

Please hold for: A. Bartlett White
Hatch, Little + Burn

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PRESENTED
FOR
REGISTRATION

NORTH CAROLINA

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WAKE COUNTY

FIRST AMENDMENT TO THE BYLAWS OF
IVY COMMONS CONDOMINIUM OWNERS ASSOCIATION, INC.
LAURA H. BOSSICK
REGISTER OF DEEDS
WAKE COUNTY

THIS FIRST AMENDMENT to the Bylaws of Ivy Commons Condominium Owners Association, Inc. (hereinafter "Association"), is made this the 19th day of May, 1998, by Ivy Commons Condominium Owners Association, Inc., a North Carolina non-profit corporation.

W I T N E S S E T H

WHEREAS, the Bylaws of Ivy Commons Condominium Owners Association, Inc. (hereinafter "Bylaws"), is recorded in Book 3712, Page 479 of the Wake County Registry,

WHEREAS, the Association desires to amend the Bylaws to reflect such changes as deemed necessary for the proper development and maintenance of Ivy Commons Condominiums,

WHEREAS, this Amendment has been approved by the unit owners collectively owning at least Seventy-five percent (75%) of the aggregate undivided interest in the common areas and facilities unit owners at a duly called meeting of the Association at which a quorum was present.

NOW, THEREFORE, the Association does hereby amend the Bylaws by deleting Article VII, Section 8, Abatement and restraint of violations by unit owners, and substituting the following language:

Section 8. Abatement and Restraint of Violations by Unit Owners. The violation of any rule or regulation adopted by the Board, the breach of any provision of the Bylaws shall give the Association or any aggrieved unit owner through the Association Board, the right in addition to any other rights set forth in these By-laws:

(a) To levy fines for such violation or breach in an amount not to exceed \$100 per violation. For continuing violations, there shall be an additional fine not to exceed one-half of the original fine to be assessed on the second day if the violation or breach persists and then a similar penalty every day thereafter until the violations or breach is abated,

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(b) To institute a cause of action for the recovery of damages which result from any such violation or breach,

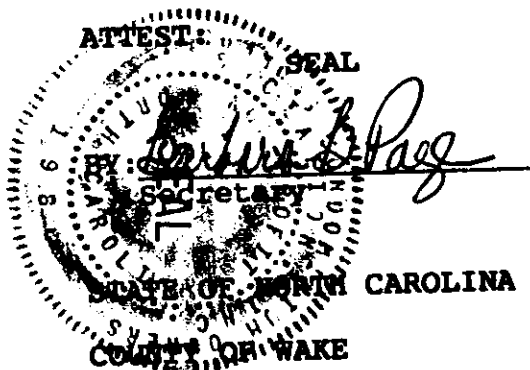
(c) To enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach of violation.

(d) To seek the recovery of a reasonable attorney's fee incurred by the Association in the enforcement of any rule or regulation adopted by the Board or any breach of any by-law contained herein or the breach of any provision of the By-laws.

IN TESTIMONY WHEREOF, the Association has caused this instrument to be executed and sealed all as of the day and year first above written.

IVY COMMONS CONDOMINIUM ASSOCIATION, INC

BY: [Signature]
President



I, a Notary Public of the County and State aforesaid, certify that Barbara B. Page, personally came before me today and acknowledged that he is the _____ Secretary of Ivy Commons Condominium Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the action of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by Barbara B. Page, as its _____ Secretary.

Witness my hand and official stamp or seal, this the 19th _____, 1998.
My Commission Expires: Sept. 16, 2000
[Signature]
TINA SKELTON GRUBBS
NOTARY PUBLIC
NOTARY COUNTY OF WAKE

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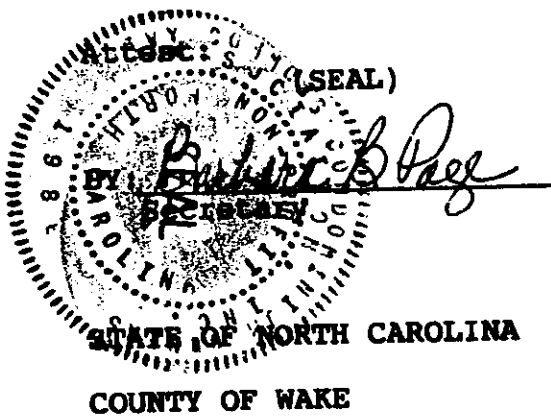
**CERTIFICATION OF VALIDITY OF AMENDMENT TO
BYLAWS OF IVY COMMONS CONDOMINIUM OWNERS ASSOCIATION, INC.**

BY AUTHORITY of its Board of Directors, Ivy Commons Condominium 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 aggregate undivided interest in the common areas and facilities of the Property and is, therefore, a valid amendment to the existing Bylaws of Ivy Commons Condominium Association, Inc.

This the 14th day of May, 1998.

IVY COMMONS CONDOMINIUM
ASSOCIATION, INC.

BY: [Signature]
President



I, a Notary Public of the County and State aforesaid, certify that Barbara B. Page, personally came before me today and acknowledged that he is the _____ Secretary of Ivy Commons Condominium Owners Association, a North Carolina non-profit corporation, and that by authority duly given and as the action of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by Barbara B. Page, as its _____ Secretary.

by hand and official stamp or seal, this the 14th, 1998.
Commission Expires: Sept. 16, 2002
[Signature]
Notary Public
Wake County

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate of _____
Jana Skelton Grabus
Notary(y)(ies) Public

is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

By Meta N. Harris
Asst./Deputy Register of Deeds
LAURA M. RIDDICK, Register of Deeds