

9
2018

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12-14-2018
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BY: ANGELA ENGLISH
DEPUTY



2018037353
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

AMENDMENT TO BYLAWS
OF ECHO GREENS HOMEOWNER'S ASSOCIATION

THIS AMENDMENT TO BYLAWS, made this 8th day of DECEMBER 20 18, by ECHO GREENS HOMEOWNER'S ASSOCIATION (hereinafter "Association"), a North Carolina non-profit corporation, party of the first part, and the OWNERS of lots of Echo Greens Homeowner's Association, party of the second part.

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions, ECHO GREENS TOWNHOUSES, SECTION 1, was heretofore filed in the Office of the Register of Deeds of New Hanover County, North Carolina, which appears of record in Book 1285, Page 966, et. seq.; and

WHEREAS, a Supplemental Declaration of Covenants, Conditions and Restrictions, ECHO GREENS TOWNHOUSES, SECTION 2, was heretofore filed in the Office of the Register of Deeds of New Hanover County, North Carolina, which appears of record in Book 1290, Page 0990; and

WHEREAS, pursuant to the original Declaration of Covenants, Conditions and Restrictions, the Bylaws of Echo Greens Homeowner's Association, a non-profit North Carolina corporation, were adopted and became effective, and also appear of record at Book 1285, Page 0985, et. seq., in the Office of the Register of Deeds of New Hanover County, North Carolina; and

WHEREAS, it is the desire of the party of the first part and the party of the second part to amend ARTICLE VII of the Bylaws by adding Section 5, entitled "BOARD LIMITATION OF EXPENSES", to read as follows:

Section 5. BOARD LIMITATION OF EXPENSES. Notwithstanding any other provision set forth in the Bylaws, Declaration, or Supplemental Declaration, or any amendment thereto, of the Association, no individual Association expense, except "emergencies" as determined by the Board of Directors, of \$20,000.00 or more shall be approved and implemented by the Board of Directors of the Association without first being approved by a majority of the Board of Directors upon an affirmative vote of a majority of owners of lots at a duly noticed and called regular or special meeting of members where a quorum, in person or by proxy, is present.

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Bylaws of Echo Greens Homeowner's Association, said Bylaws are hereby amended as follows:

Section 5. BOARD LIMITATION OF EXPENSES. Notwithstanding any other provision set forth in the Bylaws, Declaration, or Supplemental Declaration, or any amendment thereto, of the Association, no individual Association expense, except "emergencies" as determined by the Board of Directors, of \$20,000.00 or more shall be approved and implemented by the Board of Directors of the Association without first being approved by a majority of the Board of Directors upon an affirmative vote of a majority of owners of lots at a duly noticed and called regular or special meeting of members where a quorum, in person or by proxy, is present.

IN WITNESS WHEREOF, Echo Greens Homeowner's Association has caused this Amendment to the Bylaws to be duly executed by its duly authorized officers, and its corporate seal to be hereunto affixed, the day and year first above written.

ECHO GREENS HOMEOWNER'S ASSOCIATION

BY: Paul B. Hugenbuhl
Title: President

ATTEST: Kathleen Haberland
Title: Secretary

(Corporate Seal)

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

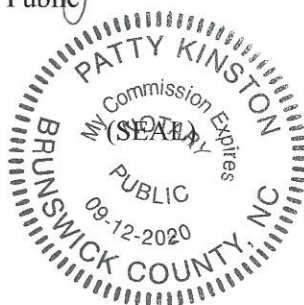
I, Patty Kinst, a Notary Public, certify that Paul B. Hugenbuhl and Kathleen Haberland personally appeared before me this 13th day of December, 2018, and acknowledged that he/she is the _____ Secretary of ECHO GREENS HOMEOWNER'S ASSOCIATION, a non-profit corporation, that by authority duly given and as the act of the non-profit corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by himself/herself as its _____ Secretary.

WITNESS my hand and official seal, this the 13th day of December, 2018.

Patty Kinst
Notary Public

My Commission expires:

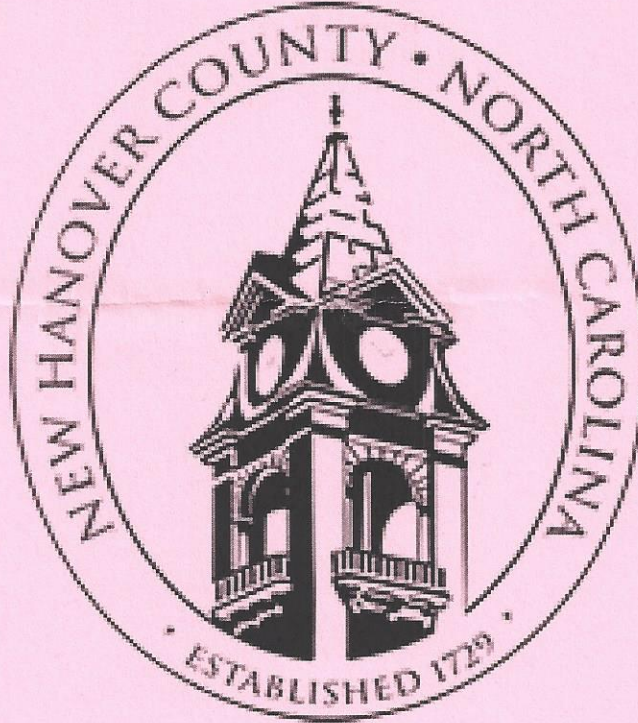
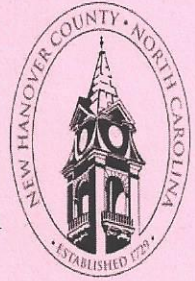
09/12/2020



TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County Register of Deeds

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Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 12/14/2018 10:29:43 AM
Book: RB 6184 Page: 2102-2104
3 PGS \$26.00
Real Property \$26.00
Recorder: ANGELA ENGLISH
Document No: 2018037353

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