
**AMENDMENT TO BYLAWS OF THE
GETZ’S WOODS HOMEOWNERS ASSOCIATION, INC.
PURSUANT TO ACT 115**

This Amendment to the Bylaws is made this 15th day of October 2024, by the **BOARD OF DIRECTORS OF THE GETZ’S WOODS HOMEOWNERS ASSOCIATION, INC.** (the “Board”).

A. Pursuant to Section 5306(c) of the Act, the Board may make “... any amendment to the bylaws . . . which is necessary in the judgment of the Board to do any of the following: (1) cure an ambiguity; (2) correct or supplement any provision of the bylaws or code of regulations that is defective, missing or inconsistent with any other provision thereof, with the declaration or with this subpart; . . . or (3) to comply with any statute, regulation, code, or ordinance which may now or hereafter be made applicable to the planned community or Association[.]” This Corrective Amendment may be made by the Board, provided that it receives an opinion “from legal counsel who is independent from the declarant to the effect that the proposed amendment is permitted by the terms of . . .” the Act.

B. Effective January 1, 2024, the Bylaws are either nonconforming or ambiguous due to the changes implemented by the Corporate Transparency Act (“CTA”), 31 USC § 5336 et. seq.

C. The undersigned, on behalf of the Board of the Association, confirms that this Amendment is necessary to cure the aforementioned ambiguities, noncompliance, inconsistencies, and errors within the Bylaws, and that it has received an opinion from an independent attorney that this Amendment is permitted by the Act.

NOW, THEREFORE, intending to be legally bound, the Association does hereby amend the Bylaws as follows:

SECTION One Definitions.

1. “Beneficial Owner” is an individual who exercises substantial control over the entity. All Board Members are Beneficial Owners.

2. “Company Registrant” is the individual responsible for registering new Board Members with the Financial Crimes Enforcement Network.

3. “Financial Crimes Enforcement Network (FinCEN)” is the agency responsible for enforcing the Corporate Transparency Act.

SECTION Two. Elections

1. FinCEN Reporting

a. All Board candidates must supply FinCEN information to the Association’s Company Registrant no later than thirty (30) days prior to the election.

b. A candidate's name will be excluded from the ballot if the candidate fails to comply with Section Two, paragraph 1(a) above.

c. Within thirty (30) days after each election, the Association's Company Registrant will register all new Board Members with FinCEN.

d. Should any Board Member resign or otherwise cease participation on the Board, the individual replacing him or her must provide the FinCEN information to the Association's Company Registrant contemporaneously with and as a condition precedent to appointment as a replacement Board Member. The Association's Company Registrant will register the new Board Member within thirty (30) days of that substitution.

SECTION Three. Board Members

1. All prospective Board Members must comply with FinCEN registration requirements by supplying the following information to the Association's Company Registrant no later than thirty (30) days prior to any election:

- a. name;
- b. date of birth;
- c. address; and
- d. current government issued photo identification.

2. Any Board member may be removed, with or without cause, by a vote of two-thirds of Members present at a meeting provided that a quorum has been established. Such removal may only take place at a special meeting called for the purpose of removing a specifically named Board member.

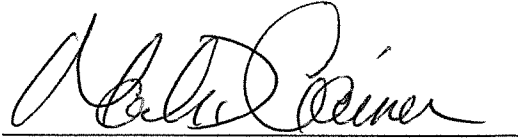
SECTION Four. Failure to Comply with the Corporate Transparency Act

1. Any individual who willfully disregards the registration requirements pursuant to the CTA is subject, under that act, to a daily \$500.00 fine and criminal penalties including up to two years in prison and a \$10,000 fine. Should the Association be fined pursuant to the Corporate Transparency Act, that fine will be charged as an assessment against the individual refusing to register with FinCEN. Such assessment shall be enforced as a lien against the Unit as provided in the Association Governing Documents and the Uniform Planned Community Act.

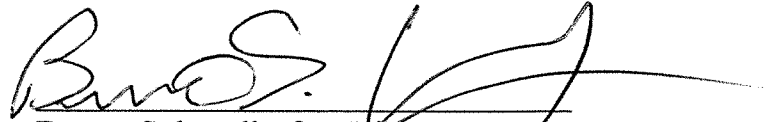
SECTION Five. Effect of Amendment on Bylaws

1. The remainder of the Bylaws shall remain in full force and effect. To the extent these amendments differ from the Bylaws, the amendment controls.

IN WITNESS WHEREOF, the Board has executed this Second Amendment to the Bylaws on the day and year first above written.



Mark Gainer, Director



Bruno Schmalhofer, Director



Nicholas Karamanos, Director