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Prepared By & Return to: Charles D. Meier, Marshall, Williams & Gorham, LLP
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STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK

SECOND AMENDMENT TO THE DECLARATION AND BYLAWS OF RUFFIN'S RIVER LANDING SUBDIVISION

This Second Amendment to the Declaration and Bylaws of Ruffin's River Landing Subdivision ("Amendment") is made and entered into as of this 27 day of July, 2015 by Ruffin's River Landing Property Owners Association, Inc., a North Carolina nonprofit corporation ("Association").

WITNESSETH:

A. The Association is the property owners' association charged with the responsibility for the operation of that certain real property known as Ruffin's River Landing Subdivision located in Brunswick County, North Carolina, and described in a Declaration recorded in Book 2478, Page 110, Brunswick County Register of Deeds ("Declaration"), as may have been previously amended from time to time, including, but not limited to, the addition of real property subject to said Declaration, this Amendment being effective and applicable to all such additions. The Bylaws are recorded in Book 3642, Page 573, Brunswick County Register of Deeds ("Bylaws").

B. Said Declaration provides in Article XX, Section 4, that the Declaration can be amended by an affirmative vote of not less than 67% of the votes of the Members, Lot/Unit Owners. Said Bylaws provide in Article XV that the Bylaws can be amended by an affirmative vote of a majority of a quorum of the votes of the Members, Lot/Unit Owners.



C. The Amendments set forth below have been adopted by an affirmative vote of not less than 67% of the votes (Declaration) of the Members, Lot/Unit Owners and an affirmative vote of a majority of a quorum of the votes (Bylaws) of the Members, Lot/Unit Owners at a Special Meeting held on July 22, 2015 and have otherwise been properly adopted and approved as required by the Declaration, Bylaws and Articles of Incorporation, as applicable.

D. That the President or Vice President of the Association has been duly authorized and empowered to execute this Amendment and to cause the same to be recorded in the Brunswick County Register of Deeds as the binding act of the Association, its Members, Lot/Unit Owners and Board of Directors.

Now therefore, in consideration of the recitals set forth above, and as the act and deed of the Association, its Members, Lot/Unit Owners and Board of Directors, the Declaration and Bylaws are hereby amended and modified as set forth below:

BYLAW AMENDMENTS

1. By deleting ARTICLE I, NAME AND LOCATION, in its entirety and inserting in lieu thereof the following:

The name of the corporation is Ruffin's River Landing Property Owners Association, Inc. hereinafter referred to as the "Association". The principal office of the corporation shall be located at Landfall Executive Suites, 1213 Culbreth Drive, Wilmington, NC 28405, New Hanover County, North Carolina 28405, but meetings of members and directors may be held at such places within the State of North Carolina, as may be designated by the Executive Board.

2. By deleting ARTICLE IV, MEETING OF MEMBERS, Section 1, Annual Meetings, in its entirety and inserting in lieu thereof the following:

Annual meetings of the Members shall be held in the month of February; the date, time, and location to be determined by the Board of Directors.

3. By deleting ARTICLE VI, NOMINATION AND ELECTION OF EXECUTIVE BOARD, Section 3. Special Appointment of Executive Board Members, in its entirety.



4. By deleting **ARTICLE VII, MEETINGS OF EXECUTIVE BOARD, Section 1, Regular Meetings**, in its entirety and inserting in lieu thereof the following:

Regular meetings of the Executive Board shall be held at a minimum of once per quarter in any calendar year, at such place and hour as may be fixed from time to time by the Executive Board. Should said meeting fall upon a legal holiday then meeting shall be held at the same time on the next day which is not a legal holiday. Provided, however, if the Executive Board shall agree to meet on such legal holiday and action taken by it shall be valid and binding.

END OF BYLAW AMENDMENTS

DECLARATION AMENDMENT

By deleting **ARTICLE VIII, USE RESTRICTIONS, Section 1. Land Use and Building Type**, in its entirety and inserting in lieu thereof the following:

No Single Family Lot shall be used except for single family residential purposes. No residential building of less than 1,500 square feet of heated and cooled living space on the first floor, and 1,800 for a two story home shall be constructed upon any Single Family Lot.

END OF DECLARATION AMENDMENTS

Except as amended, the Declaration and Bylaws, as may have been previously amended, shall remain in full force and effect.

The undersigned, being the _____ President of the Association, does, by his/her execution hereof, certify that this Amendment was duly adopted by an affirmative vote of not less than 67% of the votes (Declaration) of the Members, Lot/Unit Owners, and affirmative vote of a majority of a quorum of the votes (Bylaws) of the Members, Lot/Unit Owners, and that all the procedures, steps and requirements necessary to amend said Declaration and Bylaws have been complied with, the day and year first above written.



Ruffin's River Landing Property
Owners Association, Inc.

By: *Roy R Holdford*
_____, President

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, Thomas Dean Whitman, notary public, do hereby certify that
Roy R Holdford (name of officer), personally appeared before me
this day and acknowledged that he/she is President (title of officer) of
the Association and that he/she, being authorized to do so, executed the
foregoing on behalf of the Association.

Witness my hand and official seal this the 27 day of
July, 2015.

Thomas Dean Whitman
Notary Public
My Commission Expires: 8/2/16

