

**FIRST AMENDMENT TO BYLAWS
FOR
SPRINGBROOK HILL, A CONDOMINIUM**

This First Amendment to the Bylaws is hereby adopted and effective as of June 2, 2011, with respect to a condominium known as Springbrook Hill, A Condominium on Crocker Road in Belfast, County of Waldo, Maine (the "Condominium"), such Condominium being created pursuant to a certain Declaration of Condominium for Springbrook Hill, A Condominium ("Declaration") dated August 16, 2006, and recorded in the Waldo County Registry of Deeds in Book 2977, Page 19, and being depicted on the amended plat of the Condominium recorded in said Registry of Deeds in Plan Book 20, Pages 143-146 (the "Plat").

WHEREAS, the Springbrook Hill Owners Association ("Association") held a special meeting on June 2, 2011, after proper notice given, a vote was taken, and a majority of all owners voted in the affirmative to amend the Bylaws as stated below;

WHEREAS, this amendment removes and revises wording regarding Accounts and Audits due to requirements on the Association being overly burdensome and onerous relative to its size and compared to industry standards;

WHEREAS, the Association wishes to adopt practices that are less onerous and more consistent with industry standards;


NOW, THEREFORE, the Bylaws of Springbrook Hill, A Condominium ("Bylaws") are hereby amended as follows:

1. Section 5.7 of the Bylaws is stricken in its entirety and replaced with the following:

Section 5.7. Accounts; Audits. Subject to the terms of Section 5.11 below, all sums collected by the Executive Board with respect to assessments against the Unit Owners or from any other source may be commingled into a single fund. All Books and records of the Association shall be kept in accordance with good and accepted accounting practices and the same may be subjected to an external Audit, Review, Compilation or Internal Review at the discretion of the Executive Board on a time schedule it shall solely establish (except not to be more frequent than on an annual basis). Unit Owners have the right to overrule the Board or independently call for an external Audit, Review, Compilation or Internal Review (on no more than an annual basis) by way of a majority vote at any Special or Annual meeting, so long as a quorum is in effect.

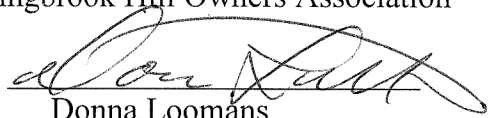
Except as here amended, the Bylaws shall otherwise remain in full force and effect.

WITNESS:



David August

ASSOCIATION
Springbrook Hill Owners Association

By: 
Donna Loomans
Its Secretary