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AMENDMENTS

to the

BYLAWS

of the

MEADOWLANDS OF KEENE CONDOMINIUM ASSOCIATION

Keene, New Hampshire

The Unit Owners hereby amend the Bylaws of the Meadowlands of Keene Condominium Association as follows:

1. *Strike Article III, Paragraph 1, (h) that requires an annual audit and replace it with the following added Paragraph 20:*

20. Audit. At least every third year the Board of Directors shall ensure that a financial review or compilation by a certified public accountant is undertaken and completed and a full audit is undertaken and completed as determined by the Board of Directors or upon a majority vote of eligible voters at an Association meeting. At least every fifth (5th) year from the date of the filing with the Registry of Deeds of these Bylaws, the issue of whether to undertake an Audit shall be placed on the Agenda of the Annual Meeting to be voted on by the Owners, and every year thereafter until an audit is undertaken and completed. Thereafter the five (5) year period herein shall begin again. Notwithstanding anything herein to the contrary, at least every fifteen (15) years from the date these Bylaws are filed with the Registry of Deeds, an Audit shall be undertaken and completed. Nothing herein shall prevent an Owner at their expense from paying for an audit conducted by a certified public accountant.

2. *Delete Article III, Paragraphs 3, 4, 5, 6 and 7, and replace them with the following Paragraphs 3, 4, 5, and 6:*

3. Number and Qualifications of Directors. The Board of Directors shall be composed of five (5) persons. Each Director shall be an Owner, the spouse of an Owner, or the designated person from an ownership entity such as a Trust or a Limited Liability Company as designated in writing to the Board of Directors by the Trustee or other such member authorized to so designate such a person to act on behalf of the ownership entity. Each Unit may have only one seat on the Board of Directors.

4. Election and Term of Office. The term in office shall be three (3) years. The terms shall be staggered such that two (2) positions are up for election the first year; two (2) positions are up for election the second year; and one (1) position is up for election the last year. Each Director shall hold office until the Director's successor has been elected.

5. Regular Meetings. At least quarterly the Board of Directors shall hold a meeting of the Board at such time and place as shall be determined by agreement of a majority of the Directors. Notice of same shall be given pursuant to the terms of the Condominium Act. Owners are welcome to attend meetings of the Board of Directors, and shall be given a reasonable period of time in which to participate. Meetings may be held electronically including via the Internet.

6. Emergency Meetings. Any member of the Board of Directors may call an emergency meeting of the Board of Directors, pursuant to RSA 356-B: 37-c as amended from time to time. Such notice shall be given personally or by mail, electronic mail, telephone, text or other Internet communication and such notice shall state the date, time, place and purpose of the meeting.

3. *Add the following Paragraph 21 to Article III:*

Reserves. The Board of Directors shall undertake a Reserve Study conducted by a professional experienced in such matters no less than every ten (10) years, create a budget to institute any recommendations contained therein, and abide by any recommendations contained therein. In keeping with this provision, all maintenance contracts shall show an adherence to the Association's long-term capital improvement plan. The Board of Directors may diverge from this requirement for good cause shown, the reasons for which must appear in the minutes of the meetings of the Board.

These amendments to the Declaration and Bylaws were executed this 19th
day of April 2022 by:

Norma Couture
Norma Couture, President
The Meadowlands of Keene, A Condominium

These amendments to the Declaration and Bylaws were executed this 19th
day of April 2022 by:

Rob Stack
Rob Stack, Treasurer
The Meadowlands of Keene, A Condominium

CERTIFICATION OF THE SECRETARY

I, Tina Hoppock, Secretary of the The Meadowlands of Keene, A Condominium, do hereby certify that the above Amendments were approved by Owners who held at least two-thirds of the Percentage of Undivided Interest in the Association and that said vote complied with the requirements of the Condominium Act, RSA 356-B, for amending the condominium instruments.

Date: April 19, 2022

Tina Hoppock
Tina Hoppock, Secretary
The Meadowlands of Keene, A Condominium