

**EDMONDS SCHOOL CONDOMINIUM
SECOND AMENDMENT TO BYLAWS**

THIS SECOND AMENDMENT to the Bylaws of Edmonds School Condominium, is made this 27th day of January, 2016, by the Edmonds School Condominium Unit Owners' Association ("Association") pursuant to Section 13.1 of the Bylaws of the Association and in accordance with the terms of the District of Columbia Condominium Act, D.C. Code Section 42-1901.01, et seq., as amended.

RECITALS

WHEREAS, the legal description of Edmonds School Condominium is Lot Number 55 in Square 938 in a subdivision made by J. River 901 D. Street, LLC as per plat recorded in Liber 207 at folio 61 in the Office of the Surveyor for the District of Columbia, and the Declaration of the Edmonds School Condominium was recorded on April 25, 2014 as Instrument No. 2014036593-16 in the land records of the District of Columbia; and

WHEREAS, the Bylaws of the Edmonds School Condominium were recorded on April 25, 2014 as Instrument No. 2014036594-51 among the land records for the District of Columbia (the "Bylaws"); and

WHEREAS, the Bylaws were amended by that First Amendment adopted August 26, 2015 and recorded on May 26, 2016 in the land records of the District of Columbia as Instrument No. 2016052784; and

WHEREAS, it is the desire of the Association to amend Bylaws Section 7.3.10, titled "Books and Records;" and,

WHEREAS, pursuant to Section 13.1 of the Bylaws, this Second Amendment of the Bylaws has been approved by the affirmative vote of Unit Owners representing at least two-thirds of the votes in the Association, at a meeting of the Association called for that purpose, which commenced on the 27th day of January, 2016; and,

WHEREAS, this Second Amendment of the Bylaws is not intended, and does not impair or affect the rights, priorities, remedies or interests of mortgagees;

NOW, THEREFORE, pursuant to Section 42-1902.25 of the District of Columbia Condominium Act, the Condominium Instruments are hereby amended as follows.

Section 7.3.10 of the Association's Bylaws, titled Books and Records, shall be amended as follows:

The words "at least once annually" in the third sentence of Section 7.3.10 are stricken and replaced with "every three years" so that amended Section 7.3.10 shall now read as follows:

Pursuant to Section 42.1903.14 of the Act, the Association shall keep books with detailed accounts in chronological order of the Association's



income and expenditures. The books and the vouchers accrediting the entries shall be made available for examination by a Unit Owner or the Unit Owner's attorney, accountant, or authorized agent during reasonable hours on business days. The books shall be kept in a manner verifiable upon an audit and shall be subjected to an independent financial review every three years. The books shall be subject to an independent audit upon the request of the Unit Owners of units to which at least 33.33% of the votes in the Association appertain.

Except as stated herein, all of the provisions of the Bylaws, as previously amended, are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment to Bylaws has been signed by the President of the Association, who has been duly appointed as attorney-in-fact to sign this amendment on behalf of the Association, as of the date first set forth above.

EDMONDS SCHOOL CONDOMINIUM UNIT OWNERS' ASSOCIATION

By: David C. Garsda
President

DAVID C. GARSDA
Printed Name

District of Columbia) ss:

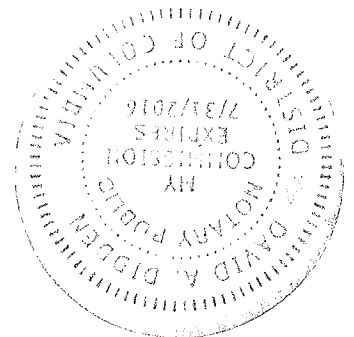
I, a Notary Public in and for the District of Columbia, do hereby certify, that on this 5th day of May, 20 16, David C. Garsda, the President of the Edmonds School Condominium Unit Owners' Association, personally appeared before me in said District, such person being personally well-known to me as, or proved by the oath of credible witnesses to be, the person who signed the foregoing instrument as President and attorney-in-fact of the Edmonds School Condominium Unit Owners' Association and acknowledged the foregoing instrument to be his act and deed, on behalf of the Edmonds School Condominium Unit Owners' Association.

David A. Didden

[Seal]
Notary Public

My commission expires

David A. Didden
Notary Public, District of Columbia
My Commission Expires 7/31/2016



LEGAL DESCRIPTION

LEGAL DESCRIPTION

Lot Number 55 in Square 938 in a Subdivision made by J. River 901 D. Street, LLC as per plat recorded in Liber 207 at folio 61 in the Office of the Surveyor for the District of Columbia.

Doc #: 2016066235 Fees: \$31.50
06/30/2016 10:17 AM Pages: 3
Filed and Recorded in Official Records of
WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING FEES	\$25.00
SURCHARGE	\$6.50



2016052784-3

EDMONDS SCHOOL CONDOMINIUM

FIRST AMENDMENT TO BYLAWS

THIS FIRST AMENDMENT to the Bylaws of Edmonds School Condominium, is made this 26th day of August, 2015, by the Edmonds School Condominium Unit Owners' Association ("Association") pursuant to Section 13.1 of the Bylaws of the Association and in accordance with the terms of the District of Columbia Condominium Act, D.C. Code Section 42-1901.01, et seq., as amended.

