

RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTING
FOURTH AMENDMENT TO THE BY-LAWS OF
BARRY HARBOR HOMES ASSOCIATION, INC.
(INCLUSIVE OF HUNTERS RIDGE)

WHEREAS on or about July 17, 1979 the Board of Directors of Barry Harbor Homes Association, Inc. a Missouri Not-For-Profit Corporation ("the Corporation"), by virtue of the authority granted to the Corporation in the Seventh paragraph of the Articles of Incorporation of the Corporation, adopted By-Laws to govern management and control of the Corporation, and

WHEREAS the Board of Directors, in light of its experience and upon careful consideration and deliberation, finds it to be in the best interest of the Corporation and Association to amend the corporate By-Laws, as amended, as set forth herein, and

WHEREAS the Board of Directors believes the Corporation and Association members would benefit if the provision in this amendment were adopted,

NOW THEREFORE,

BE IT RESOLVED that the By-Laws, as amended, shall be, and are hereby amended further to wit:

Adoption of governance restrictions relating to **Leasing & Rental Limitations** within the Barry Harbor/Hunter's Ridge subdivision, a single-family homes community:

Rental of residences within the Subdivision by any Owner must be documented by a lease agreement (effective only after a complete executed copy is delivered to the Association) and must not have a term of less than one (1) year. Rental of Residences may only commence after the then current Owner has owned said residence for a minimum of 18 months. Exceptions to the foregoing requirements may only be made by the Board in writing and based upon extraordinary circumstances such as, but not limited to, the military deployment of the Owner. All requests for exceptions to the requirement of this section must be in writing, made to the Board of Directors prior to the effective date of the lease. All lease agreements must include the requirement that the tenants and guests comply with all the rules, regulations, restrictions, covenants, and conditions of the Property as adopted by the Association (and its members) or as adopted by state, federal or local rules, statutes, and ordinances. This requirement shall not relieve the Owner of any obligations or duties to the Association under the Declaration of Covenants, Conditions and Restrictions for maintenance of their Property, restricted uses and/or payments of any assessments. Any Owner leasing their residence prior to the recording of this Amendment shall be required to comply with the requirements imposed herein at the earlier of the date of this amendment or the expiration of their current lease term. Such owners shall be considered to be "grandfathered" for purposes of the foregoing requirements unless additional time is specifically granted in writing by the Board. In addition to the Right of Action and other remedies provided herein and under relevant law, failure of an Owner or their tenant to comply with the provisions of this section may result in denial by the Board to approve renewed lease agreements between the Tenant and Owner, or suspension of future rentals for up to a year following the expiration of any current lease term. Notwithstanding the foregoing, properties leased shall not be used as Airbnb's or for any commercial enterprise (including, but not limited to, the prohibiting of investment or real estate firm purchasing of properties solely for use as rentals) or other business.

BE IT FURTHER RESOLVED THAT the Secretary shall certify that such Fourth Amendment was approved and adopted by a sufficient number of members of the Board of Directors, and discussed at a meeting wherein such business was permitted.

SECRETARY CERTIFICATION: I hereby certify that the foregoing Resolution Adopting a Fourth Amendment was approved by vote of the required number of Directors to be effective as of 09/19/22.

Terry Marshall, Secretary
[Signature]

Terry Marshall
[Printed Name]