

Notation
4 ✓

Book: 21133 Page: 0495

(Space above reserved for Record of Deeds certification)

1. *Title of Document:* **Amendment to the Bylaws Authorizing the Members to Fill All Board Vacancies**

 2. *Date of Document:* **August 1, 2014**

 3. *Grantor(s):* **Four Seasons Chesterfield Condominium Owners Association**

 4. *Grantee(s):* **Four Seasons Chesterfield Condominium Owners Association**

 5. *Statutory Mailing Address:* **606 Thunderbird Court, Unit G
Chesterfield, MO 63017**

 6. *Legal Description:* **See Exhibit A attached hereto**

 7. *Reference Book and Page(s):* **Book 17318 Page 2680**
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**Four Seasons Chesterfield Condominium Owners Association
MEMBERSHIP MEETING – August 1, 2014**

RESOLUTION 2014-02

At a duly constituted Meeting of the Members of the Four Seasons Chesterfield Condominium Owners Association, upon motion duly made and seconded, it is hereby RESOLVED as follows:

1. The Bylaws are hereby amended by striking the language "nor more than one-third (1/3) of the Directors to be elected at each annual meeting" in the last sentence of Section 5.2.
2. The Bylaws are hereby further amended by repealing Subsection 5.3(c) in its entirety and replacing it with the following new Subsection 5.3(c):

(c) Votes Required. Directors shall be elected by a majority of the voting power present in person or by proxy. If no candidate receives a majority, the candidate receiving the lowest number of votes shall be removed from the ballot and another vote taken. If there is a tie for the lowest number of votes and there would be at least two candidates remaining if all candidates with the lowest number of votes were removed from the ballot, then all candidates with the lowest number of votes shall be removed from the ballot and another vote taken. If there is a tie for the lowest number of votes and there would be only one candidate remaining if all candidates with the lowest number of votes were removed from the ballot, then the candidate with the plurality of votes shall be temporarily removed from the ballot and voting shall continue among the tied candidates only, until one receives a majority, at which time the candidate who originally received a plurality shall be returned to the ballot and another vote taken. These processes shall be repeated as necessary until a Director is elected. Unless there is only one candidate, voting shall be by secret ballot, and the ballots shall be made available for inspection by any Member after the voting.

3. The Bylaws are hereby further amended by repealing Section 5.6 in its entirety and replacing it with the following new Section 5.6:

5.6 Vacancies. When there is a vacancy on the Board of Directors, the vacancy shall be filled in the following manner:

- (a) If the remaining Directors reasonably anticipate that it will be more than 60 days until the next Annual or Special Meeting of the Members, the remaining Directors shall promptly appoint an Interim Director, to serve until either (i) a replacement Director is duly elected by the Members, or (ii) the Interim Director's predecessor's unexpired term ends, whichever comes first. Otherwise, the seat shall remain vacant until the next Annual or Special Meeting of the Members.*

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(b) If, at the next properly noticed and duly constituted Annual or Special Meeting of the Members, there is a vacancy on the Board of Directors or there is an Interim Director whose predecessor's unexpired term has not ended, the Members shall elect a replacement Director, in the same manner as other Directors are elected, for the remainder of the unexpired term.

(c) All other provisions of these Bylaws notwithstanding, this section shall be effective immediately and shall apply to all current or future vacancies on the Board of Directors.

This resolution is hereby APPROVED, RATIFIED, and ADOPTED by the Members on this 1st day of August, 2014, by a vote of 9 to 0, with 0 abstaining.

(Please note that since this is an Amendment to the Bylaws, it requires a majority vote of the Unit Owners for passage, pursuant to Article XII of the Bylaws. As there are 16 units, nine affirmative votes are required for passage.)

Signature: [Signature]
Print Name: Neel Gregory Bridget Dolan
Unit #: 805-E 606-G
Position: Board Member
Date: Aug. 1, 2014

Signature: [Signature]
Print Name: Max Vincent
Unit #: 606-15
Position: Member/Witness
Date: 8/1/14

STATE OF MISSOURI
COUNTY OF SAINT LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named person(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 1st day of August, 2014.

[Signature]

Notary Public
My Commission Expires: 7/26/2015 Page 2 of 2



W. SCOTT ROSE
My Commission Expires
July 26, 2015
St. Louis County
Commission #11218751

EXHIBIT A

"Property"

PARCEL 1: A parcel of ground in Lot 2 Share No. 1 of the Partition of Missouri Stevens Estates in U.S. Survey 207, Township 45 North, Range 5 East and described as follows: Beginning at a point on the West line of Woods Mill Road, 60 feet wide, which bears from the intersection of the South line of Olive Street Road, 60 feet wide, with the West line of Woods Mill Road, 60 feet wide, South 7 degrees 41 minutes 30 seconds West 869.95 feet to the point of beginning, then South 7 degrees 41 minutes 30 seconds West along said West line of Woods Mill Road 33 feet to a point, thence North 82 degrees 18 minutes 30 seconds West 203.59 feet to a point, thence North 7 degrees 23 minutes 30 seconds East 120.75 feet to a point, thence North Eastwardly along the arc of a curve to the left, having a radius of 50 feet, 48.64 feet to a point, then South 48 degrees 20 minutes 31 seconds East 196.55 feet to the point of beginning.

PARCEL 2: A parcel of ground in Lot 2, Share No. 1 and Lot 3 Share No. 2 of the Partition of Missouri Stevens Estate in the U.S. Survey 207, Township 45 North, Range 5 East and described as follows: Beginning at a point which bears from the intersection of the South line of Olive Street Road, 60 feet wide with the West line of Woods Mill Road 60 feet wide South 7 degrees 41 minutes 30 seconds West 902.95 feet and North 82 degrees 18 minutes 30 seconds West 203.59 feet to the point of beginning, thence North 82 degrees 18 minutes 30 seconds West 45.41 feet to a point, thence North 56 degrees 58 minutes 3 seconds West 85.31 feet to a point, thence North 29 degrees 48 minutes 30 seconds West 95 feet to a point, thence North 60 degrees 11 minutes 30 seconds East 79 feet to a point of curve, thence Eastwardly along the arc of a curve to the right having a radius of 50 feet 84.82 feet to a point of reverse curve, thence Eastwardly along the arc of a curve to the left having a radius of 50 feet 52.36 feet to a point, thence South 7 degrees 23 minutes 30 seconds West 120.75 feet to the point of beginning.

Tax Locator No. 16O220700

Commonly known as 605-606 Thunderbird Court, Chesterfield, Missouri



* 2014081400178 *

**GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105**

Book: 21133 Page: 0494

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
AMDT	FOUR SEASONS CHESTERFIELD CONDOMINIUM OWNERS ASSN		
PROPERTY DESCRIPTION:	MISSOURI STEVENS ESTATE LOT PT 2 SHARE 1 LOT 3 SHARE 2 EASEMENT PLAT L: 2 SHARE 1		

Lien Number	Notation X	Locator
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NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
00178

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 14 day of August 2014 at 10:01AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EBW
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

Destination code: **18 M**

RECORDING FEE **33.00**
(Paid at the time of Recording)