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AMENDMENTS TO BY LAWS

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AMENDMENTS TO BY LAWS FILED ON 12/29/2015 AT 20150914017 KIOSK RECORDING

SUN AIR ESTATES UNIT 1, INC.

The following amendments were approved by a vote of the membership on 11/16/2018.

2.3 NOTICE OF MEETINGS: Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting by hand delivery, by mail, E-mail, fax, posting or any other method approved by the Board of Directors, a copy of each notice, at least fifteen (15) days but no more than 50 days before such meeting to each Member entitled to vote thereat. Such notice shall specify the place, day and hour of the meeting, and in case of a special meeting the purpose of the meeting. When a meeting is adjourned to another time or place, notice need not to be given of the adjourned meeting if the time and place of the meeting are announced at the meeting at which the adjournment is taken. If the adjournment is for more than thirty (30) days, a notice of the new adjourned meeting shall be given to each member entitled to vote at the meeting specifying the place, day and hour of the meeting. At the adjourned meeting, the Association may transact any business which might have been transacted at the original meeting. By attending a meeting, a Member waives any right they may have had to object to the meeting on the basis that the proper notice of the meeting was not given in accordance with these By-laws or the Statutes of the State of Arizona.

2.4 QUORUM: A quorum for the transaction of business at any annual or special meeting shall require twenty-five percent (25%) of all eligible voting owners to be present in person or by absentee ballot. A vote of sixty (60%) of those present in person or by absentee ballot shall constitute a legal majority for the transaction of business. If the aforesaid quorum is not satisfied, a subsequent meeting may be called by sending or delivering written notice to the Members not less than ten (10) days or more than thirty (30) days in advance of the subsequent meeting which notice shall set forth the same matters as were set forth in the notice for the prior meeting. At such meeting, a quorum for the transaction of business shall require twenty-five percent (25%) of all owners to be present in person or by absentee ballot. No subsequent meeting shall be held more than thirty (30) days following the prior meeting. At any adjourned meeting at which a quorum shall be present any business may be transacted which might have been transacted by a meeting originally notified. Any action that can be taken at a meeting of Members may be accomplished by mail-in ballot in accordance with requirements of the Nonprofit Corporation Act, A.R.S. 10-3708, or as it may be amended hereafter.

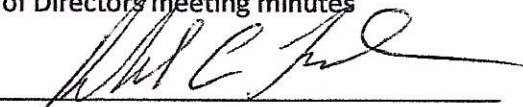
3.7.3 SPECIAL MEETINGS OF THE BOARD: Special meetings of the Board may be called by the President on three (3) business days' notice to each director given in writing by hand-delivery, mail, or by any other means as determined by the Board Secretary, which notice shall state the time, place and purpose of the meeting. The President or Secretary shall call special meetings of the Board in like manner with like notice on the written request of at least two (2) directors. Notice of special meeting of the Board shall be given to the members no later than ten (10) days preceding the meeting by hand delivery or by mail, postage prepaid, or by any other means as determined by the Board Secretary.

5.6 Expenditures: Any asset purchase over \$5000.00 must be approved by a majority of 25% of the eligible members voting in person or by absentee ballot.

5.7 RESALE OF UNITS: Each person who purchases or otherwise becomes the Owner of a unit shall pay to the Association at time of title transfer or close of the purchase escrow a contribution to the Special Reserve Fund. The amount of the contribution shall be set by the Board of Directors. The Board thereafter may increase the amount of the contribution but the increase may not be increased by more than twenty percent (20%) of the existing contribution amount during any twelve month period without the approval by more than fifty percent (50%) of the Association Members entitled to vote. No Reserve contribution shall be charged with respect to the transfer or conveyance of a unit by devise or intestate succession or transferred for the purpose of estate planning or to a Corporation, partnership or other entity in which the grantor owns a majority interest or the conveyance of the unit as result of foreclosure or forfeiture of the purchaser's interest under a recorded contract for sale. All Reserve contributions shall be deposited in the Special Reserve Account established pursuant to these BY-LAWS. Contributions to the Special Reserve Fund shall not be refundable and shall not be considered as an advance payment of assessments.

6.1 Capital Development fund: Deleted and funds returned to members

As President of Sun Air Estates Unit 1, Inc. Board of Directors I hereby certify that these amendments to the By Laws have been approved in the manner required by these By Laws and such approval was recorded in the October 25, 2018 Board of Directors meeting minutes

By   
Ronald C. Ford, Board President of Sun air Estates Unit 1, Inc.

STATE OF ARIZONA)

(SS)

COUNTY OF MARICOPA)

On the 21<sup>st</sup> day of Nov, 2018 before me the undersigned notary public, in and for said county and state, personally appeared Ronald C. Ford, the Board President of Sun Air Estates Unit 1, Inc. an Arizona non-profit corporation, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument for and on behalf of the corporation, in his capacity as an authorized officer thereof.

  
NOTARY PUBLIC

My commission expires:

6/28/21

