

Serenity Ridge Bylaw Amendment
Approved 10/1/11 Effective 11/1/11

Article VIII of the Serenity Ridge Condominium Bylaws shall be amended in the following manner:

Section 8.3 entitled “Use and Occupancy Restrictions” shall be amended by the addition of the following language at the end of that Section:

(n) Fines and Self-Help for This Section. In addition to any and all legal and equitable rights set forth in other sections of these Bylaws, as well as the Rules, Regulations, and Master Deed (“Condominium Documents”) and the common law, after a majority vote of the Board of Directors determining a violation of Section 8.3 has occurred and written notice being provided to the Condominium Owner of any alleged violation of any provision of Section 8.3, the Board of Directors shall have the discretion to issue fines of \$150 per week to any Condominium Owner for any first violation of Section 8.3 which is not cured within ten days of notice of the first violation of this Section by the Condominium Owner and/or their family members/guests. Such a \$150 per week fine shall continue to accumulate per week until the violation is cured. Moreover, the Association and/or the Board of Directors shall have the right to file suit to seek recovery of these fine amounts in the Kent County Circuit Court and/or any appropriate state District Court. The Association shall have a lien right for any fine amount under this Section against the Condominium Unit which was involved in the violation. Finally, after a majority vote of the Board of Directors, the Association shall also have the right to exercise any and all self-help rights it might have to remedy such violations.

Similarly, if, after written notice to the Condominium Owner, a majority vote of the Board of Directors determines that a Condominium Owner or any of their family members/guests has subsequently violated any provision of Section 8.3 within a five year period of when a first violation of Section 8.3 has occurred involving that Condominium Owner or any of their family members/guests, the Board of Directors shall have the discretion to issue fines of \$250 per week to any Condominium Owner for this subsequent violation of Section 8.3 which is not cured within 24 hours of notice of the subsequent violation. Such a \$250 per week fine shall continue to accumulate per week until the subsequent violation is cured. Moreover, the Association and/or the Board of Directors shall have the right to file suit to seek recovery of these fine amounts in the Kent County Circuit Court and/or any

appropriate state District Court. The Association shall have a lien right for any fine amount under this Section against the Condominium Unit which was involved in the subsequent violation. Finally, after a majority vote of the Board of Directors, the Association shall also have the right to exercise any and all self-help rights it might have to remedy such violations.

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