

**SECOND AMENDMENT
TO BYLAWS OF
PINERIDGE TOWNHOMES PROPERTY OWNERS ASSOCIATION**

The undersigned, being the President and Secretary of the Pineridge Townhomes Property Owners Association, Inc. hereby certify, at a Special Meeting of the Board of Directors held on the second day of August, 2021, which occurred more than thirty (30) days after notice to all Members of the proposed Amendment,

Amendment, Article V.8 Place of Meeting was amended as follows:

The Executive Board may designate any place, within Routt County, Colorado as the place for any Annual Meeting or for any Special Meeting of Members. The Executive Board may also designate a video/telephonic conferencing medium for the meeting. Attendance by telephonic conference shall be available even if an in-person meeting is called. If no designation of place is made, the place of the meeting shall be the offices of the Association Manager.

Amendment, Article VII.2 Special Meetings was amended as follows:

Special Meetings of the Executive Board shall be held when called by the President of the Association and shall also be called by the Secretary of the Association upon the written request of any two Directors, after not less than two (2) days' prior notice of the time and place thereof has been given each Director by leaving such notice with him or her at his residence or usual place of business, or by mailing it prepaid at a mailing address to a Director as it appears on the books of the Association, or by telephone call personally to such Director, or by email. Notice by mail shall only be used if the meeting is more than seven (7) days from date of mailing. Notices need not state the purpose of the meeting. No notice of any adjourned meeting of the Directors shall be required. Notice of any special meeting of the Board of Directors shall also be given to all Members by email not less than twenty-four (24) hours prior to the meeting.

Amendment, Article XVI.2, Fines for Violations was amended as follows:

The Executive Board may levy fines as provided in the Responsible Governance Policies, Section IV. Enforcement of Covenants and Rules, Notice and Hearing Procedures and Schedule of Fines. All such fines shall constitute a special assessment against the Unit of the Owner who, or whose guest, tenant, or invitee committed the breach, and shall constitute a lien on such Unit and be collectible as with any other assessment, as provided in the Declaration.

The foregoing Amendment to Bylaws was adopted [unanimously] [by a vote of ____ to ____] on the ____ day of _____, 2021.

Eric Schmierer, President

_____, Secretary