

**FIRST AMENDMENT TO THE
REVISED AND RESTATED BY-LAWS
OF
BLUE HERON PINES HOMEOWNERS ASSOCIATION, INC.
(Amends Revised and Restated By-Laws Recorded on 5/29/2012
in Deed Book 13436 as Instrument No. 2012033129)**

THIS FIRST AMENDMENT TO REVISED AND RESTATED BYLAWS is made this 17th day of January, 2018 by the Blue Heron Pines Homeowners Association, Inc.

WHEREAS, the Blue Heron Pines Homeowners Association, Inc. ("Association") is a non-profit corporation of the State of New Jersey and is governed by a Declaration of Covenants, Conditions, and Restrictions dated July 14, 1995 and recorded on August 2, 1995 in Deed Book 5839, Page 1 in the Atlantic County Clerk's Office, which Declaration was thereafter amended several times (as amended, the "Declaration"); and

WHEREAS, by First Amendment to By-Laws dated January 26, 2000 and recorded on March 5, 2001 in Deed Book 6899, Page 1, Instrument No. 162092, in the Atlantic County Clerk's Office, the Members of the Association amended the By-Laws contained in the original Declaration (hereinafter referred to as the "Original By-laws") ; and

WHEREAS, on January 5, 2011, the Members further amended the Original By-Laws; however, said amendment to the Original By-Laws was not recorded or filed in the Atlantic County Clerk's Office; and

WHEREAS, by Third Amendment to Bylaws dated January 5, 2012 and recorded on May 29, 2012 in Deed Book 13436 as Instrument No. 2012033129, the Association revised and restated the Bylaws (which shall be referred to hereinafter as the "Revised and Restated By-Laws"); and

WHEREAS, Article XIV of the Revised and Restated By-Laws provides that said By-Laws may be amended by a vote of fifty-one percent (51%) of the Homeowners present, in person or by mail-in ballot and entitled to vote thereon; and

WHEREAS, a meeting of the membership was held on January 10, 2018, a quorum being present in person and by proxy, and this Amendment to the Revised and Restated By-Laws was raised and approved by a vote of more than fifty-one percent (51%) of the full membership in good standing; and

WHEREAS, Article XIV requires any such amendment to be recorded with the Atlantic County recording office.

NOW, THEREFORE, be it resolved that the Revised and Restated By-Laws are amended as follows:

Article 14 is hereby deleted in its entirety and replaced with the following:

ARTICLE XIV: AMENDMENTS

These By-Laws may be amended or new By-Laws may be made, at any time by an affirmative majority vote (over 50%) of fifty percent (50%) (which is over 25% of the full membership in good standing) of the full membership in good standing present either in person or by proxy at a legally convened meeting of the members of the Homeowner's Association in accordance with these By-Laws, and previous to which written notice to all homeowners of the exact language of the amendment shall have been sent.

This Amendment shall be effective immediately upon its recording in the Atlantic County Clerk's Office.

ATTEST:

**BLUE HERON PINES HOMEOWNERS
ASSOCIATION, INC.**

By: *Nancy J. Medler*
Nancy Medler, Secretary

By: *Donna Hale-Scheuermann*
Donna Hale-Scheuermann, President

Date: *4/17/18*

[PROOF OF ATTESTATION ON FOLLOWING PAGE]

