

AMENDMENTS to the
BY-LAWS
OF
BECKETT CROSSING COMMUNITY PROPERTY OWNERS ASSOCIATION

A corporation not for profit under the
Laws of the State of North Carolina

1. IDENTITY.

D. The fiscal year of the Association shall be the calendar year. Eliminated the initial year of operation language.

3. ANNUAL AND SPECIAL MEETING OF MEMBERSHIP.

C. Notice of all members' meetings, regular or special, shall be given by the president, vice-president, or secretary of the Association, or other officers of the Association in the absence of said officers, to each member, unless waived in writing, such notice to be written and to state the time and place and purpose for which the meeting is called. *Notice shall be e-mailed, mailed or delivered personally to each member. If notice is e-mailed it must be transmitted 35 days prior to meeting. All e-mail notices must have a verification of receipt within 4 days. If no verification within the 4 days is received the notice must be mailed or hand delivered. This mailing or hand delivery must take place 30 days prior to the meeting.* If delivered personally, receipt of such notice shall be signed by the member, indicating the date on which he received such notice. If mailed, such notice shall be deemed to be properly given when deposited in the United States Mail, addressed to the member at his post office address as it appears on the register of owners of the Association as of the date of mailing such notice, the postage thereon prepaid. Proof of such mailing shall be given by the affidavit of the person giving the notice. Any member may, by signed written waiver of notice, waive such notice and, when filed in the records of the Association, whether before or after the holding of the meeting, such waiver shall be deemed equivalent to the giving of notice to the member. If any members' meeting cannot be organized because a quorum has not attended, or because the greater percentage of the membership required to constitute a quorum for particular purposes has not attended (wherever the latter percentage of attendance may be required as set forth in the Articles of Incorporation, these By-Laws, or the Declaration of Covenants and Restrictions, whether the same may otherwise be required by law) the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum, or the required percentage of attendance, if greater than a quorum, is present. Paragraph (italicized) changed to reflect e-mail notification.

4. BOARD OF DIRECTORS

A. The Board of Directors of the Association shall consist of five (5) directors and each succeeding Board of Directors shall consist of at least five (5) persons. Old

paragraph prescribed 2 and 3 board members. Inappropriate and outdated developer language was eliminated.

B. Election of directors shall be conducted in the following manner:

1. Eliminated due to the outdated reference to the developer.

2. All members of the Board of Directors shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association. Reference to developer eliminated.

3. Vacancies in the Board of Directors may be filled until the date of the next annual meeting by the remaining directors. *Election at the annual meeting can only be for the remaining term of the Director who vacated their position.* Reference to the developer eliminated from this. Italicized indicates new language.

4. *Each director shall hold office for a term of three (3) years or until his death, resignation, retirement, removal, disqualification, or until his successor is elected and qualifies. An exception to the three-year term will be in the initial election in which the property owners have control of the association (year 2001). In this election two (2) directors will be elected for a one (1) year term, two (2) directors will be elected for a two (2) year term and one (1) director for a three (3) year term.* Changed from a 1-year term.

5. In the election of directors, there shall be appurtenant to each residential lot one (1) vote for each Family Dwelling Unit or lot. Eliminated developer reference.

6. Eliminated due to the outdated reference to developer.

9. RULES OF CONDUCT

I. Eliminated, not appropriate under GS 47F.

J. Eliminated, not appropriate under GS 47F.

10. COMPLIANCE. These By-Laws are set forth to comply with the requirements of the *North Carolina Planned Community Act, Chapter 47F* of the General Statutes of the State of North Carolina. In the event that any of these By-Laws conflict with the provisions of said

statute, it is hereby agreed and accepted that the provisions of the statute will apply. Italicized language a change to reflect the NC General Statute that controls our community association.

The foregoing was adopted as the amendments to the By-Laws of Beckett Crossing Community Property Owners Association by the majority vote of the membership at the October 2, 2001 annual meeting.