

**FIRST AMENDMENT TO THE BYLAWS
OF
THE NYLAND COMMUNITY ASSOCIATION**

This First Amendment to the Bylaws of the Nyland Community Association, a Colorado nonprofit corporation, ("First Amendment") is made this 15th day of May, 2019.

RECITALS

A. The Nyland Community Association (the "Association") is a Colorado nonprofit corporation existing under the laws of the State of Colorado for the purpose of acting as a common interest community and to administer the community described in the Declaration of Covenants, Conditions and Restrictions of the Nyland Subdivision was recorded with the Clerk and Recorder's Office for the County of Boulder, Colorado on September 20, 1991 at Reception Number 1131322 / Film 1693, ("Declaration") covering certain real estate in the County of Boulder, State of Colorado, and all amendments thereto.

B. The Association desires to amend the Bylaws of the Nyland Community Association ("Bylaws") currently in effect.

C. The Bylaws may be amended, at an Annual or Special Meeting of the Association, by a vote of a majority of a quorum of Members present in person or by proxy, pursuant to Article Ten of the Bylaws.

AMENDMENT

1. Article Eleven shall be amended by addition of the following provision:

(d) Individual Assessment not based on alleged violations of Rules, Regulations, and Guidelines of the Association or of the Declaration. If an Individual Assessment is not based on alleged violations of Rules, Regulations, and Guidelines of the Association or of the Declaration, including but not limited to Individual Assessments under Paragraphs 10.4, 10.12(a), and 10.12(b) of the Declaration, the Association shall not give a Notice and Hearing as provided for in the Bylaws of the Association. In such event, the Association shall take the following actions prior to levying such an Individual Assessment:

- i) Prior to the Board approving an Individual Assessment, the Association shall hold at least one informational meeting of the Owners to discuss the possible Individual Assessment.
- ii) After at least one informational meeting of the Owners and if the Board approves an Individual Assessment, the Board shall take the following action:


- a. Set a date for a hearing for Owners subject to the approved Individual Assessment;
- b. Not less than ten (10) nor more than fifty (50) days in advance of the hearing, deliver a Notice of Hearing personally or sent by either registered or certified mail, postage prepaid, addressed in the name of each Owner subject to the Individual Assessment, in accordance with Paragraph 15.5 of the Declaration;
- c. Said Notice of Hearing shall include the amount of the Individual Assessment for each Dwelling Unit subject to said Individual Assessment;
- d. Conduct a hearing, allowing Owners to ask for clarification of or to challenge the basis of the Individual Assessment; and
- e. Within a reasonable time after the hearing, the Board shall vote whether to levy the Individual Assessment. If the Board votes against levying an Individual Assessment, the Association may set another hearing, pursuant to Paragraph 5.3(c) of the Declaration. If the Board votes in favor of levying an Individual Assessment, the Individual Assessment shall be due and payable as established by the Board of Directors.

2. Except as modified by this First Amendment, the Bylaws shall remain in full force and effect. To the extent that any provision of this First Amendment is held to be invalid for whatever reason, such provisions shall be reformed to the amount least necessary to make them valid and the remainder of this First Amendment shall be unaffected.

CERTIFICATE

I, the undersigned and Secretary of the Association, do hereby certify that this First Amendment to the Bylaws was approved by a vote of at least a majority of a quorum of Members present in person or by proxy.

The Nyland Community Association
a Colorado Nonprofit Corporation

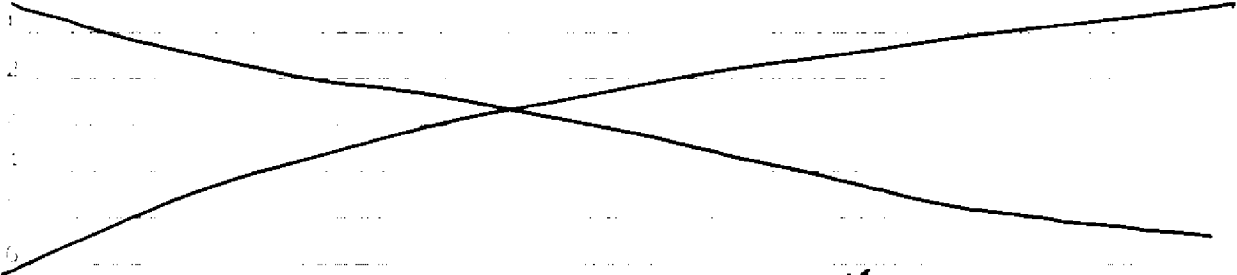
By: 
Secretary

JURAT WITH AFFIANT STATEMENT



State of Colorado }
County of Boulder } ss.

- See Attached Document (Notary to cross out lines 1-7 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)



[Signature]
Signature of Document Signer No. 1

N/A
Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me
this 15th day of May, 19, by
Date Month Year
Kiki Anderson Chanders
Name of Signer No. 1



N/A
Name of Signer No. 2 (if any)

[Signature]
Signature of Notary Public

N/A
Any Other Required Information
(Residence, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: First Amendment to the Bylaws of Skyland Community Association

Document Date: 5-15-19 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

