

DRAWN BY AND RETURN TO: Parker Whedon, Attorney (Box 48)

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

AMENDMENTS TO BYLAWS OF GRANVILLE PLACE CONDOMINIUMS

Pursuant to Section 15.1 of the ByLaws of Granville Place Condominiums, which ByLaws are recorded in Book 4431 at Page 76 in the Mecklenburg County, North Carolina, Public Registry, the undersigned unit owners holding a majority of the votes in the Granville Place Condominium Homeowners Association, do hereby amend the ByLaws as follows:

A. Section 6.12 of the ByLaws is amended by adding thereto the following sentence: "The compensation of a condominium officer shall be a discount of \$15.00 per month from the total monthly dues payable by such officer".

B. Section 9.5 of the ByLaws is amended by inserting the word "reasonable" immediately after the word "including" in the second line of the section.

C. Section 9.7 of the ByLaws is amended as follows:

(1) By inserting the words "any late charges and expense incurred by the Association for the disconnection and reconnection of water service to a unit" immediately after the word "cost" in the eighth line of the section.

(2) By adding the following paragraph thereto:  
"Each unit shall be subject to a late charge of \$10.00 for any monthly dues assessment paid after the 15th day of that month, which late charge shall increase by an additional charge of \$10.00 for each month thereafter that said monthly assessment remains unpaid by the 15th day of each succeeding month. (For example, if a unit owner is 3 months in arrears, the late charge for the first month will be \$30.00, for the second month \$20.00 and for the third month \$10.00)".

(3) By inserting the word "reasonable" immediately before the word "attorneys" in the eighth line of the section.

(4) By adding thereto the following additional paragraph: "If the monthly assessments on a unit are more than three months past due, water service to that unit will be disconnected. Any fees incurred by the Association for reconnection or disconnection of water service to a unit will be assessed against that unit and paid by the unit owner".

(5) By adding thereto the following additional paragraph: "Pursuant to N.C.G.S. § 25-3-512, there will be a \$20.00 charge for each time a check payable to the Association is returned by the Bank for insufficient funds".

D. Section 12.2 of the ByLaws is amended by adding thereto the following paragraph:

"Unit owner shall see that his conduct and the conduct of his guests is not disorderly or boisterous. Parties and get-togethers are to be held within the condominium unit of the unit owner sponsoring the activity who shall be responsible for any excessive noise and any disorderly boisterous conduct affecting the quiet and peaceable enjoyment of other unit owners. Any unit owner who violates such requirements shall be subject to the following penalties when approved in

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writing by a majority of the unit owners: first offense, a warning; second offense, a \$50.00 fine; third offense, a \$200.00 fine; fourth offense, a \$500.00 fine. However, no monetary penalty shall be assessed against a unit without the unit owner being given written notice and an opportunity to be heard at a hearing attended by a majority of the unit owners".

IN TESTIMONY WHEREOF, the undersigned unit owners have hereunto set their hands and seals this the 31<sup>st</sup> day of ~~June~~, October, 1994.

Beverly Lee  
 \_\_\_\_\_  
 Subscribing Witness  
 as to all signatures

[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

1135 GRANVILLE RD  
[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

2107 Hopedale Ave  
[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

1139 Granville Rd  
[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

[Signature] (SEAL)  
 Owner of Unit 1103 Hopedale

[Signature] (SEAL)  
 Owner of Unit 1441 Granville

[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

[Signature] (SEAL)  
 Owner of Unit \_\_\_\_\_

[Signature] (SEAL)  
 Owner of Unit 2101 Hopedale

\_\_\_\_\_  
 Owner of Unit \_\_\_\_\_ (SEAL)

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 Owner of Unit \_\_\_\_\_ (SEAL)

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 Owner of Unit \_\_\_\_\_ (SEAL)

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 Owner of Unit \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
 Owner of Unit \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
 Owner of Unit \_\_\_\_\_ (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF MCKLENBURG

I, Sonya H. Frye, a Notary Public for said County and State, certify that Beverly M. Lee personally appeared before me this day and being duly sworn, stated that in her presence

Beverly Lee, Elizabeth J. Boyd, William J. Garity,  
Bill Gamble, Jerome M. Ebbing, Robert W. King Jr.,  
 \_\_\_\_\_ and \_\_\_\_\_  
 signed the foregoing instrument.

WITNESS my hand and seal this 31 day of ~~June~~, October, 1994.

My commission expires: 7/11/97

\_\_\_\_\_  
 Notary Public

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

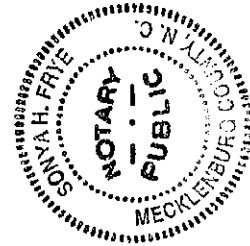
I, Sonya H. Frye, a Notary Public for said County and State, certify that Beverly Lee personally appeared before me this day and being duly sworn, stated that in her presence, JAMES R. JONES, Elizabeth J. Boyd, William J. Garrity, Jerome M. Epping, Robert W. King, Jr., and Bill Gamble signed the foregoing instrument.

Beverly Lee also personally appeared before me individually and acknowledged the due execution of the foregoing document.

Witness my hand and seal this 27th day of January, 1995.

Sonya H. Frye  
Notary Public

My commission expires: 7/11/97



State of North Carolina, County of Mecklenburg

The foregoing certificate(s) of Sonya H. Frye

Notary(ies) Public is/are certified to be correct.

This 3rd day of February, 19 95

**JUDITH A. GIBSON, REGISTER OF DEEDS**

By: Mary H. Gray Deputy Register of Deeds