WAKE COUNTY, NC 278
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/18/2010 AT 15:53:05

BOOK:013944 PAGE:00768 - 00771

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

STATE OF NORTH CAROLINA

COUNTY OF WAKE

AMENDMENT TO THE BYLAWS FOR THE TOWNES AT CRABTREE HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT to the Bylaws of the Townes at Crabtree Homeowners Association, Inc., made this 27th day of April 2010 by the Lot Owners and members of The Townes at Crabtree Homeowners Association, Inc. (hereinafter, "the Association") and the Association,

WITNESSETH:

THAT WHEREAS, on or about 16 February 2006, the original Declarant caused to be recorded a Declaration of Covenants, Conditions and Restrictions for the Townes at Crabtree in Book 11819, Page 502 in the Wake County Registry, (hereinafter, "Declaration");

WHEREAS, the Association was incorporated on or about 25 July 2005 for the purpose of administering the affairs of the community and maintaining the Common Areas;

WHEREAS, the Bylaws for the Association provide that such Bylaws may be amended by the affirmative vote of two-thirds (67%) of the votes of the Members of the Association present in person or by proxy at the meeting at which the vote is taken;

WHEREAS, the requisite number of Members have amended the Declaration to reflect that

the Association shall be obligated to maintain, repair and replace, at the Association's expense, the roofs on the Dwelling Units, and further, that the Association shall be responsible for the exterior painting of the Dwelling Units at the Association's expense;

WHEREAS, the requisite number of Members desire to amend the Bylaws to make the Bylaws consistent with the Declaration with respect to the Association's maintenance of roofs and the exterior painting of the Dwelling Units;

WHEREAS, the requisite number of Members also desire to amend the Bylaws to provide for staggered terms of directors;

NOW, THEREFORE, the undersigned does hereby declare that the Bylaws for The Townes at Crabtree Homeowners Association, Inc. shall be amended as follows:

1. To amend Article VII, Section 2 of the Bylaws by adding a new subsection (h) as follows:

(h) cause the roofs on the Dwelling Units to be maintained, repaired and replaced **as such maintenance, repair and replacement becomes necessary** and paint the exterior of the Dwelling Units **as such painting becomes necessary** all in accordance the Declaration.

2. To amend Article IV, Section 2 of the Bylaws by deleting that section in its entirety and inserting in lieu thereof the following:

Section 2. Term of Office. At the first annual meeting following adoption of this amendment, the Members shall elect two (2) directors for a term of one (1) year; two (2) directors for a term of two (2) years and one (1) director for a term of three (3) years. At each annual meeting thereafter, the Members shall elect director (s) for the terms expiring that year for a term of three (3) years. At all times thereafter, the Board of Directors' terms shall be staggered in duration at any given time in order to insure the continuity of experience and wisdom on the Board.

3. Except as amended hereinabove, the remaining portions of the Bylaws for the Association as originally enacted are hereby restated and reacknowledged.

WHEREFORE, the President and Secretary of the Association have hereunto affixed the corporate certification for the purpose of enacting the foregoing amendment.

CERTIFICATION OF VALIDITY OF AMENDMENT TO
THE BYLAWS FOR THE TOWNES AT CRABTREE
HOMEOWNERS ASSOCIATION, INC.

By authority of its Board of Directors, The Townes at Crabtree Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly adopted and approved by the votes of two-thirds (2/3) of the votes of the Members of the Association, and is, therefore, a valid amendment to the existing Bylaws for The Townes at Crabtree Homeowners Association, Inc.

THE TOWNES AT CRABTREE HOMEOWNERS ASSOCIATION, INC.

By _____
President

ATTEST:

_____
Secretary

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF WAKE

I, Crystal Whitterton, a Notary Public of the County and State aforesaid, certify that Mike Sanders, personally came before me this day and acknowledged that (he)/she is Secretary/Assistant Secretary of The Townes at Crabtree Homeowners 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 Mike Sanders as its Secretary/Assistant Secretary.

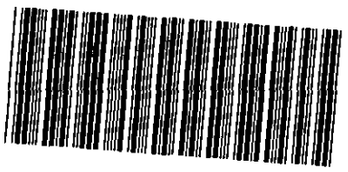
Witness my hand and official stamp or seal, this 27th day of April, ~~200~~ 2010.

_____
Notary Public

My commission expires:

2/3/2013

CRYSTAL WHITTENTON NOTARY PUBLIC WAKE COUNTY, NC



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Laura M. Riddick
Register of Deeds

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