

AMENDMENTS & CHANGES TO BYLAWS

Note: DEC is Enabling Declaration. COR is Code of Regulation. ROC is Rules of Conduct.

Recorded	Section	Reference	Description
Apr 15, 1985	COR	Article III, Section 1 (b)	"Requisites for a Quorum" Revised
	COR	Article III, Section 2	"Vote Necessary for Resolution" revised
	COR	Article VII, Section 5 added	"Damage caused to Unit by non-common element" New
	COR	Article VIII, Section 3	"Manner of Paying Assessment" Added item
	COR	Article VIII, Section 8	"Exception for Developers Units" Deleted
	COR	Article IX, Section 4	"Developer Approval" Deleted. Referred to incorrectly in amendment
	COR	Article XI, New	"Unit Sales or Leases" New
	ROC	Rule 3	"Pets" New paragraph added
	ROC	Rule 10	"Explosives & Inflammable" New paragraph added
Apr 4, 1990	COR	Article IV, Section 1	"Number & Qualifications of Members" No felonies added
Sep 26, 1990	COR	Article IX, Section 4	"Monetary Fines" Added
	ROC	Rule 5	"Apartment Interiors" Fine(s) Added under sub-section(d)
Nov 9, 1992	ROC	Rule 16, New	"Disabled Parking" New rule added
Feb 19, 2002	ROC	Rule 1, (e) added	"Vehicles" Added sub section "e", Register vehicles
	ROC	Rule 3	"Pets", Revised
Feb 19, 2002	COR	Article II, Section 1,(c)	"Meeting of Unit Owners" Changed
	COR	Article II, Section 2,(a)	"Meeting of Council" Changed
	COR	Article II, Section 2,(c)	"Meeting of Council" Changed from 4 to 2 months
	COR	Article III, Section 1,(b)	"Requisites for a Quorum" Changed
	COR	Article III, Section 2	"Vote Necessary for Resolution" revised
	COR	Article III, Section 3	"Proxies" Added Details
	COR	Article III, Section 4	"Order of Business" Roberts Rules of Order added
	COR	Article III, Section 5 added	"Owner appointed committees" added
	COR	Article IV, Section 1	"Number & Qualifications of Members" No felonies
	COR	Article IV, Section 2	"Term of Office" Revised
	COR	Article IV, Section 3	"Vacancies" Revised
	COR	Article V	"Elections & Kind of Officers" Revised
	COR	Article VI, Section 2	"Duties of Officers" Added subsection (d)
	COR	Article VI, Section 2, (c)	"Duties of Officers" Delete last sentence
	COR	Article VI, Section 2, (a)	"Duties of Officers" Added info
	COR	Article VI, Section 2, (e)	"Duties of Officers" Added Newsletter
	COR	Article IX, Section 2	"Amendments to the Code of Regulations" Revised
	COR	Article VII, Section 5 added	"Work on Common Elements & Units" New section added
Feb 18, 2015	COR	Article VIII, Section 7	"Settlement, Expenses of Collection" Replaced
	COR	Article IX, Section 2	"Amendments to the Code of Regulations"Changed back to original
	COR	Article IX, Section 5 added	"Notice of Violation & Hearing" Added
	ROC	Rule 15 added	"Nuisance Uses, Practices, Conditions & Behaviors"Added

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Recorded	Section	Reference	Description
Aug 1, 2016	COR	Article III, Section 2 (a)	"Vote Necessary for Resolution" Identify as subsection (a)
	COR	Article III, Section 2 (b)	"Voting by Mail" subsection (b) added
May 12, 2021	COR	Article III, Section 2 (b)	"Voting by Mail" Replace paragraph
	COR	Article XII Added	"Notice by Electronic Means" Added
Jul 23, 2021	DEC	Section 9, (a)	"Restrictions of Transfer of Unit" Removed in total
	DEC	Section 9, (b)	"Acquisition & Improvement of Property" Replaced paragraph
	COR	Article X, Section 1	"By Right of First Refusal" Removed in total
	COR	Article X, Section 2 (a)	"By Purchase at Unrestricted Sale" Replaced
Not Needed	ROC	Rule 4	"Bikes can be stored on balconies" Added by Letter to Owners
Jan 31, 2022	COR	Article IX, Section 4	"Monetary Fines" Deleted in total
	COR	Article IX, Section 6 added	"Monetary Fines" Added as subsection (a) & (b). Also effects ROC, Rule 5, (d)
Oct 28, 2025	COR	Article VI #2, Section C	move in fee for all new residents effective 1/24
Oct 28, 2025	COR	Article VI #2 Section 2	capital contribution - 3 months for new owners effective 1/23