

**When Recorded**

**Return to:**

Xanadu Lake Resort Condominiums Inc.  
30 Scott Drive  
Lake Havasu City, Arizona 86403

CONFORMED COPY \$1,50  
FEE # 2022 031830  
DATE 05/12/2022  
BOOK N/A  
PAGES N/A

*CERTIFICATE OF  
AMENDED BY-LAWS*

**Cover Sheet**

2<sup>nd</sup> Amendment of the By-Laws Recorded 03-29-2013  
3<sup>rd</sup> Amendments of the By-Laws per meeting 05-03-2022  
Xanadu Lake Resort By-Laws which includes 2<sup>nd</sup> & 3<sup>rd</sup> Amendments

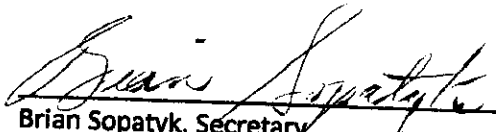
1

**CERTIFICATE  
OF  
AMENDED BY-LAWS**

I, Brian Sopatyk, the Secretary of the Xanadu Lake Resort Condominiums Inc. an Arizona non-profit Corporation, hereby certify

The foregoing By-Laws comprising of the 10 pages titled the Revised & Approved By-Laws at Annual General Meeting of Xanadu Lake Homeowners Association, Saturday, November 2, 1996 is a true and correct copy of the By-Laws of the Xanadu Lake Resort Condominiums, Inc. which includes an 2<sup>nd</sup> Amendment Recorded was 03-29-2013 and a 3<sup>rd</sup> Amendment dated 05-03-2022.

Date 5/10/2022

  
Brian Sopatyk, Secretary  
Xanadu Lake Resort Condominiums Inc.

Notary Acknowledgement of Signature

State of Idaho

County of Ada

The foregoing instrument as acknowledged before me on this 10 day of May, 2022  
By Brian Sopatyk, Secretary of the Association.

Signature of Notary Public 

My Commission Expires: 12-10-25



When Recorded  
Return To:  
Xanadu Lake Resort Condominiums Inc  
30 Scott Drive  
Lake Havasu City, Arizona 86403

**3<sup>rd</sup> Amendment of The By-Laws MAY 3, 2022**  
**AMENDMENT TO QUORUM MEETING OF DIRECTORS,**  
**MEETING OF MEMBERS, AND AMENDMENT TO BY-**  
**LAW**

**Whereas, Article XI MEETING OF DIRECTORS Section 1 REGULAR MEETINGS of the By-Laws was originally written:**

**Section 1** The first Board of Directors shall meet annually and thereafter, regular meetings of the Board of Directors shall be held bi-monthly with notice or additional, as deemed necessary, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meetings fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

**Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision**

**Resolved, by a vote of a quorum of the Members, that Article XI MEETINGS OF DIRECTORS Section 1. REGULAR MEETINGS be hereby amended to read as follows:**

**Section 1.** The Board of Directors shall meet annually and thereafter, regular meetings of the Board of Directors shall be held every 2 months to be held the Second Tuesday of the months of June, August, October, December, and February with notice or additional, as deemed necessary, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time of the next day which is not a legal holiday.

**Whereas, Article XI MEETINGS OF DIRECTORS Section 7. d) Treasurer was originally written:**

**Section 7.** The treasurer shall supervise the receipt, deposit, and disbursement of all monies of the Association as directed by the Board of Directors and shall sign all promissory notes of the Association; shall supervise the keeping of proper books of account; and cause a periodic review of the books to be made by a public accountant not less than once every three years. The treasurer shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

**Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.**

**Resolved, by a vote of a quorum of the Members, that Article XI MEETINGS OF DIRECTORS Section 7. d) Treasurer of the By-Laws be hereby amended to read as follows:**

**Section 7.** The treasurer shall supervise the receipt, deposit, and disbursement of all monies of the association; shall supervise the keeping of proper books of account; shall provide for an annual financial audit, review or compilation of the association. The audit, review or compilation shall be completed no later than one hundred eighty days after the end of the association's fiscal year and shall be made available on request to the unit owners within thirty days after its completion. The treasurer shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

