## AMENDMENT TO BY-LAWS OF 400 SOUTH HIGHLAND AVENUE, A CONDOMINIUM

WHEREAS, 400 South Highland Avenue, a Condominium, is located in the City of Pittsburgh, 7<sup>th</sup> Ward, Allegheny County, Pennsylvania, and was enacted pursuant to the provisions of the Uniform Condominium Act of Pennsylvania, 68 Pa. C.S. 3101, *et. seq.*, by the recording of a Declaration for 400 South Highland Avenue, a Condominium, at the Allegheny County Recorder of Deeds' Office at Deed Book Volume 7687, Page 354; and

WHEREAS, By-Laws of the 400 South Highland Condominium Association were recorded at the Allegheny County Recorder of Deeds' Office at Deed Book Volume 7687, Page 389, as amended at Deed Book Volume 16719, Page 468 (hereinafter "the By-Laws"); and

WHEREAS, the By-Laws provide, at Article VII, Section 7.1, that the By-Laws may be modified or amended only by vote of Unit Owners entitled to cast a majority of the votes in the Association; and

WHEREAS, upon a vote of the Association, the By-Laws are hereby amended to provide for late fees of \$50.00 per month for the first three (3) months of delinquency and accelerated late fees of \$100.00 per month for each month in excess thereof unless and until the account balance is paid in full including all outstanding collection costs; and

NOW, THEREFORE, after obtaining an affirmative vote of a majority of the Unit

Owners entitled to cast a vote in the Association, the By-Laws are hereby amended as follows:

<u>Section 1</u>: Article V, Section 5.11. of the By-Laws is hereby deleted in its entirety and replaced with the following Section 5.11.:

**\*\*5.11. Collection of Assessments.** The Executive Board or the Managing Agent, at the request of the Executive Board, shall take prompt action to collect any assessments for Common Expenses due from any Unit Owner which remain unpaid for more than thirty days from the due date for payment thereof. Any assessment not paid within five (5) days of dues date shall accrue and late charge in the amount of \$50.00 per month for the first three (3) months of delinquency, and a late charge in the amount of \$100.00 per month for each month thereafter until the account balance is satisfied in full including all outstanding attorneys' fees and/or court costs. All unpaid assessments, late charges, fines, attorneys' fees and court costs represent the personal obligation of the Unit Owner and a lien against the Unit."

By:\_\_\_\_\_\_
PRESIDENT

By: \_\_\_\_\_
SECRETARY

## **CERTIFICATE**

We,	, the President of 400 South Highland
Avenue Condominium Association	n, and, the Secretary of
the 400 South Highland Avenue C	ondominium Association hereby certify that the foregoing
Amendment to By-Laws has been	consented to by at least a majority of the Unit Owners entitled
to cast a vote at 400 South Highlan	nd Avenue Condominium Association.
	400 South Highland Avenue Condominium Association:
	Bv:
	By:PRESIDENT
	By: SECRETARY
<u>ACKNOWLEDGEMENT</u>	
COMMONWEALTH OF PENNS	YLVANIA )
COUNTY OF ALLEGHENY	)
On this day of	, 2022, before me a Notary Public, the
undersigned officers personally ap	peared and
	, both known to me or satisfactorily proven to be the
persons whose names are subscrib	ed to the within instrument and acknowledge that they
executed the same for the purposes	s therein contained.
Witness my hand and notarial seal	•
	Notary Public

MAIL TO:

Fred C. Jug, Jr., Esquire BRANDT, MILNES & REA 310 Grant Street 1109 Grant Building Pittsburgh, PA 15219