

NOTE: This copy of the Second Amendment has been annotated to highlight the proposed changes that the Association is seeking to make to the CC&Rs.

FIRST AMENDMENT TO BYLAWS OF PEPPER TOWNEHOMES ASSOCIATION

By this First Amendment to the Bylaws for Pepper Townehomes Association (“Association”), the undersigned, verifying that a least a majority of the total voting power of the Association pursuant to Article VII of the Bylaws approved the amendment, hereby and accordingly amend the Bylaws as follows:

AMENDMENT

1. Article II, Section 3 of the Bylaws shall be amended to read as follows:

Section 3. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy **of thirty-three and one-third percent (33^{1/3}%) of the voting power entitled to vote** ~~“majority of owners” as defined in Section 2 of this Article~~ shall constitute a quorum for membership business. **In the event a quorum is not achieved, any meeting may be adjourned for a time not less than five (5) days nor more than thirty (30) days following the time the original meeting may be extended to a date when the quorum requirement shall be automatically reduced to twenty percent (20%) of the voting power of the membership. Where the permitted quorum is less than twenty percent (20%) of the voting power of the membership, the only matters that may be voted upon are those matters included in the original meeting notice or written ballot materials.**

CERTIFICATE

The undersigned, by signature below, hereby certifies:

- (1) That I am the duly elected and acting Secretary of the Association.
- (2) That the foregoing Amendment to Bylaws received the required approval of the Members of the Association.
- (3) Except as expressly amended herein, the remaining portions of the Bylaws shall remain in full force and effect.

Dated: _____, 2022
Secretary

Commented [JF1]: This would lower the quorum requirement for the annual meeting of the owners from 51% to 33 and 1/3%. This will make is much easier for the Association to get quorum at the annual meeting and save time and money for the Association. This quorum change only applies to member meetings and nothing else. It would still require a vote of 51% of the members to change the Bylaws in any manner.