

SECOND AMENDMENT TO BY-LAWS

OF

THE OAKS PLAT 2 HOMEOWNER'S ASSOCIATION, INC.

WEREAS, pursuant to the Articles of Incorporation of The Oaks Plat 2 Homeowner's Association, Inc., By-Laws were adopted at the first meeting of the Homeowner's Association by the Declarant, Shopiere Oaks, LLC, as owner of The Oaks Plat 2 Subdivision and amended by First Amendment to By-Laws adopted April 29, 2022; and

WHEREAS, pursuant to Article X, the Declarant retains more than sixty-seven percent (67%) of the votes of the Association by virtue of its ownership of Lots within The Oaks Plat 2 Subdivision and has the required number of votes to amend the By-Laws at a meeting scheduled on ten (10) days notice to members for that purpose; and

WHEREAS, pursuant to a meeting held on the 16th day of December, 2022 of the members, the Declarant as the owner of 18 of the 22 member interests voted to approve this Amendment.

NOW, THEREFORE, the By-Laws are amended as follows:

1. Section 6.5 of the By-Laws deleted in its entirety and replaced with the following:

6.5 Default and Liens. All annual and special assessments, until paid, together with interest at twelve percent (12%) per annum commencing thirty (30) days after the invoice date ("Due Date"), and actual costs of collection including attorney fees, constitute a lien for the benefit of the Association on the Lot on which they are assessed. In addition, a late charge of Fifty Dollars (\$50.00) will be imposed for any assessment or charge not paid by the Due Date. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days from the Due Date, the Board of Directors, in the name of the Association, may file liens therefor and bring suit for and on behalf of the Association, as representative of all members, to enforce collection of such delinquencies or to foreclose the lien therefor, as provided by law and Declarations, and there shall be added to the amount due the costs of collection and interest, together with actual and reasonable attorney fees. Liens shall be signed and verified on behalf of the Association by any officer of the Association. The owners of a Lot against which a lien has been filed shall not be entitled to vote at Association meetings until the lien has been paid in full.

IN WITNESS WHEREOF, the Declarant, as the current owner of sixty-seven percent (67%) or more of the votes of the Association has adopted this Amendment on the 16th day of December, 2022.

SHOPIERE OAKS, LLC

By:

A handwritten signature in black ink, appearing to read "Diane M. Hendricks", written over a horizontal line.

Diane M. Hendricks, Manager and
Chairperson of the Board