

SCANNED

FIRST AMENDMENT TO BYLAWS OF MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. PERTAINING TO QUORUMS FOR ASSOCIATION MEETINGS

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

WHEREAS, MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. is a Texas non-profit corporation organized under the laws of the State of Texas and Bylaws adopted by the Board of Directors; and,

WHEREAS, the Bylaws of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. provide, in Article IV, Section 4.06, that the holders of one-tenth (1/10) of the votes of each class of membership, represented in person or by proxy, shall constitute a quorum for any meetings of the members except as otherwise provided in the Articles of Incorporation, the Declaration, or the Bylaws, and

WHEREAS, the history of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. has demonstrated that the quorum requirement as contained in the Bylaws is continually not met and difficult to accomplish, and is therefore counter-productive to the ability of the members of MAVERICK CREEK (SAN ANTONIO) ASSOCIATION, INC. to conduct business; and,

WHEREAS, the Board of Directors of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. has determined that it would be in the best interest of the Association's business and more helpful to an orderly administration of the affairs of the Association to lower the quorum requirement for membership items for a vote; and,

WHEREAS, a decrease in the quorum requirement will be enable those members and proxies who attend and participate in the meetings of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC., to conduct the business of the Association and fill seats on the Board of Directors, and at the same time prevent member non-attendance or apathy from rendering MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. unable to carry out its business; and,

WHEREAS, the Board of Directors of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC., has the legal authority to amend the Bylaws of MAVERICK CREEK (SAN ANTONIO) ASSOCIATION, INC., pursuant to Section 22.102(c), Texas Business Organizations Code;

NOW, THEREFORE, the following provision is hereby adopted to replace Article IV, Section 4.06, in the original Bylaws:


4.06. Quorum. The holders of five percent (5%) of the votes of each class of membership, represented in person, by absentee or electronic ballot, or by proxy, shall constitute a quorum for any meetings of the members except as otherwise provided in the Articles of Incorporation, the Declaration, or the Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting and reconvene from time to time, with notice to all of the members sent as with any other meeting, until a quorum as aforesaid shall be present or be represented. At each reconvening following adjournment due to lack of quorum, the number of votes required to reach quorum shall be one-half of the number required for quorum at the preceding meeting.

Thus adopted effective the 19 day of February, 2013.

By their signatures below the President and Secretary of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. certify that the foregoing First Amendment to the Bylaws of MAVERICK CREEK (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC. was validly adopted at a duly-called meeting of the Board of Directors at which a quorum was established.

MAVERICK CREEK (SAN ANTONIO)
HOMEOWNER ASSOCIATION, INC.


