

**OFFICE OF THE
ASSISTANT REGISTRAR, LAND COURT
STATE OF HAWAII
(Bureau of Conveyances)**

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Total pages: 6

**AMENDMENT TO THE RESTATED BY-LAWS OF THE
ASSOCIATION OF APARTMENT OWNERS OF GRAND CHAMPIONS VILLAS
(Condominium Map Nos. 685 and 737)**

This Amendment to the Restated By-Laws of the Association of Apartment Owners of Grand Champions Villas ("Amendment") is made by the Association of Apartment Owners of Grand Champions Villas, an unincorporated Hawai'i association.

WHEREAS, the projects formerly known as Grand Champions Villas I and Grand Champions Villas II were merged pursuant to the Certificate of Merger and Amendment of Declaration of Declaration of Horizontal Property Regime of Grand Champions Villas I and Grand Champions Villas II recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("Land Court") on July 5, 1990 as Document No. 1743894 and noted on Transfer Certificate of Title No. 306,503 (current Transfer Certificate of Title Nos. attached); and

WHEREAS, said declarations provided for the organization of the Association of Apartment Owners of the projects and established By-Laws, which By-Laws were recorded in Land Court for Grand Champions Villas I on October 3, 1988 as Document No. 1583781 and noted on Transfer Certificate of Title No. 306,503 and for Grand Champions Villas II on

September 8, 1989 as Document No. 1665493 (collectively "By-Laws") noted on Transfer Certificate of Title No. 335,274 (current Transfer Certificate of Title Nos. attached);

WHEREAS, the By-Laws were restated as the Restated By-Laws of the Association of Apartment Owners of Grand Champions Villas and recorded in Land Court on April 19, 2012 as Document No. T-8144143 ("Restated By-Laws") and amended by that certain instrument recorded in Land Court on February 22, 2017 as Document No. T-9914154;

WHEREAS, the property described in the By-Laws was submitted to a Horizontal Property Regime established by Chapter 514, Hawaii Revised Statutes as amended (now Chapter 514B, Hawaii Revised Statutes);

WHEREAS, the By-Laws, as amended and restated, provided for the organization and operation of the Association to operate and manage the project in accordance with the declaration;

WHEREAS, amendment of the By-Laws requires at least 67% of all unit owners to approve by vote or written consent pursuant to Hawaii Revised Statutes § 514B-108(e);

WHEREAS, on or before March 10, 2022, at least sixty-seven percent of all unit owners approved by written consent, the amendment to the Restated By-Laws as set forth herein; and

WHEREAS, The Transfer Certificates of Title issued for the respective apartments in the Grand Champions Villas project as of January 24, 2023, are listed on Exhibit A attached hereto and by this reference incorporated herein.

NOW, THEREFORE, Article III, Section 1 of the Restated By-Laws shall be amended to add the following paragraph:

Notwithstanding anything to the contrary in these By-Laws, if authorized by the Board of Directors, the apartment owners or proxies of apartment owners may participate at an annual or special meeting of the owners by means of the Internet, teleconference, or other electronic transmission technology ("Electronic Meeting") in a manner that allows attendees the opportunity to (a) read or hear the proceedings substantially concurrently with the occurrence of the proceedings; (b) vote on matters submitted to the owners including election of directors; (c) pose questions; and (d) make comments. An owner or proxy of an owner participating in an Electronic Meeting shall be deemed to be present in person at the meeting. The Board may implement reasonable measures to conduct the meeting and to verify that each person deemed present and permitted to vote at the Electronic Meeting is an owner or proxy of an owner. Votes cast at an Electronic Meeting shall not be required to be secret and may be cast by voice vote, roll call vote, directed proxy, written consent, or ballot in accordance with rules established by the Board of Directors.

In all other respects, the Restated By-Laws, as amended and/or restated, is hereby ratified and confirmed and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

Each of the undersigned officers of the Association hereby warrants and represents that he or she or they are legally authorized to sign this Amendment on behalf of the Association. The undersigned officers of the Association hereby certify that the amendment to the Restated By-Laws was adopted by at least sixty-seven percent (67%) of the unit owners.

The officers of the Association agree that this Amendment may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding the parties thereto, notwithstanding that all the parties are not signatories to the original or the same counterpart. For all purposes, including without limitation, recordation, filing and delivery of this Amendment, duplicate, unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the parties hereto have executed these presents this 14TH day of APRIL, 2022.

ASSOCIATION OF APARTMENT OWNERS OF
GRAND CHAMPIONS VILLAS

By: Brian Banks
BRIAN BANKS
Its PRESIDENT

By: _____

Its _____

Each of the undersigned officers of the Association hereby warrants and represents that he or she or they are legally authorized to sign this Amendment on behalf of the Association. The undersigned officers of the Association hereby certify that the amendment to the Restated By-Laws was adopted by at least sixty-seven percent (67%) of the unit owners.

