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**STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED**

April 01, 2015 8:02 AM

Doc No(s) T-9221209A thru T-9221209B
on Cert(s) AS LISTED HEREIN
Issuance of Cert(s)



9 1/2 JMV
B-32608060

/s/ NICKI ANN THOMPSON
ASSISTANT REGISTRAR



**STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED**

April 01, 2015 8:02 AM

Doc No(s) A-55690754A thru A-55690754B



9 2/2 JMV
B-32608060

/s/ NICKI ANN THOMPSON
REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL () PICKUP (X) TO:

MOTOOKA & ROSENBERG
MILTON M. MOTOOKA
1000 Bishop Street, Suite 801
Honolulu, Hawaii 96813
Tel. No. 532-7900

P:\Mary Savio Medical Plaza at Newtown\Amendments\Bylaws Amend 01a delinquent director.doc
Tax Map Key No. (1) 9-8-008-026 (See Exhibit A for CPR Nos.)
TCT Nos. (See Exhibit A)

No. of Pages: 9

**FIRST AMENDMENT TO THE BYLAWS OF THE ASSOCIATION OF UNIT OWNERS
OF MARY SAVIO MEDICAL PLAZA AT NEWTOWN**

WHEREAS, pursuant to that certain Declaration of Condominium Property Regime of Mary Savio Medical Plaza at Newtown dated August 13, 2012 (the "Declaration"), recorded in the Bureau of Conveyances of the State of Hawaii (the "Bureau") as Document No. A-46440570, and filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Land Court") as Land Court Document No. T-8296571, together with that certain Condominium Map, recorded concurrently with the Declaration in the Bureau as Condominium Map No. 5117, and filed with the Land Court as Condominium Map No. 2174 (the "Condominium Map"), and the Bylaws of the Association of Unit Owners of Mary Savio Medical Plaza at Newtown (the "Bylaws") recorded in the Bureau as Document No. A-46440571, and filed in Land Court as Document No. T-8296572, the condominium property regime known as the "Mary Savio Medical Plaza at Newton" (the "Project") was created pursuant to Hawaii Revised Statutes ("HRS") Chapter 514B, as amended (the "Act"); and

WHEREAS, the Declaration was amended by instrument dated July 18, 2013, recorded in the Bureau as Document No. A-49520642A, and filed in Land Court as Land Court Document No. T-8603246, with necessary joinder consented thereto through joinder recorded in the Bureau as Document No. A-49520642B ("First Amendment"); and

WHEREAS, HRS Section 514B-108(e) states that the Bylaws may be amended at any time by the vote or written consent of at least sixty-seven per cent of all unit owners; and

WHEREAS, by written consent, at least sixty-seven per cent of all unit owners of the Association voted in favor of amending the Bylaws as indicated below;

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Article II, Section 1.b of the Bylaws is amended to read in its entirety as follows:

Each member of the Board shall be the owner or co-owner of record of a Unit, or a vendee under an agreement of sale of a Unit, a trustee of a trust which owns a Unit, or an officer, partner, member or other person authorized to act on behalf of any other legal entity which owns a Unit. There shall not be more than one representative on the Board from any one Unit. No site manager or employee of the Association shall serve on the Board. Any owner who is a member of the Board and an employee of the Managing Agent retained by the Association shall not participate in any discussion regarding a management contract at a Board meeting and shall be excluded from any executive session of the Board where the management contract or the Managing Agent will be discussed. The directors shall serve without compensation.

Notwithstanding anything stated to the contrary in these Bylaws, any Owner who is delinquent for more than 90 days for non-payment of regular or special assessments due the Association shall not be eligible to run for a Director position or continue to hold a Director position on the Board. Any Director who becomes delinquent for more than 90 days for non-payment of regular or special assessments shall be deemed ineligible to continue as a member of the Board and thereby the delinquent Director's seat shall be deemed vacated in accordance with the provisions of Article II, Section 4 of these Bylaws.

2. Article II, Section 4 of the Bylaws is amended to read in its entirety as follows:

Vacancies. Vacancies in the Board caused by any reason other than removal of a director by the Association shall be filled by vote of a


majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until his successor is elected and the next annual meeting of the Association. Death, incapacity or resignation of any director, or his continuous absence from the State of Hawaii for more than six (6) months, or his ceasing to be the owner or co-owner of a Unit or vendee under an agreement of sale, or a trustee of a trust which owns a Unit, or an officer, partner, member or other person authorized to act on behalf of any other legal entity which owns a Unit, or being delinquent for more than 90 days for non-payment of regular or special assessments due the Association, shall cause his office to become vacant.

