

CORRECTIVE AMENDMENT TO BYLAWS OF
REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION, INC.

This Corrective Amendment to the Bylaws is made this 28th day of FEBRUARY, 2024, by Regency at Providence Community Association, Inc. (the "Association").

WITNESSETH:

A. Pursuant to a certain Declaration dated October 11, 2005, executed by Declarant and recorded on November 1, 2005 with the Recorder of Deeds for Montgomery County, Pennsylvania, as Document No. 2005159596 (the "Declaration"), Declarant submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. § 5101, *et seq.* (the "Act") certain real estate described in Exhibit 1.01 to the Declaration and created a planned community known as "Regency at Providence, a Planned Community."

B. The Act has recently been amended by the Pennsylvania Legislature. After reviewing the Association Bylaws and based on an opinion from independent legal counsel for the Association, the Executive Board of the Association believes the Bylaws should be amended to add certain provisions so they will be consistent with the Act, and per Section 22.01(f) of the Declaration, the Executive Board is authorized to do so via a corrective amendment without the approval of the Unit Owners.

C. All capitalized terms used herein which are not defined herein shall have the meanings specified in the Bylaws or if not the Bylaws, then in the Declaration.

NOW, THEREFORE, intending to be legally bound hereby, pursuant to Section 22.01(f) of the Declaration and Section 5306(c) of the Act, the Association hereby amends the Bylaws as follows:

1. **Special Meeting.** Section 6.04 is replaced with the following:

"It shall be the duty of the President to call a special meeting of the Unit Owners in the following situations: the holding of elections of Directors pursuant to the terms of Section 9.04 of the Declaration; whenever he is directed to do so by resolution of the Executive Board; upon presentation of a petition signed by thirty percent (30%) of the Unit Owners to the Secretary stating the specific purpose of the special meeting; or upon request, in writing, by one or more of the candidates in a contested election to fill an open position on the Executive Board. If requested by a candidate for election to the Executive Board, the special meeting must be held at least seven (7) days before such election is held and each candidate for the open position must have equal time to address the Unit Owners during the special meeting."

2. **Amendments to Bylaws.** The following language replaces the first sentence and is added before the second sentence of Section 11.02:

"Except as otherwise provided herein, these Bylaws may be amended from time to time by the

affirmative vote, in person, by proxy, or by absentee vote, of at least fifty-one (51%) of the Owners entitled to vote. The vote may be taken only at a scheduled meeting following fourteen (14) days' notice in advance to the Unit Owners. Absentee voting shall be permitted to Unit Owners provided that the ballots are submitted to an independent reviewer by the commencement of the scheduled meeting. For the purpose of this Section, an independent reviewer shall be a person as defined under Section 5103 of the Act, which on the date of this Amendment shall mean a person who satisfies all of the following qualifications as required by the Act: (1) holds a certificate issued by the Commonwealth as a certified public accountant, is licensed to practice law in this Commonwealth or is a vote management system; (2) is not a unit owner, directly or indirectly; (3) has no immediate family relationship with the declarant, a unit owner or the planned community manager; (4) has no financial interest shared with the declarant, a unit owner or planned community manager; and (5) if compensated by the declarant, a director, the association or the planned community manager, has disclosed the terms of the compensation to all unit owners at a scheduled meeting. The above term "vote management system" shall be defined as a third-party vendor who operates a digital or subscription service that securely manages the conduct of elections and voting procedures."

3. Except as specifically amended hereby, the Bylaws remain in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, the following officer of the Executive Board of the Association certifies that the Executive Board has duly adopted this Corrective Amendment to the Bylaws as of the day and year first above written.

By: Thomas S Davis
Name: THOMAS S. DAVIS
Title: PRESIDENT