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**SECOND AMENDMENT
TO THE
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
2722 KNIGHT STREET CONDOMINIUMS
PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE
[First Amendment to Amended and Restated Bylaws]**

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

KNOW ALL MEN BY THESE PRESENTS:

THIS SECOND AMENDMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR 2722 KNIGHT STREET CONDOMINIUMS PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE (this "Second Amendment") is made this 18th day of March, 2014, by the 2722 Knight Street Condominium Owners' Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Waterford Holding, L.P. ("Declarant") prepared and recorded an instrument entitled "Second Amended and Restated Condominium Declaration for Knight Street Condominiums (formerly the Waterford Square Condominiums)" on or about December 5, 2005, as Document No. 200503610404 of the Real Property Records of Dallas County, Texas, as supplemented and amended from time to time (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the condominium regime covered by the Declaration, which regime is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the condominium regime is located; and

WHEREAS, Section 202.006(b) of the Texas Property Code, effective January 1, 2012, provides that a dedicatory instrument has no effect until the instrument is filed in accordance with this section; and

WHEREAS, on or about January 10, 2013, the Association recorded an instrument entitled "Notice of Filing of Dedicatory Instruments for 2722 Knight Street Condominiums" as Document No. 201300009049 of the Real Property Records of Dallas County, Texas (the "Notice"); and

WHEREAS, on or about February 15, 2013, the Association recorded the "Amendment to Notice of Filing of Dedicatory Instruments for 2722 Knight Street Condominiums" as Document No. 201300048282 of the Real Property Records of Dallas County, Texas; and

WHEREAS, the Association desires to amend the Bylaws attached to the Notice with the attached dedicatory instrument, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as **Exhibit "A"** is a true and correct copy of the original and is hereby filed of record in the real property records of Dallas County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Second Amendment to the Notice of Filing of Dedicatory Instruments for 2722 Knight Street Condominiums to be executed by its duly authorized agent as of the date first above written.

2722 KNIGHT STREET CONDOMINIUM OWNERS' ASSOCIATION, INC., a Texas non-profit corporation

By: *Ron Maddox*

Its: *President*

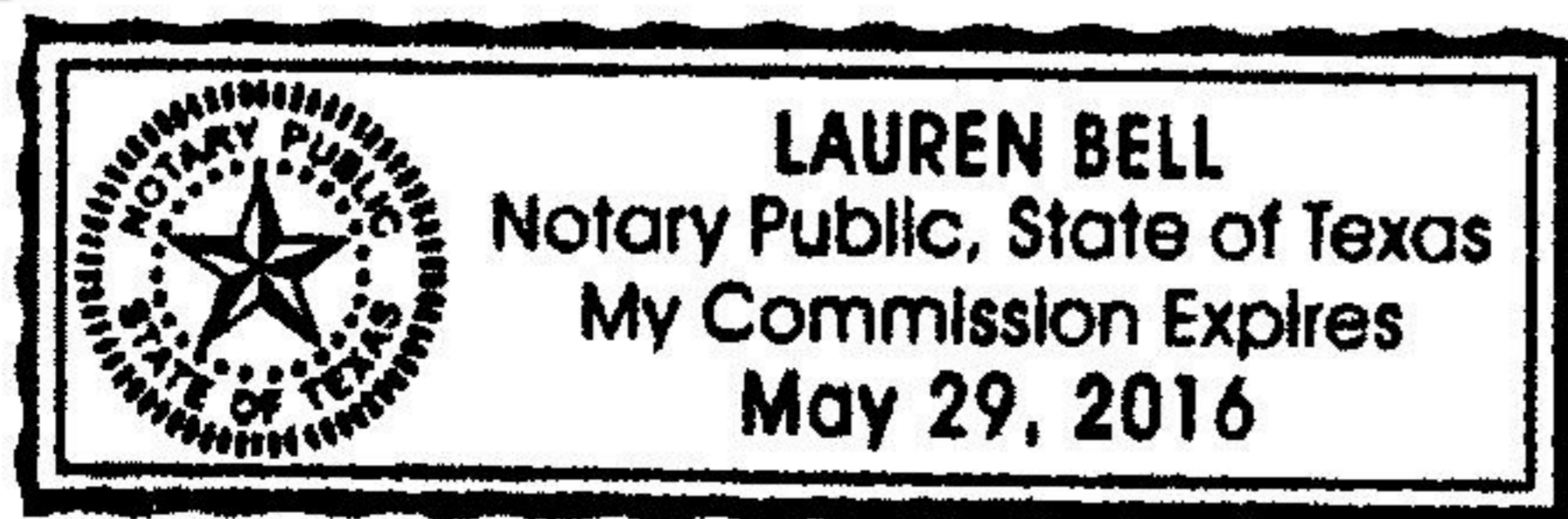
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared *Ron Maddox*, *President* of 2722 Knight Street Condominium Owners' Association, Inc. 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 on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this *18th* day of *March*, 2014.