IN ALL OTHER RESPECTS, the Bylaws, as amended, is hereby ratified and confirmed and shall be binding upon and inure to the benefit of the parties to it and their respective and permitted assigns. The undersigned officers of the Association hereby certify that the foregoing amendment to the Bylaws was adopted by at least sixty-seven per cent of all unit owners of the Association.

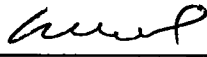
THIS AMENDMENT may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding all of the parties hereto, notwithstanding that all of the parties are not signatories to the original or the same counterparts. Duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of March, 2015.

ASSOCIATION OF UNIT OWNERS OF
MARY SAVIO MEDICAL PLAZA AT NEWTOWN

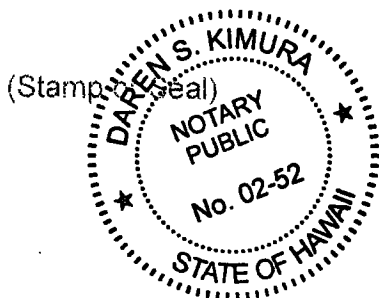
By 
Print Name Jamie S. Imka
Its President


ASSOCIATION OF UNIT OWNERS OF
MARY SAVIO MEDICAL PLAZA AT NEWTOWN


By 
Print Name Mona Suzuki
Its secretary

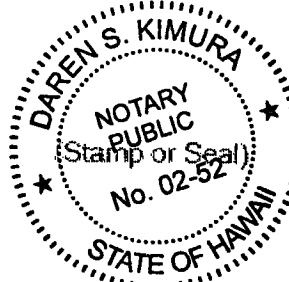
STATE OF Hawaii)
(CITY AND) COUNTY OF Honolulu) SS.
)

On this 18th day of March, 2011, before me personally appeared Jamie S. Iwaka, to me personally known or satisfactorily proven, who, being by me duly sworn, did say that (s)he executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



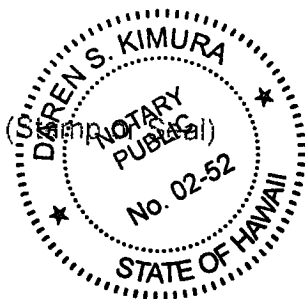

Notary Signature 3/18/15 Date
Typed or Printed Name: Daren S. Kimura
My Com. Exp. 2/24/18
Notary Public, State of Hawaii
My Commission Expires: _____


Doc. Date: <u>N/A (No Date)</u>	# Pages: <u>11</u>
Notary Name: <u>Daren S. Kimura</u>	<u>18th</u> Circuit
Doc. Description: <u>First Amendment to the Bylaws</u>	
 Notary Signature	<u>3/18/15</u> Date


A circular notary seal for Daren S. Kimura, Notary Public, State of Hawaii, Commission No. 02-52. The seal is stamped in ink.

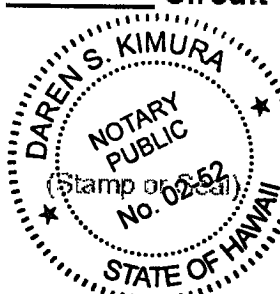
STATE OF Hawaii)
(CITY AND) COUNTY OF Honolulu) SS.

On this 18th day of March, 2015, before me personally appeared Mona Sumiki, to me personally known or satisfactorily proven, who, being by me duly sworn, did say that (s)he executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.




Notary Signature _____ Date 3/18/15
Typed or Printed Name: Daren S. Kimura
My Comm. Exp. 2/24/18
Notary Public, State of Hawaii
My Commission Expires: _____

Doc. Date: <u>N/A (No Date)</u>	# Pages: <u>11</u>
Notary Name: <u>Daren S. Kimura</u>	<u>1st</u> Circuit
Doc. Description: <u>First Amendment</u>	
 Notary Signature	<u>MAR 18 2015</u> Date



