



**FIRST AMENDMENT TO THE
BYLAWS OF
WILLOW PARK VILLAGE HOMEOWNERS ASSOCIATION
[Reduce Quorum for Election of Directors]**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF PARKER §**

This **FIRST AMENDMENT TO THE BYLAWS OF WILLOW PARK VILLAGE HOMEOWNERS ASSOCIATION** (this "First Amendment") is adopted by the Board of Directors of Willow Park Village Homeowners' Association, Inc., a Texas non-profit corporation (the "Association"), as of the 6 day of AUGUST, 2015.

WITNESSETH:

WHEREAS, WINN Venture II, LLC ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions, and Restrictions for Willow Park Village" on or about July 26, 2004, as Document No. 00525579 at Volume 2241, Page 622 *et seq.* of the Real Property Records of Parker County, Texas, as amended and supplemented from time to time (the "Declaration"); and

WHEREAS, the Bylaws of Willow Park Village Homeowners Association were adopted by the Association on or about October 7, 2009 (the "Bylaws"); and

WHEREAS, Section 209.00593 of the Texas Property Code provides that notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property owners association and that the board of a property owners' association may amend the bylaws of the association to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

WHEREAS, pursuant to Section 209.00593 of the Texas Property Code, the Board of Directors of the Association has approved of the following amendment to the Bylaws.

NOW, THEREFORE, the Bylaws are amended as follows:

1. *Amend Article 5, Section 5.03 of the Bylaws by adding a new paragraph at the end to state as follows:*

Notwithstanding any provision contained in the Declaration, the Articles of Incorporation or these Bylaws to the contrary, in order to comply with Section 209.00593 of the Texas Property Code, which is entitled "Election of Board Members," if the quorum requirements set out above are not attained for the annual meeting of the members, the following reduced quorum and procedures will be implemented to provide for the election of directors:

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The Secretary will announce that the required quorum of Members was not obtained for the annual meeting of the Members. Immediately after the announcement, and at the same meeting, the quorum for election of the Board of Directors is reduced to Members representing twenty percent (20%) or greater of the total eligible votes in the Association. If the 20% quorum is achieved, no business may be conducted other than voting on the election of the Board of Directors. If the 20% quorum for election of directors is not achieved, immediately after announcement of same, and at the same meeting, the quorum for election of the Board of Directors is reduced by half of the prior quorum requirement. The Board may continue to adjourn and reconvene the meeting, with the quorum reduced by half of the prior quorum requirement at each such reconvened meeting until quorum is met for the sole purpose of conducting a meeting to elect directors. Except for voting on electing directors, no other business may be conducted at this reconvened election meeting.

2. Except as amended by this First Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 6 day of August, 2015.

**WILLOW PARK VILLAGE HOMEOWNERS'
ASSOCIATION, INC.**

By: Juanie Gilbert

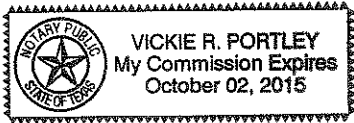
Title: TREASURER

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Treasurer Jaime Gilbert of Willow Park Village Homeowners' Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of August, 2015.



Vickie Portley
Notary Public in and for the State of Texas

My Commission Expires: 10/2/15

P:\RWBWP\G Directory (Association Documents)\Bylaws.amd\Willow Park Village - 1st Amend Bylaws (quorum for election of directors).doc

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PO Box 201502
Arlington TX 76006

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OFFICIAL PUBLIC RECORDS

Jeanne Brunson

201516600
08/10/2015 02:57 PM
Fee: 34.00
Jeanne Brunson, County Clerk
Parker County, Texas
AMENDMENT