

**AMENDMENTS TO THE BY-LAWS &  
DECLARATION OF CONDOMINIUM FOR  
QUAIL RUN CLUSTER ASSOCIATION**

The following is suggested changes, and additions to the Quail Run Cluster Association By-Laws and Declaration of Condominium discussed at the last Board of Directors Meeting on Friday, August 26, 2011

**BY-LAWS CHANGES AND/OR ADDITIONS**

✓ Article I - Letter F - Line 35 Page 2; Recommended change as follows:  
An annual meeting of the Owners must be held within each calendar year.  
We would omit the words - shall be held on the second Thursday of each December.

✓ Article II - Letter K - Line 203 - Page 6  
Omit words - within ten (10) days following the annual meeting of the Owners.  
(This should be discussed at upcoming meeting to clarify the meaning of this article).

✓ Article II - Letter N - Line 223 - Page 6 - to read as follows:  
Notice shall be deemed to be properly given when such notice is deposited in the U S Mail, postage prepaid, hand delivered, or by electronic mail, addressed to the Owner at the address on the books of the Association.

? Article V - letter H - Line 380 - page 10  
Sentence 4. Should read as follows: "Interest on all owed amounts shall be charged at the rate of 5% for each month or fraction thereof, calculated from the date of delinquency until paid in full". *or leave the same at 1.5%*

✓ Article VI - Letter B - Line 440 - Page 11  
No changes

Article VII - Letter B Line 482 - Page 12  
Appliances - Should be discussed at upcoming meeting on 11-10-11  
*gmt/ 480-483*

Article IX - Letter B - Line 561 - Page 14  
To be discussed at meeting on 11-10-11. Do we have Workmen's compensation

*Article V Letter J Payments <sup>20</sup> by the contractor.  
change?*

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insurance?

Article X - Letter A - Line 761 - Page 19

Remove the following sentence: No exterior radio or television aerial shall be installed by any owner. Remove the following words from the second sentence "Without notice" and add "at the discretion of the Board of Directors".

DECLARATION OF CONDOMINIUM CHANGES AND/OR ADDITIONS

Article I - Letter B - Line 41 Page 2

Change the last sentence to read as follows: The heating and air conditioning equipment, the electrical wiring and water and sewer pipes, hose bibs, and exterior deck railings, excluding the exterior deck flooring, stairways, ramps, and/or walkway railings inclusive, serving one dwelling exclusively or part of such dwelling regardless of where they may be situated.

Article I - Letter D - Line 82

Sentence 1. should read as follows: "The paved parking area giving immediate access to the entrance of a Dwelling is a Limited Common Element reserved for the use of such Dwelling".

Sentence 2. Should read as follows: "Entryways which give access to Dwellings are Limited Common Elements reserved for the use of such Dwelling, excluding the flooring surface of the entryway, with immediate access to Front Door."

Footnote: Board Decided at meeting on 8-26-11 to charge a late penalty of \$25.00 to be accessed after the 29<sup>th</sup> of the month due date. Do we want to incorporate this into the By-Laws or leave the Board the ability to change this figure as time and circumstances demand? We can simply inform the Owners of this penalty in a special mailing or in the next Board of Directors Minutes.