

West Ridge Estates Homeowners Association, Inc.

Certificate of Amendment to Bylaws

David Miller, secretary of West Ridge Estates Homeowners Association, Inc., hereby certifies that the following amendment the Bylaws of West Ridge Estates Homeowners Association, Inc. was duly adopted by the directors of the corporation at a meeting held on May 21, 2015:

Resolved, Section 5 of Article XVI of the Bylaws of the West Ridge Estates Homeowners Association, Inc. is hereby amended by deleting the current Section 5 and inserting the following Section 5 in its place:

Section 5. Compliance. The Association, after approval by the three-fifths vote of the board of directors, shall notify a lot owner in writing of the lot owner's breach of any provision of these Bylaws or the Declaration of Covenants, Conditions and Restrictions of the West Ridge Addition ("Common Covenants") or the policies, rules or, regulations of the Association. The Association shall only be required to notify any one owner if a lot has more than one owner.

A lot owner shall have ten days from the mailing of such notice to commence curing the breach and must diligently pursue the curing of said breach until completed to the satisfaction of the board of directors. Notwithstanding the foregoing, a violation of the Common Covenants in the form of failure to pay an annual or special assessment or other monetary obligation to the Association shall require cure of the breach within thirty days of the mailing of such notice.

If a breach is not cured as set forth above, the Association shall be entitled to take any one or more of the following actions:


1. Lien Statement. Record a lien statement in the office of the register of deeds of Sedgwick County, Kansas to secure payment of dues, fines, cost of collection including reasonable attorneys' fees, interest on unpaid dues and/or fines; and/or payment of any other amounts owed to the Association.
2. Notice of Non-Compliance. Record a notice of non-compliance with these Bylaws or the Common Covenants or the policies, rules or, regulations of the Association in the office of the register of deeds of Sedgwick County, Kansas to provide notice to third parties that the owners' lot is not in compliance with such Bylaws or Common

Covenants or the policies, rules or, regulations of the Association. .

3. Assessment of Fines. Assess fines in the event a lot owner fails to pay an annual or special assessment or other monetary obligation to the Association or fails to otherwise comply with the Bylaws and/or Common Covenants or the policies, rules, or regulations of the Association.
4. Interest Charge. Assess interest at the rate of 10% per annum on unpaid dues, fines, and any other amounts owed to the Association.
5. Cost of Collection. Assess the cost of collection with respect to any dues, fines or other monetary obligations to the Association, such costs of collection to include attorneys' fees and all out-of-pocket expenses.
6. Remedy Non-Compliance. Enter upon an owner's lot and take all actions necessary to cure a breach of these Bylaws or the Common Covenants, or policies, rules and regulations of the Association and assess the cost of such action to the lot owner.
7. Specific Performance/Injunction. Bring an action in the District Court of Sedgwick County, Kansas requiring an owner to perform any allegations required under these Bylaws and/or the Common Covenants or the policies, rules, or regulations of the Association or enjoining any action by a lot owner that constitutes a violation of the Bylaws or the Common Covenants or the policies, rules, or regulations of the Association.
8. Other Remedies. Take any other action at law or at equity to enforce the compliance with these Bylaws or the Common Covenants or the policies, rules, or regulations of the Association or to collect any amount owed to the Association.

The Bylaws of the West Ridge Estates Homeowners Association, Inc. dated December 6, 2000 are hereby ratified as amended in this instrument.

This certificate executed this 21 day of May 2015.



David Miller, secretary