



60 2023 00001812

Allegheny County
Jessica Garofolo
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2023-1812

BK-DE VL-19188 PG-55

Recorded On: January 23, 2023

As-Deed Agreement

Parties: ATRIUM CONDO

To ATRIUM CONDO

of Pages: 6

Comment: AMENDMENT BYLAWS

***** THIS IS NOT A BILL *****

Deed Agreement	181.75
	0
	0
Total:	181.75

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No
NOT A DEED OF TRANSFER

EXEMPT

Value

Certified On/By-> 01-23-2023 / Angela Gans

CONDO DECLARATION

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2023-1812
 Receipt Number: 4209082
 Recorded Date/Time: January 23, 2023 04:11:17P
 Book-Vol/Pg: BK-DE VL-19188 PG-55
 User / Station: M Ward-Davis - CASH 06

FRED C JUG JR ESQ
 310 GRANT ST
 1109 GRANT BLDG
 PITTSBURGH PA 15219



Jessica Garofolo, Director
Rich Fitzgerald, County Executive

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535744 DRE Certified
23-Jan-2023 04:03P\Int By: Anselo Gans

**AMENDMENT TO THE BYLAWS OF
THE ATRIUM CONDOMINIUM**

WHEREAS, THE ATRIUM CONDOMINIUM is located in the Fourth Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania.

WHEREAS, pursuant to the terms of the Uniform Condominium Act of Pennsylvania and the BYLAWS of THE ATRIUM CONDOMINIUM the affairs of the Association are managed by an Executive Board; and

WHEREAS, Article 17 of the BYLAWS provides for the amendment of the BYLAWS at THE ATRIUM CONDOMINIUM; and

WHEREAS, these BYLAWS were amended following the requisite vote of the Owners within THE ATRIUM CONDOMINIUM; and

NOW, THEREFORE, the BYLAWS of THE ATRIUM CONDOMINIUM are hereby amended as follows:

ARTICLE 11

Association Committees

A. Committee Formation and Limitations.

- (1) To aid in conducting Atrium business, ensuring the efficient functioning of the Atrium premises, and maintaining the vitality of the Atrium community, the Board may appoint three types of committees: Standing Committees, Non-Standing Committees, and Ad Hoc Working Committees. All recommendations to the Board by a committee will be considered advisory and will be made in writing to the Board. No committee chair or member will direct any work by a Building employee, by the Managing Agent, or by a contractor of the Association without prior notification to and consent by the Board. No committee chair or member will enter into any contract on behalf of the Association without the consent of the Board.

Committees will have no more than eight members, in addition to the Chair. Committee membership is for a term of three years with a maximum of two consecutive terms. After a year's hiatus, a former member may rejoin a committee. The Board President may create an exception at their discretion.

As of the date of these by-laws, the Board has created the following committees:

B. Committees.

- (1) *Standing Committees.* Standing Committees support the essential work of the Board. Due to the confidential nature of the work conducted by Standing Committees, each Standing Committee is chaired by a member of the Board appointed by the Board. Each standing committee will meet on a schedule determined by the committee chair or as directed by the Board. The following three committees are Standing Committees:
- (a) **Human Resources Committee:** The Human Resources Committee will assist the Board in addressing specific issues relating to the management of Atrium personnel. Issues addressed will be as defined by the Board. Because these issues may be of a sensitive nature, this committee will be comprised solely of Board members.
 - (b) **Budget and Finance Committee:** The Budget and Finance Committee will assist the Board with specific issues related to developing, managing, and auditing the Atrium operating and capital planning budgets, including periodic review of expenditures and receivables. This committee will be chaired by the Board Treasurer.
 - (c) **Nominating Committee:** On an annual basis, the Board shall appoint a nominating committee, the purpose and authority of which are set forth in Article 9 above.
- (2) *Non-Standing Committees* are critical to the efficient operation of the Atrium and to maintaining the vitality of the Atrium community. Each Non-Standing Committee is to include at least one board member who will serve as a liaison to the Board or may chair the committee. Additional Non-Standing Committee members will be appointed by the Chair upon the recommendation of the other members of the Board. Non-owner residents may serve as a member of a Non-Standing Committee but in an advisory capacity only. Each Non-Standing Committee will meet on a schedule determined by the committee chair or as directed by the Board. The following seven committees are Non-Standing Committees:
- (a) The **House Enhancement Committee** recommends to the Board projects concerning the improvement of the Property and the Common Elements. The scope of the House Enhancement Committee does not include maintenance. Maintenance overview is the function of the Board.
 - (b) The **Community Relations Committee** establishes and maintains relationships with organizations in the community, including government agencies, whose activities may in any way affect Atrium residents.
 - (c) The **Welcome and Communications Committee** welcomes new Owners and Residents to the Building and keeps Owners informed of those events affecting the members of the Association as a whole. Topics communicated to the new owners include: maintenance, procedures, meetings, community activities, etc. The Committee will determine the most effective means for conveying information, and such means may include hard copy notification, Owners' access of the website, various means of electronic communication, etc.

- (d) **The Activities Committee** (a.k.a. **8th at the Atrium Committee**) will recommend and coordinate events that contribute to a vibrant Atrium community spirit.
- (e) **The Library Committee** will define the scope and oversee the maintenance of the Atrium library and related activities (e.g. book discussion groups).
- (f) **The Association Documents Review Committee.** Not more than four years from the date on which these Bylaws and the Amended Declaration are Recorded, and at four-year intervals thereafter (or at an earlier date as circumstances may require), the Board will appoint an Association Documents Review Committee to consider amendments or clarification to the Association Documents. This four-year review process in no way precludes consideration of other amendments proposed by the Board or the Owners in the interim.
- (g) **The Safety and Security Committee** will assist in incident investigation and recommend procedures that address concerns regarding fire, trespassing, security, criminal activity, weather, toxic releases, structure, active shooter in and around the Atrium, as well as for regulating the actions of nonresidents working or visiting the building.
- (h) *Ad Hoc Working Committees.* The Board may appoint short-term Ad Hoc Working Committees to assist and advise the Board regarding specific issues of concern to the Association. The Board will determine the scope and duration of each Ad Hoc Working Committee. Each Ad Hoc Working Committee should include at least one board member who will serve as a liaison to the Board or may chair the committee. Additional Ad Hoc Working Committee members will be appointed by the Chair upon the recommendation of the other members of the Board. Non-owner residents may serve as members of an Ad Hoc Working Committee but in an advisory capacity only. Each Ad Hoc Working Committee will meet on a schedule determined by the committee chair or as directed by the Board.

Section 2: This Amendment was approved by a vote in accordance with the provisions of the Association's governing documents described above. To the extent of any inconsistency by and between the terms of this Amendment and the BYLAWS, the Rules and Regulations and/or any prior amendments to the BYLAWS or Rules and Regulations of THE ATRIUM CONDOMINIUM the provisions of this Amendment shall prevail. To the extent of a conflict with the Declaration, as amended, or the Uniform Condominium Act of Pennsylvania, the provisions of the Declaration, as may be amended, or the Act shall prevail. All remaining provisions of the BYLAWS and Rules and Regulations of THE ATRIUM CONDOMINIUM shall remain in full force and effective except to the extent they are inconsistent with this Amendment.

ADOPTED this 28th day of November, 2022.

THE ATRIUM CONDOMINIUM

Thomas A. Longstaff



PRESIDENT

Linda S. Newman



SECRETARY

