

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, 7th 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:

Section 1: 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.”

Section 2: All remaining provisions of the Declaration and By-Laws of 400 South Highland Avenue Condominium Association shall remain in full force and effect.

Adopted this ____ day of _____, 2022.

400 South Highland Avenue Condominium Association:

By: _____
PRESIDENT

By: _____
SECRETARY

