

BK014570PG00007

Return to: MorganWeiss
140 Manhattan Ct.
Cary, NC 27511

WAKE COUNTY, NC 224
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/08/2011 AT 14:00:04

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CERTIFICATION OF VALIDITY OF AMENDMENT TO BYLAWS
OF WESTPARK CONDOMINIUMS

By authority of its Board of Directors, Westpark Condominiums Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly executed by Unit Owners collectively owning at least seventy-five percent (75%) of the total number of Units of Westpark Condominiums and is, therefore, a valid amendment to the existing Bylaws of Westpark Condominiums Homeowners Association, Inc.

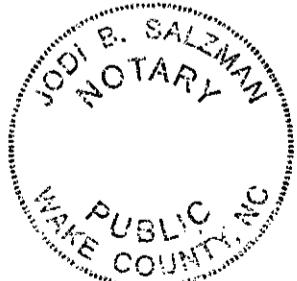
WESTPARK CONDOMINIUMS
HOMEOWNER'S ASSOCIATION, INC.

By Myra Allen
President

ATTEST:

Arlene N. Nugent
Secretary

Such amendment shall be executed in the name of the Association named herein by the President (or Vice-President) and by the Secretary (or Assistant Secretary) of the Association and recorded in the Office of the Register of Deeds of Wake County. No such amendment shall be effective until recorded as aforesaid. As to all bona fide purchasers for value, an amendment shall be conclusively presumed to be valid if such amendment contains a certification which in form and substance substantially conforms to the foregoing suggested certification. All amendments duly passed in compliance with these Bylaws and any applicable Declaration provision shall be binding upon all Unit Owners, their heirs, assigns and successors.



Myra Allen
Arlene N. Nugent

wake County, North Carolina

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she signed the foregoing documents
morgan weiss & Arlene N. Nugent

Date: November 21, 2011

Jodi B. Salzman
Commission expires - 11/19/14 - Notary Public

Article IV, Section 2 (b)

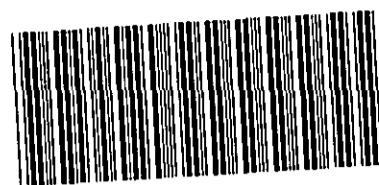
"Upon the occurrence of one of the events in subparagraph (a) above, the size of the Board of Directors may be increased or decreased from time to time upon the affirmative vote of the voting members of the Association representing 51% of the total number of Units, provided that said Board shall not be less than seven in number. Each Director shall hold office for a period of two years or until his death, resignation, retirement, removal, disqualification, or his successor is elected and qualifies. Terms of each Director will be staggered and no more than 4/7 of the Directors will be elected per term election."

Definitions:

Common Area: The areas that are outside the four walls of each condo (i.e. siding, lawns, roofs, sidewalks, parking lot, vegetation) and is the responsibility of the Home Owners Association unless they are damaged by resident or owner.

Limited Common Elements: Items that are used exclusively by a single unit (i.e. privacy wall, stairwell, patio, front door, balcony). These items are also the responsibility of the Home Owners Association unless the damage to them is caused by resident or owner.

Common areas cannot be changed permanently in any way by an owner without Board approval and Limited Common Elements are homeowners or residents areas to decorate or not. Only the resident or owner of the Limited Common Element can dictate who is allowed in that space, not including inspections for repair.



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group

1 # of Time Stamps Needed

This Document

3 New Time Stamp
of Pages

22.004-8/15/11

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