

FIRST AMENDMENT TO BY-LAWS OF
DECLARATION OF CONDOMINIUM OF TOPAR, INC.

This amendment made this 27th day of August, 1980, to the By-Laws of the Declaration of Condominium of Topar, Inc., being dated February 8, 1980, and recorded in Volume 280 at Page 172 of the New Milford Land Records. The declarant Topar, Inc., is now the owner of all of the units in said condominium.

W I T N E S S E T H:

The By-Laws of Topar, Inc., are hereby amended as follows:

1. Section 4 (a). Section 4(a) is hereby deleted and the following placed in its stead:

"(a) NUMBER, QUALIFICATION, CLASSES AND ELECTION: Subject to the provisions of 4(b) below, the affairs of the Association are to be governed by the Board of Directors consisting of three persons, each of whom shall have one (1) vote. Until the first meeting at which the unit owners may vote, the Board of Directors is to consist of three persons who shall be designated or removed at the will of the declarant. The terms of at least one-third of such Board of Directors shall expire annually. From and after the first meeting of which the Unit owners may vote, the Board shall be composed of three (3) persons in accordance with 4(b) below. Upon the first election of members of the Board of Directors by the unit owners, such Board of Directors shall be divided into three (3) classes: one (1) director to serve for a period of three (3) years; one (1) Director to serve for a period of two (2) years; and one (1) Director to serve for a period of one (1) year. At the expiration of the initial term of office of each Director, his successor shall be elected to serve for a period of three (3) years. The Directors shall hold office until their successors have been elected.

2. Section 17(a) is hereby deleted and the following placed in its stead:

"(a) The Unit Owner intending to make a bona fide sale or lease of his unit or any interest therein, shall give to the