

STATE OF GEORGIA
COUNTY OF FORSYTH

Reference: Deed Book 8155
Page 270-273

**AMENDMENT TO THE BYLAWS
OF VICKERY LAKE HOMEOWNERS ASSOCIATION, INC.**

Approved by Homeowners
December 2016

THIS AMENDMENT (hereinafter referred to as the "Amendment") is made on the date set forth below by the Vickery Lake Homeowners Association, Inc., a Georgia nonprofit corporation (hereinafter referred to as the "Association").

WITNESSETH

WHEREAS, the Amended and Restated Declaration of Covenants and Restrictions for Vickery Lake Subdivision was recorded on January 31, 2011 at Deed Book 5894, Page 9 of the Forsyth County, Georgia land records (the "Declaration");

WHEREAS, the Amended and Restated Bylaws of Vickery Lake Homeowners Association, Inc. was adopted by the Board of Directors and the members of the Association on January 6, 2011, and recorded along with the Declaration on January 31, 2011 at Deed Book 5894, Page 46, aforesaid records (the "Bylaws");

WHEREAS, pursuant to Article XI, Section 11.01 of the Bylaws, the Bylaws may be amended by the affirmative vote of a majority of the Owners (or spouses) eligible to vote;

WHEREAS, a majority of the Owners (or spouses) desire to amend the Bylaws and have approved this Amendment;

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1.

Article I, Section 1.02 of the Bylaws is hereby amended by deleting that Section in its entirety.

2.

Article III of the Bylaws is hereby amended by adding the following Section 3.02 thereto:
Section 3.02. Spouse. For purposes herein, "Spouse" shall mean both: (i) one's husband or wife by lawful marriage; and (ii) a domestic partner.

3.

Article IV of the Bylaws is hereby amended by deleting that Article in its entirety.

4.

Article V, Section 5.04 of the Bylaws is hereby amended by deleting that Section in its entirety and replacing it with the following:

Section 5.04. Notice of Meetings. Notice shall be given to each Owner at least 14 days in advance of any annual or regularly scheduled meeting and at least 7 days in advance of any other meeting and shall state the time, place, and, for any special meeting, purpose of such meeting. Such notice shall be delivered personally or sent by U.S. mail, postage prepaid, statutory overnight delivery, or issued electronically in accordance with Chapter 12 of Title 10, the "Uniform Electronics Act," to all Owners of record at such address or addresses as designated by such Owners or, if no other address has been so designated, at the address of their respective Lots.

5.

Article V, Section 5.07 of the Bylaws is hereby amended by deleting the last sentence therefrom.

6.

Article V, Section 5.10 of the Bylaws is hereby amended by deleting the second sentence therefrom and replacing it with the following:

Prior to reconvening an adjourned meeting, all Owners shall be given at least 24-hour notice of the time and place of the reconvened meeting in accordance with Article XIV, Section 14.01 of the Bylaws.

7.

Article VI, Section 6.01 of the Bylaws is hereby amended by deleting that Section in its entirety.

8.

Article VI, Section 6.02 of the Bylaws is hereby amended by deleting that Section in its entirety.

9.

Article VI, Section 6.04 is hereby amended by adding the following sentences:

The delinquent homeowner will be notified that privileges have been suspended. The delinquent homeowner will be notified when suspended privileges are reinstated.

10.

Article VII, Section 7.02 of the Bylaws is hereby amended by deleting the last two sentences therefrom.

11.

Article VII, Section 7.10 of the Bylaws is hereby amended by adding the following:

No director shall be in direct negotiation with any vendor that he/she or any family member is employed by or has been employed by within the past five years.

12.

Article VII of the Bylaws is hereby amended by adding the following Section 7.11 thereto:

Section 7.11. Committee Liaison. The Board may appoint one of the directors to serve as a liaison to a committee. The duties of the liaison shall be to serve as a go-between the Board and the committee, providing input and assistance as needed. The liaison shall not be a voting member of the committee.

13.

Article VIII, Section 8.05 of the Bylaws is hereby amended by deleting the second sentence therefrom and replacing it with the following:

Prior to reconvening an adjourned meeting, all Directors shall be given at least 24-hour notice of the time and place of the reconvened meeting in accordance with Article XIV, Section 14.01 of the Bylaws.

14.

Article IX of the Bylaws is hereby amended by adding the following Section 9.07:

Section 9.07. Spending Power of the Board. The Board may spend money at its discretion for the maintenance of the property. Such money, to the extent that it is regular maintenance, shall be budgeted for and generally come from the account for operating expenses. Such money, to the extent that it is for repairs, may come from the reserve account. The Board of Directors shall not budget or spend more than \$20,000 or 10% of the capital reserves, whichever is less, on any new capital project or improvement without an approval vote of the majority of the HOA members.

15.

This Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Forsyth County.

16.

Except as herein modified, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the President and Secretary of the Association hereby certify that the Amendment was approved by the requisite vote, with proper notice duly given.

This _____ day of _____, 2017

**VICKERY LAKE HOMEOWNERS
ASSOCIATION, INC.**, a Georgia nonprofit
corporation

President

Secretary

Sworn to and subscribed before me
this _____ day of _____, 2017

Witness

Notary Public

[Notary Seal]