

**AMENDMENT TO THE BYLAWS OF  
SADDLEWOOD CONDOMINIUM ASSOCIATION**

WHEREAS, the Saddlewood Condominium Association is located in South Fayette Township, Allegheny County, Commonwealth of Pennsylvania.

WHEREAS, the Saddlewood Condominium Association was created by the filing of a Declaration at the Allegheny County Department of Real Estate (formerly known as the Allegheny County Recorder of Deeds Office) at Deed Book Volume 9939, Page 586; and

WHEREAS, pursuant to the terms of the Uniform Condominium Act of Pennsylvania and the Declaration and Bylaws of the Saddlewood Condominium Association the affairs of the Association are managed by an Executive Board; and

WHEREAS, Article 7, Section 7.1 of the Bylaws provides for the amendment of the Declaration at Saddlewood Condominium Association; and

WHEREAS, pursuant to Article 7, Section 7.1 of the Bylaws, the Bylaws may be modified or amended only by vote of Unit Owners entitled to cast a majority of the votes in the Association, except as otherwise expressly set forth therein or in the Act;; and

NOW, THEREFORE, the Bylaws of Saddlewood Condominium Association are hereby amended as follows:

Section 1: Article 5, Section 5.7 of the Bylaws is hereby deleted in its entirety and replaced with the following:

**5.7. Accounting: Audits.** All sums collected by the Executive Board with respect to assessments against the Unit Owners or from any other source may be commingled into a single fund. All books and records for the Saddlewood Condominium Association shall be kept in accordance with good and accepted accounting practices. There shall be an external review/audit, as determined by the Board, every three (3) or four (4) years. There may also be an external review/audit whenever an individual assumes

CERTIFICATE

We, Louise Newton, the President of Saddlewood Condominium Association, and CHARLES H. STEINMILLER the Secretary of Saddlewood Condominium Association, certify that the foregoing Amendment has been consented to by a majority of the votes in the Saddlewood Condominium Association. Dated this 9<sup>th</sup> day of May, 2022

Louise Newton  
President

Charles H. Steinmiller  
Secretary

ACKNOWLEDGEMENT

Commonwealth of Pennsylvania )  
 ) SS:  
County of Allegheny )

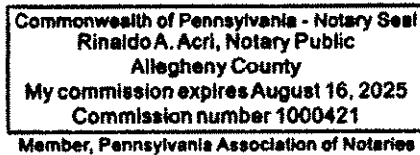
ON THIS 9<sup>th</sup> day of MAY, 2022 before me, the undersigned officer, personally appeared \_\_\_\_\_ and \_\_\_\_\_, both known to me (or satisfactorily proven) who acknowledged that they executed this instrument for the purposes stated therein.

WITNESS my hand and notarial seal.

[Signature]  
Notary Public

MAIL TO:

Fred. C. Jug, Jr., Esquire  
310 Grant Street  
1109 Grant Building  
Pittsburgh, PA 15219



his (her) role as the Association's treasurer or when there is a change in the property management company. An independent outside contractor retained by the Executive Board shall perform the review/audit. The cost of the review/audit shall be budgeted annually, and those funds can be redirected for other Association business at the discretion and direction of the Saddlewood Condominium Board of Directors if no review/audit is needed in that calendar year.

Section 2: To the extent of any inconsistency by and between the terms of this Amendment and the Bylaws and/or the Rules and Regulations of Saddlewood Condominium Association, the provisions of this Amendment shall prevail. All remaining provisions of the Declaration, Bylaws and Rules and Regulations of Saddlewood Condominium Association shall remain in full force and effective.

ADOPTED this 9th day of May, 2024

SADDLEWOOD CONDOMINIUM ASSOCIATION

Lawrence Weinstein  
PRESIDENT

Charles H. Steinmiller  
SECRETARY