RECITALS

WHEREAS, the Declaration of the Edmonds School Condominium was recorded on April 25, 2014 as Instrument No. 2014036593-16 in the land records of the District of Columbia; and,

WHEREAS, the Bylaws of the Edmonds School Condominium were recorded on April 25, 2014 as Instrument No. 2014036594-51 among the land records for the District of Columbia (the "Bylaws"); and,

WHEREAS, it is the desire of the Association to amend Bylaws Section 7.8, titled "Additions, Alterations, or Improvements by the Association;" and,

WHEREAS, pursuant to Section 13.1 of the Bylaws, this First Amendment of the Bylaws has been approved by the affirmative vote of Unit Owners representing at least two-thirds of the votes in the Association, at a meeting of the Association called for that purpose, which commenced on the 26th day of August, 2015; and,

WHEREAS, this First Amendment of the Bylaws is not intended, and does not impair or affect the rights, priorities, remedies or interests of mortgagees;

NOW, THEREFORE, pursuant to Section 42-1902.25 of the District of Columbia Condominium Act, the Condominium Instruments are hereby amended as follows.

Section 7.8 of the Association's Bylaws, titled Additions, Alterations, or Improvements by the Association, shall be amended as follows:

The amount of "\$7,500.00" in the first and second sentence of Section 7.8 is stricken and replaced with "\$750.00," such that Section 8.8 shall now read as follows:

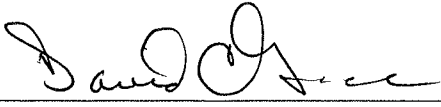
Whenever the Board of Directors determines that the Common Elements require additions, alterations or improvements costing in excess of \$750.00 during any period of 12 consecutive months, and the making of such additions, alterations or improvements is approved by a majority of the Unit Owners, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all unit Owners

for the cost thereof as a Common Expense. Any additions, alterations or improvements costing less than \$750.00 during the period of 12 consecutive months may be made by the Board of Directors without approval of the Unit Owners and the cost thereof shall be a Common Expense. Notwithstanding the foregoing, if, in the opinion of not less than 66 2/3% of the members of the Board Directors, such additions alterations or improvements are exclusively or substantially exclusively for the benefit of the Unit Owner or Unit Owners requesting the same, such requesting Unit Owner or Unit Owners shall be assessed therefor, in such proportion as they jointly approve, if more than on Unit Owner, or, if they are unable to agree thereon, in such proportions as may be determined by the Board of Directors.

Except as stated herein, all of the provisions of the Bylaws, are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment to Bylaws has been signed by the President of the Association, who has been duly appointed as attorney-in-fact to sign this amendment on behalf of the Association, as of the date first set forth above.

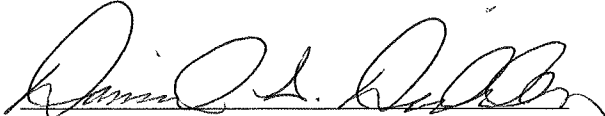
EDMONDS SCHOOL CONDOMINIUM UNIT OWNERS' ASSOCIATION

By: 
President

DAVID C. GADA
Printed Name

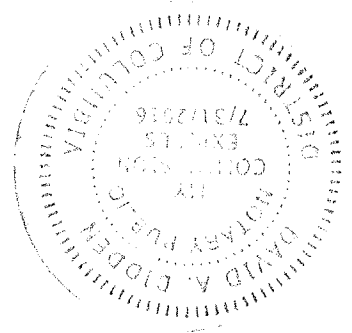
District of Columbia) ss:

I, a Notary Public in and for the District of Columbia, do hereby certify, that on this 5th day of May, 2016, David C. Gada, the President of the Edmonds School Condominium Unit Owners' Association, personally appeared before me in said District, such person being personally well-known to me as, or proved by the oath of credible witnesses to be, the person who signed the foregoing instrument as President and attorney-in-fact of the Edmonds School Condominium Unit Owners' Association and acknowledged the foregoing instrument to be his act and deed, on behalf of the Edmonds School Condominium Unit Owners' Association.

 [Seal]
Notary Public

My commission expires

David A. Didden
Notary Public, District of Columbia
My Commission Expires 7/31/2016



LEGAL DESCRIPTION

Lot Number 55 in Square 938 in a Subdivision made by J. River 901 D. Street, LLC as per plat recorded in Liber 207 at folio 61 in the Office of the Surveyor for the District of Columbia.

Doc #: 2016052784 Fees: \$31.50
05/26/2016 02:39 PM Pages: 3
Filed and Recorded in Official Records of
WASH DC RECORDER OF DEEDS IDA WILLIAMS

2084552

RECORDING FEES
SURCHARGE

\$25.00
\$6.50