



Doc No: 30059381
 Recorded: 10/19/2021 09:39:02 AM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$0.00
 Orange County North Carolina
 Mark Chilton, Register of Deeds
 BK **6750** PG **1938 - 1940 (3)**

Gomez Alan Boston Jr

FOR MULTIPLE PIN SHEET

SEE BOOK 6750 PAGE 1928

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

STATE OF NORTH CAROLINA

AMENDMENT TO BYLAWS

COUNTY OF ORANGE

FOR FOREST RIDGE MASTER
 HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT to the Bylaws for the Forest Ridge Master Homeowners Association, Inc. is made this 23rd day of September, 2021 by the Lot Owners and members of Forest Ridge Master Homeowners Association, Inc. (hereinafter, "the Association"),

WITNESSETH:

THAT WHEREAS, the original Declarant caused to be recorded a Master Declaration of Covenants, Conditions and Restrictions for Forest Ridge in Book 5814, Page 209 of the Orange County Registry, (hereinafter, "Declaration"); and

WHEREAS, the Association was incorporated on 9 July 2014 with the North Carolina Secretary of State;

WHEREAS, Bylaws for the Association were adopted on 9 July 2014;

WHEREAS, Article 13 of the Bylaws allow for amendments to the Bylaws with the approval of sixty-seven percent (67%) of the Voting Power of the Association;

WHEREAS, N.C.G.S. §55A-10-21 allows the Bylaws to be amended by two-thirds of the votes cast or a majority of the votes entitled to be cast on the amendment at a meeting of the Lot Owners, whichever is less;

WHEREAS, the requisite number of Owners have voted to amend the Bylaws to increase the number of Board members to a variable three (3) to five (5) member Board with staggered terms;

NOW, THEREFORE, the undersigned does hereby declare that the Bylaws for the H Forest Ridge Master Homeowners Association, Inc. shall be amended as follows:

1. To amend Article V, Section 1 of the Bylaws by deleting that section in its entirety and inserting in lieu thereof the following:

Section 1. Number. The affairs of the Association shall be managed and governed by a Board of an odd number of directors either three (3) or five (5) depending on community interest, 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.

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

Section 2. Term of Office. As set forth in the Articles of Incorporation of the Association, the parties who are to act in the capacity of Directors until the election of their successors are J. Scott Munday, Kevin H. Lambert, and Kay Arnette. These persons (or such other persons as may be appointed by the Declarant pursuant to Section 8.06 of Article 8 of the Declaration) will serve as Directors until the special meeting of the Association to be held within ninety (90) days from the date of expiration of the Declarant Control Period. At such special meeting of the Association, the Members shall elect three (3) Directors for a term to serve until the next following annual meeting of the Association.

At such next following annual meeting, the Members shall elect a total of three (3) or five (5) Directors as follows: three (or two) (3 or 2) Directors for a term of two (2) years and two or one (2 or 1) Director(s) for a term of one (1) year. At each annual meeting thereafter, the Members shall elect successor Directors for Directors whose terms have expired, each to serve for a term of two (2) years. In the event of an even number of candidates, the odd number of candidates with the most votes shall be elected to the board. In the event of a tie between two (2) or more candidates for the final odd board seat a runoff election will occur. The runoff has to be noticed no more than seven days after that particular election and be held within 30 days of the original election. Those elected immediately take office.

3. This amendment shall be effective upon recordation in the Office of the Orange County Registry.

4. Except as amended hereinabove, the remaining portions of the Declaration as originally recorded 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 FOREST RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.

By authority of its Board of Directors, the undersigned hereby certify that the foregoing instrument has been duly approved by sixty-seven percent (67%) of the Voting Power of the Association and is, therefore, a valid amendment to the existing Bylaws for the Forest Ridge Master Homeowners Association, Inc.

FOREST RIDGE MASTER HOMEOWNERS
ASSOCIATION, INC.

By: Gregory H. Tuttle
President

ATTEST:

Anthony Harris
Secretary

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF ORANGE

I, Dawn-Lynn Crawford Notary Public of the County and State aforesaid, certify that Gregory H. Tuttle, personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Forest Ridge Master Homeowners Association, 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 Anthony Harris as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 23RD day of September, 2021.

Dawn-Lynn Crawford
Notary Public

My commission expires:

3/1/2026

4816-2644-2234, v. 1

