

STATE OF ALABAMA)
COUNTY OF SHELBY)

**SECOND AMENDMENT TO THE
BYLAWS FOR
RIVERCHASE TOWNHOME OWNERS ASSOCIATION**

THIS SECOND AMENDMENT TO THE BYLAWS FOR RIVERCHASE TOWNHOME OWNERS ASSOCIATION (the "Association") is made and entered into as of the 14th day of November, 2018, by **Board of Directors for the Association**, an Alabama corporation (the "Board"), by President Paul Seery.

RECITALS:

WHEREAS, the Association has heretofore executed the Amended Bylaws for Riverchase Townhome Owners Association, at its Annual Meeting on February 10th, 2013 (the "Bylaws"), and;

WHEREAS, the Association desires to make certain additions and changes to the Bylaws in order to better facilitate its management of Association property.

NOW, THEREFORE, in consideration of the premises, the Association does hereby amend the Bylaws as follows:

1. **ARTICLE III. Membership.**

- a. **3.4 Assessments.** The voting rights of membership are subject to the payment of all Assessments and other charges. The obligation of paying same is imposed upon each Lot and Lot Owner and is a mandatory obligation as is more fully explained in the Restrictive Covenants for the Association.

2. **ARTICLE V. Association Powers.**

- a. **5.1 Maintenance.** The Association shall have all powers and duties set forth by law as well as all powers and duties granted or imposed on it under its Governing Documents as they may be amended from time to time. The Association is specifically authorized to enter into agreements by which its powers and duties, or some of them, may be exercised or performed by some other known persons. It is agreed that the Association exists for the mutual benefit of all Lot Owners, and therefore the Association shall have a reasonable right of entry onto any Lot for the maintenance and repair of said Lot in the event that the Lot owner fails or refuses to do so after having been given proper notice. Further, the Association shall have the right to grant permits, licenses, and easements over Common Property and Limited Common Area Elements for utilities, roads, and other purposes reasonably

necessary or useful for the proper maintenance or operation of the Association Property.

- b. **5.2 Power to Assess.** The Board shall have the authority and duty to levy and enforce the collection of any and all Assessments and is further authorized to take adequate remedies for failure to pay such Assessments. It is agreed that the maintenance of the property values is the main goal of the Association and the Restrictive Covenants, By-Laws, and other such rules and regulations are to the mutual benefit of all Lot Owners and as such, the Board shall have the authority to levy reasonable fines, in the form of Individual Assessments (as described in the Covenants) against Lot Owners in order to ensure compliance with all Restrictive Covenants, By-Laws, and other such regulations.

3. **ARTICLE XII. Annual Meeting.**

Section 12.1 The regular annual meeting of the members shall be held at 3 P.M. on the first Sunday in January of each year, provided, however, that if that date is a legal holiday, the meeting shall be held at the same hour on the following Sunday. The place of the annual meetings shall be determined by the Board of Directors.

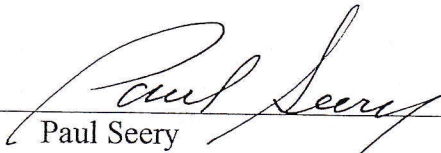
4. **ARTICLE XVI. Amendments.**

Section 16.1 These Bylaws as well as the Restrictive Covenants may be amended in any respect upon recommendation of the Board of Directors and subsequent approval at a regular or special meeting of the Members by sixty percent (60%) vote of the total vote of all the then existing classes of membership, present in person or by proxy; provided, however, that those provisions of these Bylaws which are governed by the Articles of Incorporation may not be amended except as provided therein or as provided by applicable law.

IN WITNESS WHEREOF, the Association, through its Board President, has caused these Bylaws for Riverchase Townhome Owners Association to be executed as of the day and year first above written.

RIVERCHASE TOWNHOME OWNERS ASSOCIATION, INC.,
an Alabama Non-Profit Corporation

By


Paul Seery
President, Board of Directors

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Seery, whose name as President of the Board of Directors for Riverchase Townhome Owners Association, Inc., an Alabama not for profit corporation, is signed to the foregoing, and who is known to me, acknowledged before me, on this day that being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14 day of November,
2018.

Margaret T. Flowers
Notary Public
My Commission Expires 07/23/2021