

5th Amendment to By-Laws of the Shangri-La Vista Towers, A Unit Ownership Estate

This matter having come before the Board of Directors of the Association of the Unit Owners of Shangri-La Vista Towers, an Oklahoma Unit Ownership Estate on the date below written;

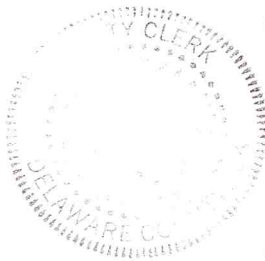
And the Board of Directors having provided appropriate Notice under the existing By-Laws; and the matter having been approved by the Board of Directors on this date; THEREFOR the By-Laws to the Association of Unit Owners of Shangri-La Vista Towers, an Oklahoma Unit Ownership Estate, are hereby amended as follows, effective this date below written:

- I. All owners of property subject to the By-Laws of the Owners of Shangri-La Vista Towers, an Oklahoma Unit Ownership Estate, prior to the date of January 1, 2012, will be entitled to the replacement of any ORIGINAL HVAC units and the ORIGINAL Patio Door only when replacement is necessary. Replacement of these items will be paid for by the Association.
- II. Any and all property owners that have title vested in property subject to the Association of Unit Owners of Shangri-La Vista Towers, an Oklahoma Unit Ownership Estate on or after January 1, 2012, and for any and all other owners without ORIGINAL HVAC units or ORIGINAL Patio Door shall be addressed as follows:

(a) The Association will make arrangements and pay all invoices tendered in a timely manner to install a new HVAC unit or Patio Door, when replacement becomes necessary. It will be the responsibility of the property owner to prepay the estimated cost prior to the Association placing the order for work or materials. After submission of all bills, within sixty (60) days from the date of completion of any and all work, a credit/debit adjustment will be made with the property owner to reflect the actual cost to the Association.

- III. The Association agrees to be responsible for the following items only:

- (a) Replacing filters for HVAC units as necessary
- (b) Maintaining all HVAC water lines, hoses and connections leading to/from the HVAC units
- (c) Making vender arrangements for repairs or maintenance on HVAC units or Patio Doors when needed. The vendor's invoice will be paid by the Association and amount billed to the owner along with a copy of the paid vender invoice.
- (d) Assist in handling any warranty issues that arise with new HVAC units or Patio Doors.



ACKNOWLEDGEMENT

I-2011-010803 Book 1972 Pg: 232
12/21/2011 11:06 am Pg 0231-0233
Fee: \$ 17.00 Doc: \$ 0.00
Carol Fortner - Delaware County Clerk
State of Oklahoma

STATE OF OKLAHOMA)
) SS.
COUNTY OF DELAWARE)

I, David Stansfield, Shangri-La Vista Towers, being first duly sworn on oath, deposes and says:

That he is the President of Shangri-La Vista Towers, Applicant named in the foregoing instrument, that he has read and executed said "Amendment to By-Laws" and knows the contents thereof and states that all matter and statements therein contained are true and correct.

Shangri-La Vista Towers

By: *David Stansfield*
David Stansfield

Subscribed and sworn to before me on this 9th day of November, 2011, by David Stansfield, President of Shangri-La Vista Towers.

Linda Morrison
Notary Public


My Commission Expires:
01-12-12




IV. That appropriate Notice of this Amendment was conveyed to all property owners as per the By-Laws and all other manners is appropriate and proper.



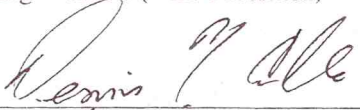
David Stansfield (President)



Reg Wallace (Vice President)



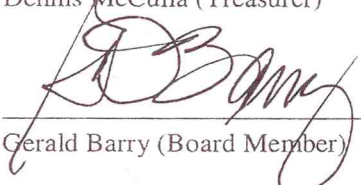
Richard Keep (Secretary)



Dennis McCulla (Treasurer)



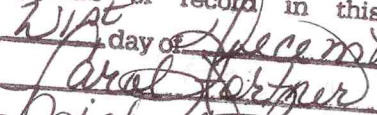
Ken Cole (Board Member)

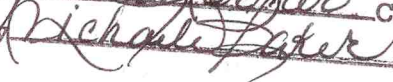


Gerald Barry (Board Member)



Chuck Harris (Board Member)

I, the undersigned, County Clerk for Delaware County, Oklahoma hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office, this 21st day of December 20 11


Carol Fortner County Clerk
By 

Richard Fortner Deputy

