



B3439 P0530 08-06-2013 14:25:40.000
 Brenda M. Clemmons PROP
 of Deeds page 1 of 6

RECEIVED AND

AUG 09 2013

SCANNED

6
 Presenter J. Anthony Pev28 Ret: mail
 Total 26 Int. 25
 Ck \$ 26 Cr \$ 8184 Cash \$ _____
 Refund: _____ Cr \$ _____ Finance _____
 Portions of documents may be due to condition of original.
 Document contains info verified by original
 Document that cannot be reproduced or copied.

AMENDED BYLAWS
OF
THE LAKES HOMEOWNERS ASSOCIATION OF BRUNSWICK PLANTATION, INC.
A NON-PROFIT CORPORATION
Date May 15, 2013

ARTICLE I.

OLD 1. Purpose. This corporation (hereinafter called the "Association")

NEW 1. Purpose. This corporation (hereinafter called the "Association", *The Condominium, or The Lakes Homeowners Association of Brunswick Plantation, Inc.*)

OLD 3. Principal Office. The principal office of the Association shall be located in Calabash, NC

NEW 3. Principal Office The principal office of the Association shall be located in *Brunswick County, North Carolina or Horry County, South Carolina.*



ARTICLE 2.

OLD 3. Annual Meeting An annual meeting of the Unit Owners shall be held at 10:00 a.m. on the 2nd Saturday in June

NEW 3. Annual Meeting An annual meeting of the Unit Owners shall be held at 10:00 a.m. on the 3rd Saturday in November

OLD 4. Removal A Director, other than Directors appointed by the Declarant, may be removed with or without cause by a vote of 67% of all persons present and entitled to vote at a meeting of the Unit Owners at which a quorum is present.

NEW 4. Removal A Director, ~~other than Directors appointed by the Declarant,~~ may be removed with ~~or without~~ cause by a vote of 67% of all persons present and entitled to vote at a meeting of the Unit Owners at which a quorum is present.

OLD 6. Notice of Meetings. Written or printed notices stating the place, day and hour of the meeting and items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, and budget changes, and any proposal to remove a Director of Officer shall be delivered or mailed no less than

NEW 6. Notice of Meetings. Written or printed notices stating the place, day and hour of the meeting and items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, and budget changes, and any proposal to remove a Director of Officer shall be delivered or mailed *and posted through any available means of communication* no less than

OLD 7 Quorum Typing error **the presence**

NEW 7 Quorum Typing error *the percent*



ARTICLE III

OLD 6 Power and Duties.

j. Maintaining and repairing any Unit, if such maintenance or repair is necessary in the discretion of the Board to protect the Common Elements, or any other Unit

NEW 6 Power and Duties.

j. Maintaining and repairing any Unit, if such maintenance or repair is necessary in the discretion of the Board to protect the Common Elements, *Limited Common Elements* or any other Unit

OLD 6 Power and Duties.

o. Engaging the services of any person, firm or corporation to act as managing agent of the Condominium at compensation by the Board, to perform all of the powers and duties of the Association, except those which may be required by the Declaration, the North Carolina Unit Ownership Act or the North Carolina Non-profit Corporation Act to have approval of the Board of Directors or the Unit Owners; provided however, the term of any such agreement with a managing agent shall not exceed one (1) year initially, shall only be renewable by agreement of the parties for successive one (1) year periods and shall be terminable by the Association with or without cause upon 30 days prior written notice to the manager and without payment of a termination fee.

NEW 6 Power and Duties.

o. Engaging the services of any person, firm or corporation to act as managing agent of the Condominium at compensation by the Board, to perform all of the powers and duties of the Association, except those which may be required by the Declaration, the North Carolina Unit Ownership Act or the North Carolina Non-profit Corporation Act to have approval of the Board of Directors or the Unit Owners; provided however, the term of any such agreement with a managing agent shall not exceed *three (3) years* initially, shall only be renewable by agreement of the parties for successive *one (1), two (2) or three (3)* year periods and shall be terminable by the Association with or without cause upon 30 days prior written notice to the manager and without payment of a termination fee

NEW 6 Power and Duties

u. *The Board will review any cost over one thousand dollars (1,000.00) and will determine if multiple bids are necessary.*



ARTICLE V

OLD 1. Number. The principal officers of the Association shall consist of a President, and a Secretary/Treasurer.

NEW 1. Number. The principal officers of the Association shall consist of a President, Vice President and a Secretary/Treasurer.

NEW 6. Vice President. *The Vice President, in the absence or disability of the President, exercises the powers and performs the duties of President. They shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.*

OLD 6. Secretary/Treasurer. The Secretary/Treasurer shall keep accurate records of the acts and proceedings of all meetings of Unit Owners and Directors. He shall give or cause to be given, all notices required by law and by these Bylaws. He shall have general charge of the minute book and records of both the Unit Owners and the Board. He shall sign such instruments as may require his signature. He shall have custody of all Association funds and securities and shall receive deposit, or disburse the same under the direction of the Board of Directors. He shall keep full and accurate accounts of the finances of the Association in books especially provided for the purpose.

NEW 7. Secretary/Treasurer. The Secretary/Treasurer shall keep accurate records of the acts and proceedings of all meetings of Unit Owners and Directors. ~~He Shall~~ give or cause to be given, all notices required by law and by these Bylaws. ~~He Shall~~ have general charge of the minute book and records of both the Unit Owners and the Board. ~~He Shall~~ sign such instruments as may require ~~his~~ signature. ~~He Shall~~ have custody of all Association funds and securities and shall receive deposit, or disburse the same under the direction of the Board of Directors. ~~He Shall~~ keep full and accurate accounts of the finances of the Association in books especially provided for the purpose. ***This would not apply when a management company is contracted for the purpose of managing the business affairs. At this point, the Secretary / Treasurer shall oversee any of the Association's transactions.***



ARTICLE VI

OLD 8. Abatement and Enjoyment

NEW 8. *Abatement and Enjoining*

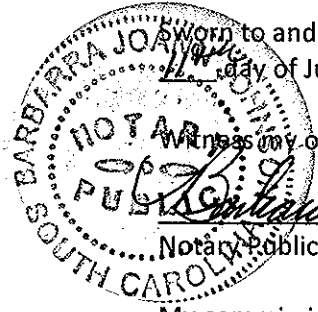


Attached hereto are the By-Laws that are hereby amended.

The amendment is presented for registration this 11th day of July, 2013.

Blaine L. Quichel

President, Lakes Homeowners
Association of Brunswick Plantation, Inc.



Sworn to and subscribed before me this 11th day of July, 2013.

Witness my official hand and seal.

Barbara Jo Jones
Notary Public

My commission expires October 21, 2019