Lauren Bell
Notary Public, State of Texas
May 29 2016
My Commission Expires

Exhibit "A"

First Amendment to the Amended and Restated Bylaws of 2722 Knight Street Condominium Owners' Association, Inc.

Unofficial Copy

**FIRST AMENDMENT
TO THE
AMENDED AND RESTATED BYLAWS
OF
2722 KNIGHT STREET CONDOMINIUM OWNERS' ASSOCIATION, INC.**

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

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED BYLAWS OF 2722 KNIGHT STREET CONDOMINIUM OWNERS' ASSOCIATION, INC. (this "First Amendment") is made this 17 day of March, 2014, by the Board of Directors of 2722 Knight Street Condominium Owners' Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Association recorded that certain Second Amended and Restated Condominium Declaration for Knight Street Condominiums on or about December 5, 2005, as Instrument No. 200503610404 of the Real Property Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, on November 29, 2005, the Association adopted the Amended and Restated Bylaws of 2722 Knight Street Condominium Owners' Association, Inc. and recorded same on or about January 10, 2013, as Instrument No. 201300009049 of the Real Property Records of Dallas County, Texas (the "Bylaws"); and

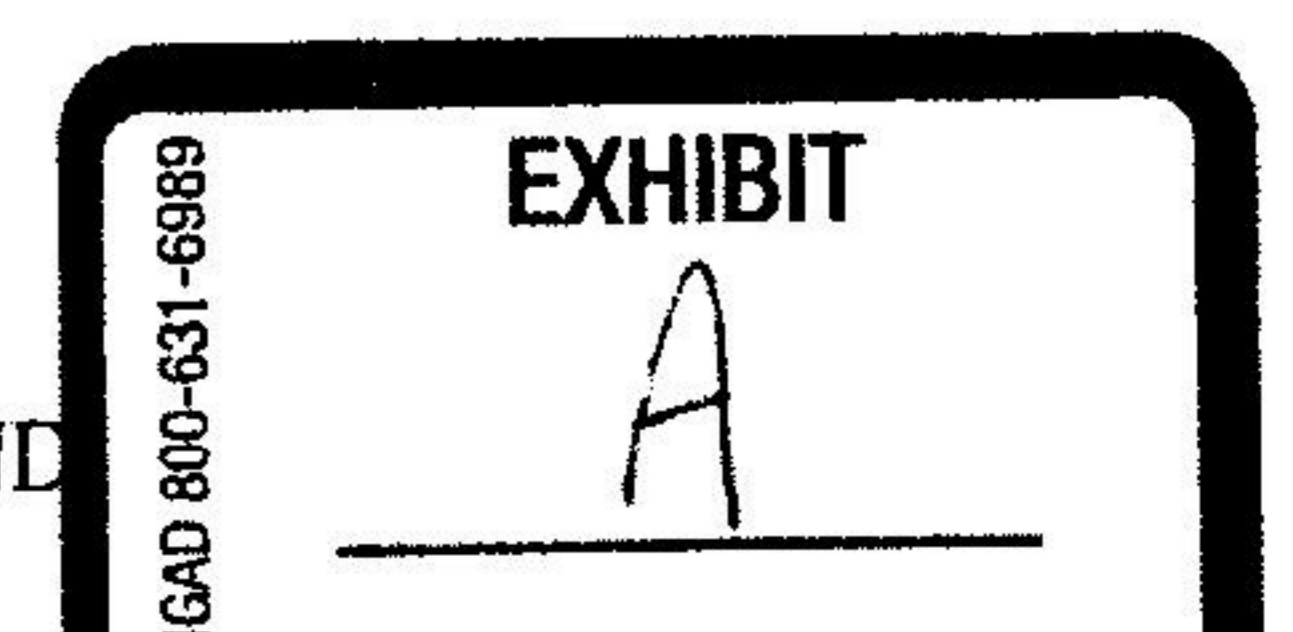
WHEREAS, Article XII, Section 12.2 of the Bylaws provides that the Bylaws may be amended by the affirmative vote of the majority of the Directors at the meeting called to consider such amendment; and

WHEREAS, at a regular Board of Directors meeting held on March 17, 2014, a majority of the Directors approved the following amendments to the Bylaws.

