



AFTER RECORDING RETURN TO:

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FOREST CREEK CONDOMINIUMS ASSOCIATION, INC.

**FIRST AMENDMENT TO
BYLAWS OF FOREST CREEK CONDOMINIUMS**

(A Residential Condominium Regime Located in Williamson County, Texas)

Cross reference to that certain Bylaws of Forest Creek Condominiums, recorded as Document No. 2000083023, Official Public Records of Williamson County, Texas

Forest Creek Condominium Association, Inc.

FIRST AMENDMENT TO BYLAWS OF FOREST CREEK CONDOMINIUMS

This First Amendment to the Bylaws of Forest Creek Condominiums (the “**Amendment**”) is made by the Forest Creek Condominium Association, Inc. (the “**Association**”), a Texas nonprofit corporation, and is as follows:

RECITALS:

A. WHEREAS, the Forest Creek Condominiums (the “**Condominium**”) was established and is governed by that certain Declaration of Forest Creek Condominiums, recorded as Document No. 2000083022, Official Public Records of Williamson County, Texas, as amended and supplemented from time to time, collectively (the "Declaration");

B. WHEREAS, the Condominium is further governed by that certain Bylaws of Forest Creek Condominiums Association, Inc., recorded as Document No. 2000083023, Official Public Records of Williamson County, Texas, as amended and supplemented from time to time, collectively (the “Bylaws”);

C. WHEREAS, the Association’s Board of Directors (the “**Board**”) desires to amend the Bylaws as further provided herein;

D. WHEREAS, pursuant to Article 11, Section 11.1 of the Bylaws, the Bylaws may not be amended by the Board without approval by the members and such approval shall represent a least a majority of the votes present (in person or by proxy) at a properly called meeting for which a quorum is obtained.

E. WHEREAS, as evidenced by the attached certification by the Secretary of the Association, members of the Association representing at least fifty-one percent (51%) approved this Amendment to the Bylaws of Condominium Regime for Forest Creek Condominiums at a meeting of the Association’s membership conducted on the 30th day of September, 2022.

NOW THEREFORE, the Bylaws are hereby amended as follows:

1. **Article 2: Board of Directors.** Section 2.2.1 of the Bylaws are hereby deleted in its entirety and replaced with the following:

2.2.1 **Owners.** The directors must be members of the Association or spouses of members, or as further defined by Section 2.2.2. No immediate family members may serve on the board at the same time. “Immediate family member” is defined as spouse, child, in-law, sibling, or cohabitant.

2. **Article 10: Declarant Provisions.** Sections 10.1, 10.2, and 10.3 are hereby deleted in their entirety and replaced with the following:

10.1 **Notice of Termination.** The declarant control period has expired pursuant to Notice of Termination filed by the Declarant. The administration of the Association is now member controlled.

3. **Article 11: Amendments to Bylaws.** Section 11.6, **Declarant Protection** of the Bylaws are hereby deleted in its entirety.

4. **Article 12: General Provisions.** Section 12.1(b) of the Bylaws are hereby deleted in its entirety and replaced with the following:

b. A director, officer, member, or resident may, from time to time, be reimbursed for his actual and reasonable expenses incurred on behalf of the Association in connection with the administration of the affairs of the Association, provided the expense has been approved by the board. Request for reimbursement must be filed and must be reasonably close to the pre-approved amount. Receipts must be filed with the request. Submit to the Treasurer within a reasonable period for processing with the management company.

5. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Bylaws. Unless expressly amended by this instrument, all other terms and provisions of the Bylaws remain in full force and effect as written and are hereby ratified and confirmed.

6. **Effective Date.** This First Amendment to the Bylaws of Forest Creek Condominiums Association, Inc. shall be effective upon its recording in the Official Public Records of Williamson County, Texas.

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SECRETARY'S CERTIFICATE OF AMENDMENT

The undersigned Ashlie Harr, Secretary of the Forest Creek Condominiums Association, Inc., hereby certifies that this Amendment to the Bylaws of Forest Creek Condominiums was approved by members of the Association representing at least fifty-one percent (51%) at a meeting of the Association's membership conducted on the 30th day of September, 2022.

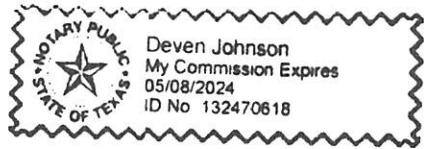
Forest Creek Condominiums Association, Inc.

Ashlie Harr
Secretary

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me this 18 day of October, 2022 by Ashlie Harr, Secretary of Forest Creek Condominiums Association, Inc.

[Signature]
Notary Public of Texas



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