By: Gilbert Garza, President

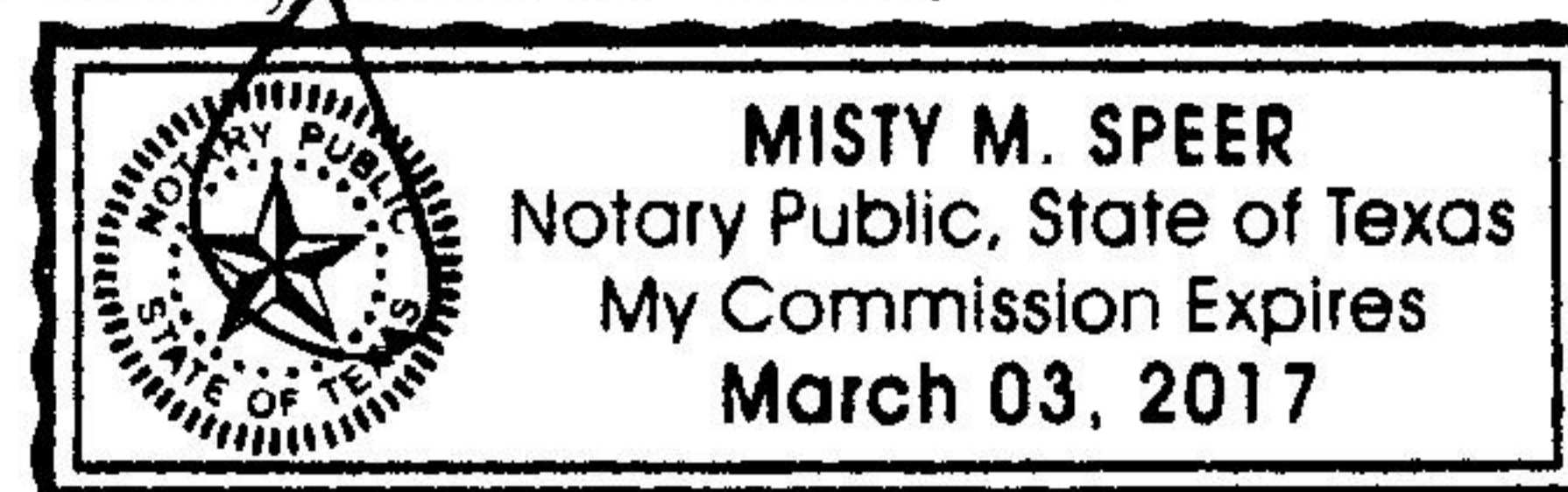

By: Ed Cox, Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Gilbert Garza, President of Maverick Creek (San Antonio) Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 19 day of February, 2013.


Notary Public, State of Texas



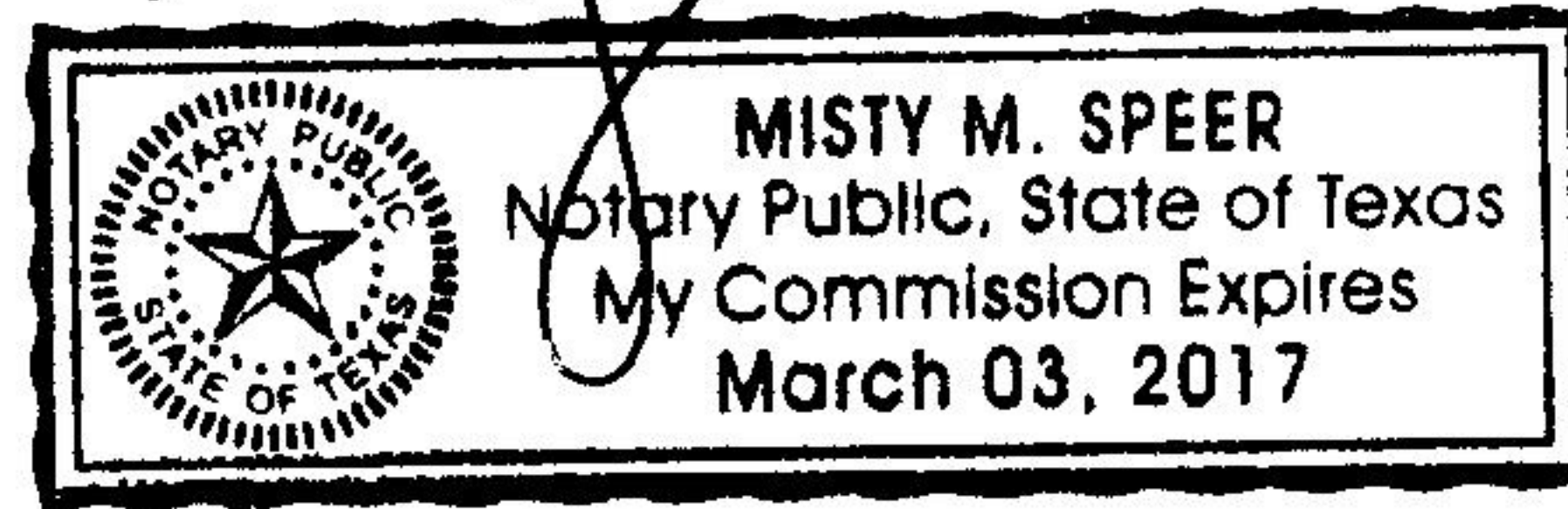
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Ed Cox, Secretary of Maverick Creek (San Antonio) Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 19 day of February, 2013.

Misty M. Speer

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
P.O. Box 101507
San Antonio, TX 78201

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02/22/2013 4:44PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 22 2013



Gerard C. Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS