provided that the Class B membership shall cease and be converted to Class A membership no later than fifteen (15) years after the conveyance of the first residential lot."

3. To amend Article III (sic), Section 3 by deleting that section in its entirely and inserting in lieu thereof the following:

Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Section 4. Quorum. Ten percent (10%) of the outstanding votes of the Association entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of members, except that at a substitute annual meeting of members the number of votes there represented either in person or by proxy, even though less than a majority shall constitute a quorum for the purpose of such meeting.

The members present at a duly organized meeting may continue to transact business until adjournment notwithstanding the withdrawal of enough members to leave less than a quorum.

In the absence of a quorum at the opening of any meeting of members, such meeting may be adjourned from time to time by a vote of the majority of the members voting on the motion to adjourn; and at any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the original meeting.

4. To amend IV (sic), Section 2 of the Bylaws by deleting this section in its entirety and inserting in lieu thereof the following:

Section 2. Members shall elect a total of three (3) Directors, one (1) Director for a term of three (3) years; one (1) Director for a term of two (2) years, and one (1) Director for a term of one (1) year. At each annual meeting thereafter, the Members shall elect directors for the terms expiring that year for a term of three (3) years to accomplish staggered terms for such directors. Each director shall hold office for a term of three (3) years or until his death, resignation, retirement, removal, disqualification, or his successor shall have been elected and qualified.

6. This amendment shall be effective upon recordation in the Office of the Wake County Register of Deeds.

7. Except as amended hereinabove and heretofore, the remaining portions of the Bylaws as originally executed are hereby restated and reacknowledged.

IN TESTIMONY WHEREOF, the Association has caused this instrument to be executed in their individual and corporate names as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION OF VALIDITY OF AMENDMENT TO BYLAWS FOR PRINCETON MANOR PROPERTY OWNERS ASSOCIATION, INC.

By authority of its Board of Directors, the undersigned hereby certifies that the foregoing instrument has been duly adopted and approved by the Board and requisite number of Owners and is, therefore, a valid amendment to the existing Bylaws for the Princeton Manor Property Owners Association, Inc.

PRINCETON MANOR PROPERTY OWNERS ASSOCIATION, INC.

By _____
President

ATTEST:

Jade Adams Stelmack
Secretary

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF WAKE

I, Tracy Dean, a Notary Public of the County and State aforesaid, certify that Skye Creech, personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Princeton Manor Property Owners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President and attested by Jade Adams Stelmack as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal,
this 20 day of MARCH, 2024

(seal)

TRACY DEAN
Notary Public
Wake
County
My Comm. Exp.
05-23-2028
NORTH CAROLINA

Tracy Dean
Notary Public Signature
My Commission Expires: 5/23/2028

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