

AMENDMENT TO THE BYLAWS  
OF  
DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION

THE STATE OF TEXAS §  
§  
COUNTIES OF MEDINA AND BANDERA §

I, WAYNE A. BULLOCK, President of Dancing Bear Property Owners' Association, Inc. ("Association"), do hereby certify at a duly called meeting of the Board of Directors of the Association ("Board") held on the 19 day of December, 2024 with at least a majority of the Board being present thereat and remaining throughout and being duly authorized to transact business, the following Amendment to the Bylaws of Dancing Bear Property Owners' Association, Inc. A Texas Non-Profit Corporation ("Amendment") was duly made and approved:

WHEREAS, the "Bylaws of Dancing Bear Property Owners' Association, Inc. A Texas Non-Profit Corporation" was recorded under Document No. 2024011334 in the Official Public Records of Medina County, Texas (as amended and/or supplemented, the "Bylaws");

WHEREAS, the Board may amend the Bylaws pursuant to Section 22.102(c) of the Texas Business Organizations Code ("Code"); and

WHEREAS, the Board desires to amend the Bylaws to specifically allow for electronic voting, absentee ballots and other methods of voting.

NOW THEREFORE, BE IT RESOLVED, the Board hereby amends the Bylaws as follows:

1. Article III, Section 5 of the Bylaws, entitled "Proxies" is amended and restated to read as follows:

Section 5. **Voting Methods.** Members may vote by any one, or more, of the following methods as may be established or approved by the Board: (1) in person, (2) by absentee ballot, (3) by proxy, (4) by any electronic means, or (5) any other process approved by the Board. Electronic voting will be valid pursuant to rules and regulations promulgated by the Board. Proxies must be in writing and filed with the Secretary of the Association at or before the appointed time of each meeting of the Members of the Association. Every proxy shall be revocable, shall have a duration of no longer than one (1) year unless otherwise specified on the face of the proxy, and shall automatically cease upon conveyance by the Member of his/her Lot. Notwithstanding any other

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language in these Bylaws, a majority of the Board may, but is not required to, authorize the use and implementation of an absentee ballot in any election or other Association wide vote it deems appropriate. Completed ballots will be returned to the Association in accordance with the instructions contained on the ballot. Absentee and electronic ballots will be counted as an Owner present and voting for the purpose of establishing a quorum only for items appearing on the ballot.

- 2. Article V, Section 2 of the Bylaws, entitled "Election" is amended and restated to read as follows:

Section 2 **Election.** Election to the Board of Directors shall be by any voting method approved by the Board. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

- 3. Article XII, Section 5 of the Bylaws, entitled "Quorum, Notice and Voting Requirements" is amended and restated to read as follows:

Section 5. **Quorum, Notice and Voting Requirements**

(a) Except as otherwise specifically provided in the Declaration, any action requiring the vote or approval of the Members or the Owners shall require the majority vote of the Members, represented at a duly called meeting of the Members at which a "Quorum" is present. Written notice of the meeting must be given to all Members not less than ten (10) days nor more than sixty (60) days in advance of any such meeting and shall set forth the purpose(s) of such meeting. No action may be taken at a meeting on any matter that is not described in the applicable meeting notice as being on the agenda for such meeting. Notwithstanding anything herein to the contrary, to the extent permitted by applicable law, any action may be taken by written consent of the Members, or by any other voting method approved by the Board, in lieu of formal meetings.

(b) The quorum (a "Quorum") required for any action shall be as follows:

Members, represented at a duly called meeting of the Members, entitled to cast fifty percent (50%) of all

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the votes of the Members shall constitute a Quorum. If the required Quorum is not present at such meeting, that meeting may be adjourned by the presiding officer, and an additional meeting may be called by the Board, subject to the notice requirements set forth herein, with the required Quorum at such second (2<sup>nd</sup>) meeting being reduced to one-half (1/2) of the required Quorum at the preceding meeting; provided, however, that such second (2<sup>nd</sup>) meeting must be held not later than thirty (30) days after the first (1<sup>st</sup>) meeting. Further, if the reduced Quorum is not present at such second (2<sup>nd</sup>) called meeting, the meeting may be adjourned by the presiding officer, and a third (3<sup>rd</sup>) meeting may be called by the Board, subject to the notice requirements set forth herein, with the required Quorum at such third (3<sup>rd</sup>) meeting being reduced to one-half (1/2) of the required Quorum at the preceding meeting.

