

**FIRST AMENDMENT TO THE BYLAWS OF
THE EDDINGTON PLACE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Bylaws of Eddington Place Homeowners Association, Inc. ("Bylaws"), provide at Article VII that the Bylaws may be amended, repealed or new bylaws adopted at any regular or special meeting of the Board of Directors, and

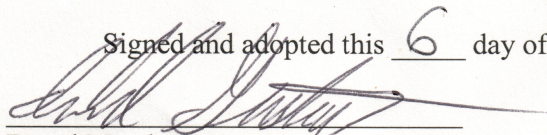
WHEREAS, a majority of the Board did at a duly called meeting of the Board determine it would be a benefit to the Association to amend the Bylaws to grant the Board of Directors the authority to adopt rules and regulations necessary for the orderly operation of the business of the Association, including provisions for penalties to aid the Association in the enforcement of the provisions of the governing documents of the Association and the rules and regulations duly adopted by the Board from time to time, including the authority to levy fines as necessary and appropriate under the circumstances.

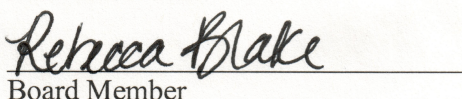
NOW THEREFORE, premises considered, the undersigned, being a majority of the Board of Directors of Eddington Place Homeowners Association, Inc., do hereby amend the Bylaws as follows:

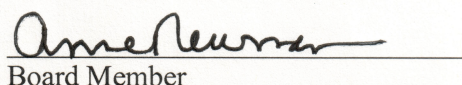
ARTICLE III: Section 3, is amended to read in its entirety as follows:

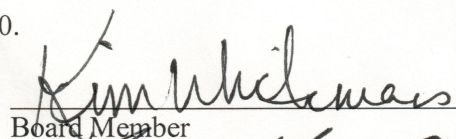
The business of the Association shall be managed by its Board of Directors which may exercise all such powers of the Association and do all such lawful acts as are by law or by the Certificate of Incorporation, the Deed of Dedication, or the provision of these Bylaws allowed to be done by the Board of Directors. Such power shall include the authority to adopt and publish rules and regulations governing the use of common areas and facilities, and the personal conduct of the members of the Association, their tenants and/or their guests thereon. This shall include the authority to establish penalties for the infraction thereof and for infractions of any covenants, conditions and restrictions contained in the Certificate of Incorporation, the Deed of Dedication, or the provision of these Bylaws, such penalties to include the authority to levy fines for the failure of any owner to abate a violation of a covenant, condition or restriction, or any duly adopted rule, regulation or policy of the Association. Notice of the violation shall be provided to the owner in writing and the owner shall be given a reasonable opportunity to be set out in the notice to abate the violation or to request an opportunity for hearing before the Board regarding the violation before the fine is assessed. If the violation is not abated, or accommodation made in writing by the Board, the fine may be assessed after the period of time provided for in the notice. The initial fine is intended to be a minimum fine, and the Board of Directors reserves the right to increase any fine in an amount or frequency as the Board deems necessary and appropriate under the circumstances without further resolution of the Board. The Board shall also have the authority to adopt by resolution a fine schedule to be followed in the assessment of fines by the Board. Any fine so levied that is not paid within thirty (30) days shall become an assessment against the account of the responsible owner and may be collected in like manner as any general assessment levied by the Association and may also become a lien against the responsible owner's lot, and said lien may be foreclosed in the same manner as assessment liens under the provisions of the statutes of the State of Oklahoma.

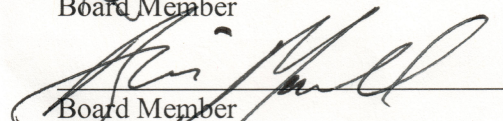
Signed and adopted this 6 day of May, 2020.

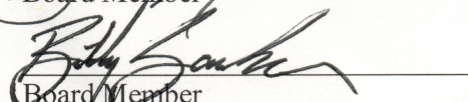

Board Member


Board Member


Board Member


Board Member


Board Member


Board Member