The officers of the Association agree that this Amendment may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding the parties thereto, notwithstanding that all the parties are not signatories to the original or the same counterpart. For all purposes, including without limitation, recordation, filing and delivery of this Amendment, duplicate, unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the parties hereto have executed these presents this 10 day of Jan, 2023 ^{WAM} _{BY}

ASSOCIATION OF APARTMENT OWNERS OF
GRAND CHAMPIONS VILLAS

By: Buford Mark Smith

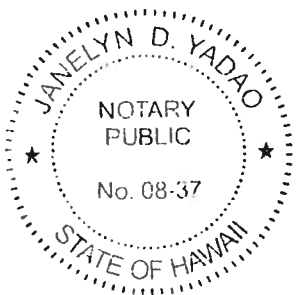
Buford Mark Smith
Its TREASURER

By: _____

Its _____

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

On April 14, 2022 before me personally appeared BRIAN BANKS, to me personally known, who, being by me duly sworn, did say that he is the President of ASSOCIATION OF APARTMENT OWNERS OF GRAND CHAMPIONS VILLAS and the said instrument was signed on behalf of said association by authority of its board of directors, and said officer acknowledged said instrument to be the free act and deed of said association. Said association has no seal.



Janelyn D. Yadao
Signature

JANELYN O. YADAO
Print Name
Notary Public, State of HAWAII
My commission expires: 2/27/2024

Doc. Date: <u>4/14/22</u>	# Pages: 6
Notary Name: <u>JANELYN O. YADAO</u>	<u>2nd</u> Circuit
My commission expires: <u>2/27/2024</u>	
Doc. Description: AMENDMENT TO THE RESTATED BY-LAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF GRAND CHAMPIONS VILLAS	
<u>Janelyn D. Yadao</u> Notary Signature	<u>4/14/22</u> Date
NOTARY CERTIFICATION	
(Stamp or Seal)	

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

On 1/10/23, 2022 before me personally appeared Buford Mark Smith, to me personally known, who, being by me duly sworn, did say that he is the Treasurer of ASSOCIATION OF APARTMENT OWNERS OF GRAND CHAMPIONS VILLAS and the said instrument was signed on behalf of said association by authority of its board of directors, and said officer acknowledged said instrument to be the free act and deed of said association. Said association has no seal.



[Signature]
Signature
Matthew Arnold
Print Name
Notary Public, State of Hawaii
My commission expires: 02/16/2026

Doc. Date: <u>1/16/2023</u>	# Pages: 6
Notary Name: <u>Matthew Arnold Second</u> Circuit	
Doc. Description: AMENDMENT TO THE RESTATED BY-LAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF GRAND CHAMPIONS VILLAS	
<u>[Signature]</u> Notary Signature	<u>1/10/23</u> Date
NOTARY CERTIFICATION	

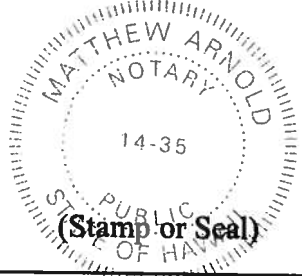


Exhibit "A"

**Grand Champions Villas I and II
Land Court Condominium Map No.'s 685 and 737**

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>
1	358530	39	1173171	77	941794	115	590278	153	1241988
2	945808	40	1206352	78	358607	116	358645	154	1129316
3	1244522	41	1111006	79	1220204	117	1150471	155	1143713
4	1231339	42	1190622	80	846692	118	1156754	156	1106825
5	1072388	43	1151509	81	1205403	119	1228869	157	1068429
6	1238143	44	680157	82	987466	120	1181226	158	987753
7	1129955	45	1178880	83	1234883	121	1225010	159	1050739
8	1219724	46	750281	84	551485	122	438629	160	1159419
9	1180775	47	1126060	85	1136791	123	1111520	161	978309
10	1099907	48	1177570	86	1174271	124	1120314	162	1152461
11	1134442	49	1217898	87	991401	125	1240915	163	1207185
12	1055307	50	819802	88	591874	126	691152	164	1230926
13	1202027	51	1019828	89	1125537	127	529087	165	960859
14	1101036	52	1047008	90	1189718	128	1216457	166	1246720
15	1106443	53	1146436	91	897895	129	1192235	167	1213646
16	1086300	54	1156754	92	1131908	130	1191398	168	1185559
17	1207350	55	1211817	93	1212633	131	1031862	169	940635
18	1183690	56	691515	94	1179397	132	1049654	170	550035
19	626730	57	1086315	95	665480	133	1221988	171	1244453
20	1191159	58	1224985	96	1162373	134	1217163	172	1091167
21	1245414	59	1154225	97	1090741	135	1173581	173	1234247
22	1137103	60	1106655	98	1075997	136	1158386	174	1242055
23	1101681	61	1208349	99	1187403	137	1037222	175	1174259
24	1196038	62	405604	100	1212278	138	1146497	176	1246618
25	495193	63	1238528	101	1179859	139	1057834	177	527552
26	1223529	64	486422	102	1060899	140	1122758	178	1219182
27	1189399	65	543996	103	1217822	141	1135816	179	1188219
28	863926	66	637896	104	1220626	142	1158591	180	1208871
29	1132424	67	1154196	105	1214735	143	1210348	181	1214584
30	655191	68	1116215	106	553316	144	1016902	182	1076688
31	1066326	69	1213829	107	649999	145	1045313	183	1076971
32	1186548	70	1134440	108	1203739	146	1227890	184	1183167
33	370540	71	601281	109	1154357	147	1190992	185	1212451
34	942756	72	1164786	110	1246017	148	970477	186	1092231
35	488830	73	488720	111	1236131	149	1120289	187	1212946
36	1129198	74	577011	112	1187074	150	1126507	188	1220627
37	1200083	75	1079978	113	590786	151	1211719		
38	1048280	76	1165313	114	1091720	152	1228033		