**Whereas, Article XIV MEETINGS OF MEMBERS Section 1. ANNUAL MEETINGS was originally written:**

**Section 1.** Regular annual meetings of members shall be held.

**Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.**

**Resolved, by a vote of a quorum of the Members, that Article XIV MEETINGS OF MEMBERS Section 1. ANNUAL MEETINGS be hereby amended to read as follows:**

**Section 1.** The Annual Meeting will be held on April's Second Saturday weekend.

**Whereas, Article XIV MEETINGS OF MEMBERS Section 3. NOTICE OF MEETINGS was originally written:**

Section 3. Notice of any meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address appearing on the books of the corporation. Each member shall register his address with the Secretary, the notice of meeting shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed at least fifteen (15) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, provided however that if the business of any meeting shall involve an election of any action governed by the Articles of Incorporation or by the Declaration of Reservations applicable to the Properties, notice of such meetings shall be given or sent as therein provided.

**Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.**

**Resolved, by a vote of a quorum of the Members, that Article XIV MEETINGS OF MEMBERS Section 3. NOTICE OF MEETINGS be hereby amended to read as follows:**

Section 3. Notice of any meeting shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice electronically or through mail, postage thereon fully prepaid to his or her address appearing on the books of the corporation. Each member shall register his or her address with the Secretary, the notice of meeting shall be mailed or electronically sent to him or her at such address. Notice of any meeting, regular or special, shall be mailed or electronically sent at least fifteen (15) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, Arizona time of the meeting, provided however, at if the business of any meeting shall involve an election of any action governed by the Articles of Incorporation or by the Declaration of Reservations or Arizona Statutes applicable to the properties, notice of such meeting shall be given or sent as therein provided.

Whereas, Article XIV MEETINGS OF MEMBERS Section 4. QUORUM was originally written:

Section 4. The presence at the meeting of members entitled to cast, or of proxies to cast, one-half (1/2) of the votes of the membership shall constitute a quorum for any action governed by these Bylaws. Any action governed by the Articles of Incorporation or by the Declaration of Reservations applicable to the Properties shall require a quorum as therein provided.

Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.

Resolved, by a vote of a quorum of the Members, that Article XIV MEETINGS OF MEMBERS Section 4. QUORUM be hereby amended to read as follows:

Section 4. The presence at meeting of members entitled to cast, or ballot to cast, on-half (1/2) of the votes of the membership shall constitute a quorum for any action governed by these Bylaws. Any action governed by the Articles of Incorporation or by the Declaration of Reservations or Arizona Statutes applicable to the Properties shall require a quorum as therein provided.

Whereas, Article XV PROXIES Section 1. VOTE BY PROXY was originally written:  
Section 1. At all corporate meetings of members, each member may vote in person or by proxy.

Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.

Resolved, by a vote of a quorum of the Members, that Article XV VOTE BY PROXY TO BE NOTED AS VOTE BY BALLOT Section 1. be hereby amended to read as follows:  
Section 1. At all corporate meeting of members, each member may vote in person or by ballot.



Whereas, Article XV PROXIES Section 2. TERMINATION was originally written:  
Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of eleven (11) months, and every proxy shall automatically cease upon sale by the member of his lot or other interest in the Properties.

Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.

Resolved, by a vote of a quorum of the Members, that Article XV TERMINATION Section 2. be hereby amended to read as follows:

Section 2. The ballot is valid for only on specified election or meeting of the members and expires automatically after the completion of the election or meeting.

**Whereas, Article XVIII AMENDMENTS Section 1. was originally written:**

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a quorum of the members present in person or by proxy, provided that those provisions of these Bylaws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the Declaration applicable to the Properties may not be amended except as provided in such Declaration.

**Whereas, it is deemed to be in the best interest of the Xanadu Lake Resort Condominiums, Inc. to amend the above provision.**

**Resolved, by a vote of a quorum of the Members, that Article XVIII AMENDMENTS Section 1. be hereby amended to read as follows:**

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a quorum of the members present in person or by ballot, provided that those provisions of these Bylaws which are governed by the Articles of Incorporation of this Association may not be amended except as provide in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the Declaration applicable to the Properties may not be amended except as provided in such Declaration.