

AMENDMENT TO BY-LAWS OF FOXWOOD TRAILS,

A PLANNED COMMUNITY

WHEREAS, Foxwood Trails, a Planned Community, in Jackson Township, and was enacted with respect to certain real estate described herein, by the recording of a Declaration for Instrument No. 201910110020478 at the Office of the Recorder of Deeds of Butler County, Pennsylvania; and

WHEREAS, By-Laws of the Foxwood Trails a Planned Community were recorded at the Butler County Recorder of Deeds' Office (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 Lot 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 at least 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 amended by adding the following language:

“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 Owner which remain unpaid for more than thirty days from the due date for payment thereof. Any assessment not paid within thirty (30) days of due date shall accrue a 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 Owner and the Association shall also have a lien as provided by law. The Association shall be entitled to recover their attorney fees and costs incurred to collect past due obligations.”

Section 2: All remaining provisions of the and By-Laws of Foxwood Trails, a Planned Community shall remain in full force and effect except to the extent that they are inconsistent with the terms of this Amendment. All remaining provisions of the Declaration of Foxwood Trails, a Planned Community shall remain in full force and effect.

Adopted this 24th day of October, 2022.

Foxwood Trails, a Planned Community Inc.:

DocuSigned by:
By [Signature]
90D6C08F81E47E PRESIDENT

DocuSigned by:
By [Signature]
21A521109ED648A SECRETARY

CERTIFICATE

We, Adam Schmidt ^{DS} AS, the President of Foxwood Trails, a Planned Community, and Guy Stehle ^{DS} GMS, the Secretary of the Foxwood Trails, a Planned Community hereby certify that the foregoing Amendment to By-Laws has been consented to by at least a majority of the Home Owners entitled to cast a vote at Foxwood Trails, a Planned Community.

Foxwood Trails, a Planned Community:

DocuSigned by:
B. Adam Schmidt
90D6C0... PRESIDENT

DocuSigned by:
Guy Stehle
21A521... SECRETARY

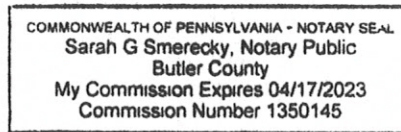
ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF BUTLER)

On this 24 day of OCTOBER, 2022, before me a Notary Public, the undersigned officers personally appeared Adam Schmidt and Guy Stehle, both known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

Witness my hand and notarial seal.

Sarah Smerecky
Notary Public



MAIL TO:

Foxwood Trails
Rj Community Management
4900 Perry Highway
Building 1, Suite 300
Pittsburgh, PA 15229

