

**SECOND AMENDMENT TO BY-LAWS OF THE NEWTOWN  
GRANT HOMEOWNERS ASSOCIATION**

**BACKGROUND**

- A. Newtown Grant Homeowners Association is a master association which administers, operates, maintains and repairs certain common facilities in the Newtown Grant Development (the "Master Association").
- B. Newtown Grant is a development consisting of 1,760 homes in Newtown Township, Bucks County, Pennsylvania.
- C. A Declaration of Covenants, Conditions and Restrictions for Newtown Grant was recorded by F.P.A. Corporation in the office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq.
- D. By-Laws of the Newtown Grant Homeowners Association were adopted on the 12<sup>th</sup> day of November, 1985 and provide for the management and administration of the Master Association. In addition to the Master Association, there are 14 Cluster Associations within the Newtown Grant community which administer, operate, maintain and repair certain common facilities pertinent to the Cluster Association Communities.
- E. Article XIV of the By-Laws of the Master Association provide that the By-Laws may be amended by an affirmative vote of fifty one percent (51%) of the delegates which votes may be cast in person or by proxy.
- F. The delegates of the Master Association by the affirmative vote of 11 members consisting of 78% percent of the delegates to the Master Association has approved the following Amendment to the By-Laws as evidenced by the Certification attached hereto.

**IN CONSIDERATION OF THE ABOVE STATED PREMISES**, the By-Laws of the Newtown Grant Homeowners Association are hereby amended as follows:

- 1 Article IV, Section 8. is revised and restated as follows:

Section 8. Quorum and Adjourned Meetings. At all meetings of the Board, the presence of five (5) of the fourteen (14) Directors shall constitute a quorum for the transaction of business and the votes of a majority of the Directors present and voting at a meeting at which a quorum is present shall constitute a valid decision. If at any meeting of the Board there shall be less than a quorum present, the majority of those present shall adjourn the meeting to a new date. At any such adjourned meeting at which a quorum is present, any business which

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may have been transacted at the original meeting may be transacted without further notice. The vote of a majority of those present at a Board meeting at which a quorum is present shall be necessary for valid action by the Board.

CERTIFICATION OF APPROVAL

The undersigned being the President of the Newtown Grant Homeowners Association hereby certifies that the Amendment to By-Laws of the Newtown Grant Homeowners Association to which this Certification is attached has been duly approved by the vote of eleven 11 delegates representing in excess of 51% of the delegates to the Newtown Grant Homeowners Association. The vote meets the requirements for approval of an Amendment to the By-Laws as provided in Article XIV of the By-Laws.

*D. Carl E. Road*

*CD State of Texas RN*  
COMMONWEALTH OF PENNSYLVANIA

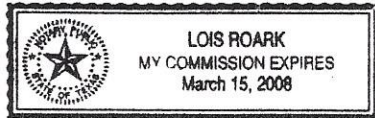
COUNTY OF BUCKS *Williamson*  
*RN*

SS.

On this the *25* day of *APRIL*, 2006, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared *D. Carl E. Road* known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the within instrument for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*Lois Roark*  
Notary Public



*Effective Date: February 1, 2006*