


FILE NO. 19-1969
Date: 7/25/19 Time: 2:50
Book: 19 Page: 108

Commonwealth Recorder

AMENDMENTS OF THE BYLAWS OF
ANAKS OCEAN VIEW HILL SAIPAN HOMEOWNERS ASSOCIATION, LTD.

THE UNDERSIGNED, President and Secretary of the above-named corporation at an Annual Homeowners Meeting, held on June 19, 2018, at the Fiesta Resort & Spa Hotel in Saipan, CNMI, the meeting was properly noticed pursuant to the Bylaws and Articles of Incorporation of the above named entity. A quorum having been reached, the meeting was called to order. After calling the meeting to order, one of the items of business on the Agenda was the proposed amendments to the Bylaws of the corporation. The text of which was provided to the Owners in advance of the meeting

Pursuant to Article X, Subsection 10.1, any amendment to the Bylaws requires “the affirmative vote of seventy-five percent (75%) of all the Owners at a meeting duly called for such purpose.” Based on an affirmative vote of at least seventy-five percent (75%) of the owners the following amendments were approved by the Owners and therefore the Bylaws were amended accordingly:

“ARTICLE I Definitions

Section 1.2. ANAKS “ANAKS” shall mean the ANAKS RESORT DEVELOPMENT, INC., a Commonwealth of the Northern Mariana Islands corporation, which is the developer of the Development.

“ARTICLE IV Board of Directors

Section 4.3. Tenure. Directors shall be elected at the annual meeting of members and the term of office of each director shall be until the next annual meeting of members and the election and qualification of his successor.


Section 4.11. Vacancies. Any vacancy occurring in the Board may be filled at a meeting of the Association. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

Section 4.14 Removal. None

“ARTICLE VIII Obligations of Owners

Section 8.4.8 No Loud Noises. All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, televisions and amplifiers that may disturb other occupants.”


LAWRENCE LEE, President


J. TUCKER BALDWIN, Secretary

Other amendments to the Bylaws were proposed at this meeting but did not receive the required number of votes to be approved.

Based on the duly approved amendments, the amended sections of the Bylaws will now read:

“ARTICLE I Definitions

Section 1.2. “ANAKS” shall mean the Anaks Ocean View Hill Saipan Homeowners’ Association, Ltd., a Commonwealth of the Northern Mariana Islands corporation, which is the organization that represents all Anaks homeowners and manages the Anaks property.”

“ARTICLE IV Board of Directors

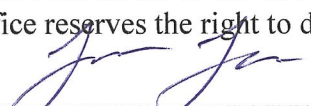
Section 4.3. Tenure. Directors shall be elected at the annual meeting of members and the term of office of each director shall be for two years and until the election and qualification of his/her successor. The terms of board of directors will be staggered and determined by the new board.

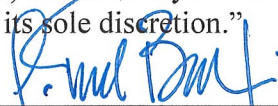
Section 4.11. Vacancies. If there is any vacant board member seat before the member’s term expires, a special homeowners’ meeting shall be called by the board president no later than 60 days from the date of vacancy to elect a new board member. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. However, the board may choose to not fill the seat and call for a special homeowners’ meeting if the vacancy is 60 days before the annual June homeowners’ meeting.

Section 4.14 Removal. Any director who fails to attend at least fifty percent (50%) of the meetings of the Board of Directors in any fiscal year shall be removed unless a majority of the directors present at a meeting at which a quorum is present shall vote to permit such director to complete the unexpired portion of his term as director.”

“ARTICLE VIII Obligations of Owners

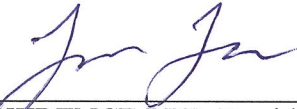
Section 8.4.8 No Loud Noises. All occupants and occupant’s Related Parties must not make any loud and disturbing noises in Apartment, nor permit activities which interfere with the rights, comforts and /or conveniences of others. Quiet hours are between 10:00 p.m. and 7:00 a.m. All musical instruments, television sets, stereos, radios, etc., are to be played at all times at a volume that will not disturb others. The activities and conduct of occupant and occupant's related parties on ANAKS must be reasonable at all times and not annoy or disturb other ANAKS residents. Exemptions to quiet hours will be considered on a case by case basis with at least a written notice submitted to the ANAKS office three (3) business days before the event. The ANAKS office reserves the right to deny the request at its sole discretion.”


LAWRENCE LEE, President

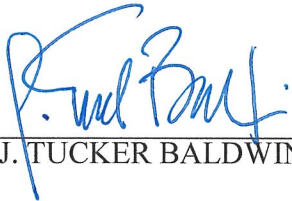

J. TUCKER BALDWIN, Secretary

The undersigned who are the President and Secretary, hereby verify that the above amendments to the Bylaws, as stated are accurate and were approved by the required seventy-five percent (75%) of the owners at the duly noticed annual meeting of the owners, on the date and place stated above.

Executed at Puerto Rico, Saipan on this 13th day of November, 2018.



LAWRENCE LEE, President



J. TUCKER BALDWIN, Secretary