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

1. Article VI, Section 6.5 of the Bylaws, entitled "Notice of Meetings," is deleted in its entirety and replaced with the following:

Section 6.5 Notice of Meetings. At the direction of the Board, the Association shall give notice of any annual or special meeting of the Association to each Member (or if applicable, the Representative Member) at least ten (10) days, but not more than twenty (20) days, prior to the date of the meeting. The notice shall be either: (i) sent by regular US Postal Service mail, postage prepaid, to the most recent post office address provided to the Association by such Member, as shown



on the records of the Association; or (ii) sent by electronic mail to the most recent e-mail address provided to the Association by such Member, as shown on the records of the Association. Notices of the meeting will state the date, time and place the meeting is to be held. Notices will identify the type of meeting as annual or special, and will state the particular purpose of a special meeting. Notices may also set forth any other items of information deemed appropriate by the Board.

2. Article VII, Section 7.9 of the Bylaws, entitled "Regular Board of Directors Meetings," is deleted in its entirety and replaced with the following:

Section 7.9 Regular Board of Directors Meetings. In addition to those regular meetings required pursuant to the Declaration and Section 7.7 above, additional regular meetings of the Board of Directors may be held at any time and place permitted by law as from time to time may be determined by the Board of Directors. Notice of regular meetings of the Board of Directors shall be given to each Director personally, by electronic mail, telephone, facsimile or by United States mail, with postage prepaid, directed to him at his last known post office address, as the same appears on the records of the Association, at least five (5), but not more than twenty (20) days before the date of the meeting. The notice shall state the date, time, place and purpose of the meeting.

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

IN WITNESS WHEREOF, the Board of Directors of the Association has caused this First Amendment Amended and Restated Bylaws of 2722 Knight Street Condominium Owners' Association, Inc. to be executed by its duly authorized agent as of the date first written above.

**2722 KNIGHT STREET CONDOMINIUM OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation**

By: Ron Maddox

Printed Name: Ron Maddox

Its: President

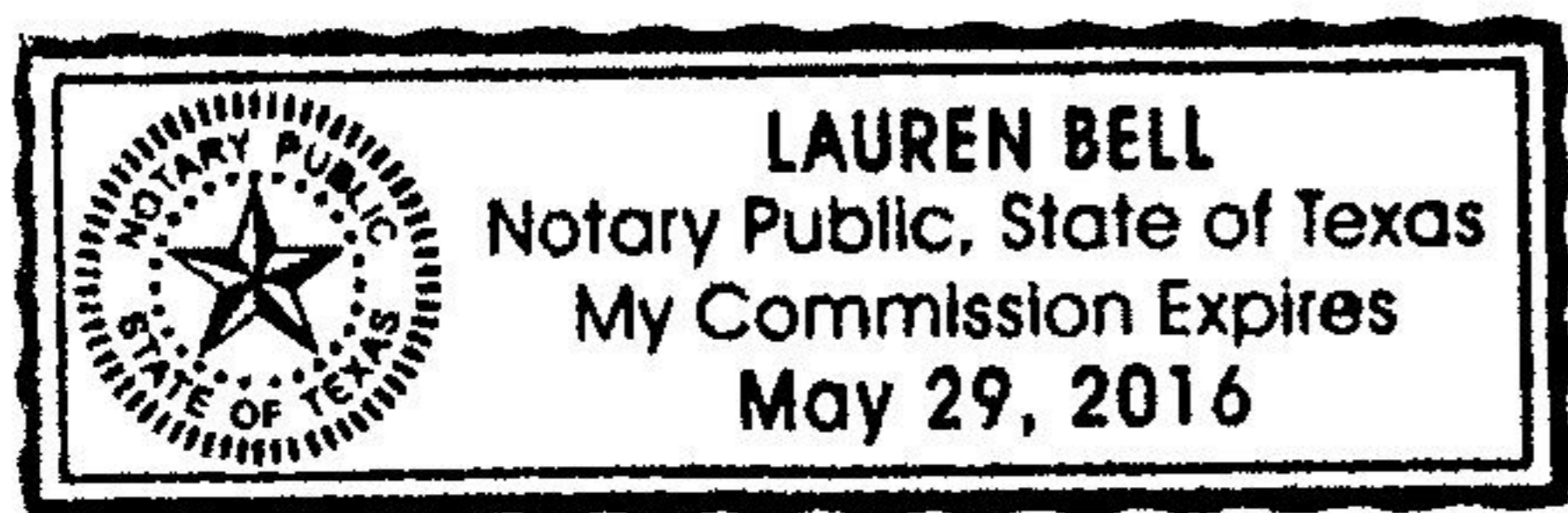
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ron Maddox, President of 2722 Knight Street Condominium Owners' 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 he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said non-profit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of March, 2014.



[Signature]
Notary Public in and for
the State of Texas

My Commission Expires: 5/29/16

P:\RWBWP\G Directory (Association Documents)\Bylaws.amd\2722 Knight Street - 1st Amend Bylaws (electronic meeting notices).rtf

Unofficial Copy

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/20/2014 02:27:02 PM
\$46.00



[Signature]

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