**CONSENT TO FIRST AMENDMENT TO THE BYLAWS OF THE ASSOCIATION OF
UNIT OWNERS OF MARY SAVIO MEDICAL PLAZA AT NEWTOWN**

The undersigned, AMERICAN SAVINGS BANK F.S.B., a federal savings bank ("ASB"), as Mortgagee under that certain Real Property Mortgage and Financing Statement dated March 18, 2013, recorded in the Bureau as Document No. A-48250754, and filed in the Land Court as Land Court Document No. T-8477307, and amended by that certain Amendment to and Complete Restatement of Real Property Mortgage and Financing Statement dated June 28, 2013, recorded in the Bureau as Document No. A-49270809, and filed in the Land Court as Land Court Document No. T-8579490, and under that certain Accommodation Real Property Mortgage and Financing Statement dated June 28, 2013, recorded in the Bureau as Document No. A-49270812, and filed in the Land Court as Land Court Document No. T-8579491 made by the Association of Unit Owners of Mary Savio Medical Plaza at Newtown ("Mortgagor"), (collectively, the "Mortgages"), which Mortgages collectively affect all of Mortgagor's units in the Project, hereby joins in and consents to the First Amendment to the Bylaws of the Association of Unit Owners of Mary Savio Medical Plaza at Newtown (the "Amendment").

ASB is signing this consent to this Amendment only because the Mortgages collectively affect all of Mortgagor's units in the Project. The statements set forth in this Amendment are solely those of the Association of Unit Owners of Mary Savio Medical Plaza at Newtown and are not and should not be construed as statements made by or representations of ASB. ASB shall not be liable for the statements or the conduct of the Association of Unit Owners of Mary Savio Medical Plaza at Newtown and is not assuming any such liability in any way by its execution of this document.

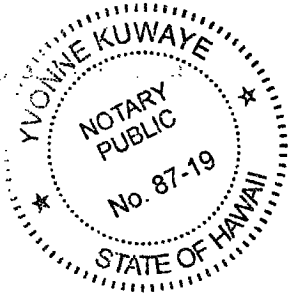
Consented to this 23rd day of February, 2015.

AMERICAN SAVINGS BANK, F.S.B.,
A Federal Savings Bank

By 
Print Name **ANN M.K. LEE**
FIRST VICE PRESIDENT
Its _____

STATE OF HAWAII)
(CITY AND) COUNTY OF HONOLULU) SS.

On this 23rd day of February, 2015, before me personally appeared ANN M.K. LEE, to me personally known or satisfactorily proven, who, being by me duly sworn, did say that (s)he executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



[Signature]
Notary Signature _____ Date _____
Typed or Printed Name: Yvonne Kuwaye
Notary Public, State of Hawaii
My Commission Expires: 01/29/19

Doc. Date:	<u>02/23/15</u>	# Pages:	<u>10</u>
Notary Name:	<u>Yvonne Kuwaye</u>	First	<u>Circuit</u>
Doc. Description: <u>Consent to First Amendment to the ByLaws of the Association of Unit Owners of Mary Savio Medical Plaza at Newtown</u>			
<u>[Signature]</u>	<u>2/23/15</u>		
Notary Signature	Date		

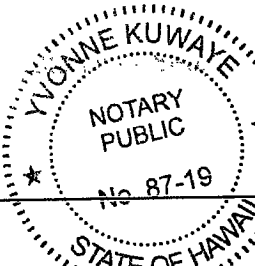


Exhibit "A"

**Mary Savio Medical Plaza at Newtown
Land Court Condominium Map No. 2174
Regular System Condominium Map No. 5117**

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>
101	1,044,426	204	1,051,642	307	1,062,576
102	1,044,426	205	1,065,427	308	1,044,426
103	1,054,042	205A	1,071,674	309	1,044,426
104	1,056,416	206/208/210	1,063,753	310A	1,061,298
105	1,053,051	207/209/211	1,044,426	310B	1,061,300
106	1,061,409	212	1,062,674	311	1,052,538
107/107A	1,061,738	213	1,044,426	312	1,061,302
108A	1,062,470	214	1,058,049	312A	1,061,304
109B	1,061,737	215	1,044,426	314	1,059,360
109/111	1,044,426	216/218	1,071,467	315	1,044,426
110	1,051,641	217A	1,062,675	316	1,059,361
113/115	1,085,612	219B/219C	1,050,000	318/320A	1,062,575
114	1,061,126	220	1,062,937	319	1,054,077
116	1,062,372	222	1,061,123	320	1,044,426
117A	1,044,426	223	1,052,160	321	1,056,417
117B	1,044,426	224	1,058,486	322	1,064,626
118A	1,062,366	301	1,062,938	324	1,044,426
118B	1,054,752	302	1,055,382	325	1,052,539
119	1,062,371	303	1,062,939	S-1	1,044,426
122	1,062,936	304	1,044,426	S-2	1,057,473
202	1,051,762	305	1,044,426		
203	1,044,426	306/306A	1,062,782		