

## **Farrwood Green Condominium II**

HAVERHILL, MASSACHUSETTS

---

PO BOX 8201, WARD HILL, MA 01835

### **FARRWOOD GREEN CONDOMINIUM II CERTIFICATE OF AMENDMENT TO THE BY-LAWS**

**WHEREAS**, at the special annual meeting of the Unit Owners of Farrwood Green Condominium II, a condominium located in Haverhill, Essex County, Massachusetts, established pursuant to a Master Deed dated May 22, 1978 and recorded with the Essex South District Registry of Deeds, Book 6471, Page 416, and as thereafter amended, said special meeting being held on October 30, 2007 by the affirmative (yea) vote of Unit Owners at said meeting, which said number of Unit Owners voting for passage exceeded one-half in number and in interest of all Unit Owners, said vote being recorded on pages 74, 78 and 79 of the meeting transcript, the following two amendments to the By-Laws were duly adopted and the same were further unanimously approved by the Board of Managers, as follows:

- 1) Amendment to sub-paragraphs 3.4.2 and 3.4.3: All instances of the words "OK'd" and "OK" are hereby stricken and the words "approved" and "approval" are substituted respectively viz.

**3.4.2 Expense Approvals.** All authorized expenses shall be approved by the appropriate Board Member overseeing such undertaking. This approval by the Board Member shall mean that the Board Member has personal knowledge that the goods and/or services were performed per Specification by the Contractor to the betterment of the Condominium and that the Condominium properly owes the money to the vendor.

**3.4.3 Funds Dispersal.** The Treasurer shall disperse funds for authorized expenses only when such expenses have been approved by the overseeing Board Member.

- 2) Amendment to sub-paragraph 2.2.3: After the words "shall constitute a quorum for a meeting" add the following ", except during the regular annual meetings on the motions to approve the annual budget or to elect the Board when 30% of the interest of Unit Owners shall constitute a quorum for a meeting" viz.

**2.2.3 Quorum and Voting.** Except as otherwise provided in these By-Laws, the presence in person or by proxy of a majority in interest of Unit Owners shall constitute a quorum for a meeting, except during the regular annual meetings on the motions to approve the annual budget or to elect the Board when 30% of the interest of Unit Owners shall constitute a quorum for a meeting. The vote of a majority in interest of Unit Owners present and voting at a meeting at which a quorum is present shall be binding upon all Unit Owners for all purposes except where in the Master Deed, these By-Laws, or by Law, a higher percentage vote is required.

**\*\*\* End By-Law Amendments \*\*\***

I, Arcadiy Ivanov, President of the aforesaid Board of Managers, of Farrwood Green Condominium II do hereby affirm that at the aforesaid special annual meeting of the Unit Owners, the within amendments to the By-Laws were duly adopted, and the same were further approved by the Board of Managers.

*Arcadiy Ivanov*  
Arcadiy Ivanov, President

11-6-07  
Date

Commonwealth of Massachusetts

Essex, SS.

Nov 6, 2007

On this 6<sup>th</sup> day of 11, 2007, before me, the undersigned notary public, personally appeared ARCADIY IVANOV (name of document signer), proved to me through satisfactory evidence of identification, which were Drivers License, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

*Linda N. Fares* (official signature and seal of notary)