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(c) As an alternative to the procedure set forth under this Section, any action may be taken without a meeting upon obtaining the affirmative vote or written consent of Members who hold more than fifty percent (50%) of the outstanding votes eligible to be cast by Members.

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Except as amended herein, all provisions of the Bylaws of the Association, as previously amended, remain in full force and effect.

*[Signature Page Follows]*

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I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Amendment was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 13 day of January, 2025.

DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.

By: Wayne A. Bullock

Printed: WAYNE A. BULLOCK

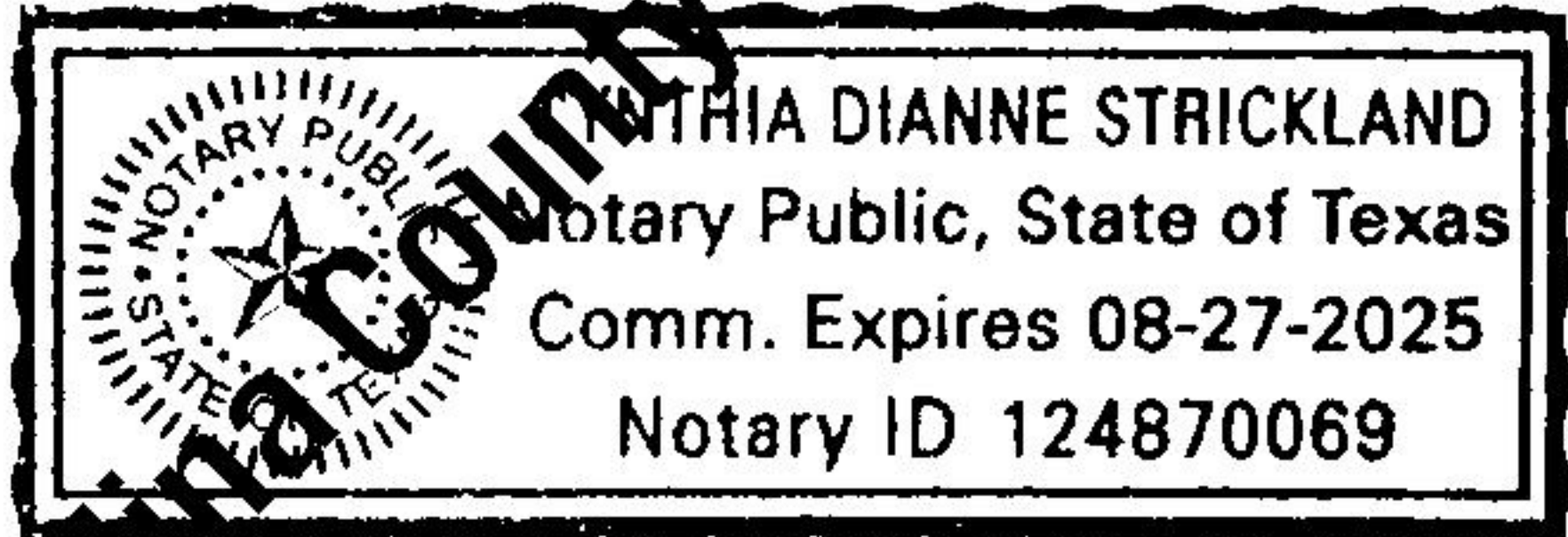
Its: President

STATE OF TEXAS

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§  
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COUNTY OF Bander

This instrument was acknowledged before me on 13<sup>th</sup> day of January, 2025 by Wayne A. Bullock, President of Dancing Bear Property Owners' Association, Inc., on behalf of said corporation.



Cynthia D Strickland  
Notary Public in and for the State of Texas

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Medina County  
Gina Champion  
Medina County  
Clerk

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Instrument Number: 2025000348

eRecording - Real Property  
AMENDMENT

Recorded On: January 15, 2025 08:15 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$31.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000348  
Receipt Number: 20250114000067  
Recorded Date/Time: January 15, 2025 08:15 AM  
User: Eva R  
Station: cccivil1

Record and Return To:

CSC



STATE OF TEXAS  
MEDINA COUNTY

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.

Gina Champion  
Medina County Clerk  
Medina County, TX