

EXECUTED this 2nd day of September, 2022

PARK LANE HOMEOWNERS ASSOCIATION, INC. A/K/A PARK LANE TOWNHOMES,
A CONDOMINIUM,
A Texas non-profit corporation

By: *Nadim Kathree*

Nadim Kathree, President,
Duly Authorized Officer/Agent,
Park Lane Homeowners Association, inc. a/k/a Park Lane Townhomes, a
Condominium

STATE OF TEXAS

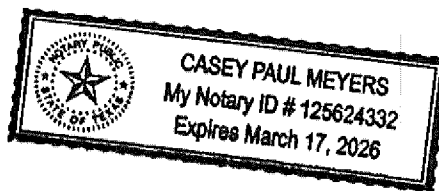
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COUNTY OF DALLAS

This instrument was acknowledged before me on the 2nd day of September, 2022 by Nadim Kathree, President and authorized representative of PARK LANE HOMEOWNERS ASSOCIATION, INC. A/K/A PARK LANE TOWNHOMES, A CONDOMINIUM, a Texas nonprofit corporation, on behalf of said corporation.

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

After Recording, Return to:
Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206



**FIFTH AMENDMENT TO THE BYLAWS
PARK LANE HOMEOWNERS ASSOCIATION, INC. A/K/A PARK LANE
TOWNHOMES, A CONDOMINIUM**

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

This Fifth Amendment to the Bylaws of Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium (the "Amendment") is made effective as of the date of filing of the amendment in the Dallas County Clerk's Office by Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Park Lane Townhomes, Executed by Villa Verde Associates, a Texas partnership, as Declarant, was recorded on or about July 19, 1979 at Volume 79140, Page 1786 in the Real Property Records of Dallas County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Park Lane Townhomes, a Condominium Declaration and Master Deed" (the "Declaration") subjected to the scheme of development therein certain land described thereto located in Dallas County, Texas;

WHEREAS, Bylaws were adopted for the Association and are entitled "Bylaws of Park Lane Homeowners Association, Inc." (the "Original Bylaws"). Said Original Bylaws were attached as "Exhibit D" to the Declaration recorded on or about July 19, 1979 at Volume 79140, Page 1847; and

WHEREAS, the First Amendment to the Bylaws (the "Amended Bylaws") were adopted by the Association and subsequently recorded in the Dallas County Clerk's Office on or about March 22, 2019 at Instrument #201900071139; and

WHEREAS, the Second Amendment to the Bylaws (the "Second Amended Bylaws") were adopted by the Association and subsequently recorded in the Dallas County Clerk's Office on or about October 15, 2019 at Instrument #201900276766; and

WHEREAS, the Third Amendment to the Bylaws (the "Third Amended Bylaws") were adopted by the Association and subsequently recorded in the Dallas County Clerk's Office on or about May 14, 2020 at Instrument #202000123371; and

WHEREAS, the Fourth Amendment to the Bylaws (the "Fourth Amended Bylaws") were adopted by the Association and subsequently recorded in the Dallas County Clerk's Office on or about September 2, 2021 at Instrument #202100263674; and

WHEREAS, Pursuant to Article I, Section 1.04 of the Amended Bylaws of the Association, the Board of Directors may alter, amend, or repeal the Bylaws, and adopt new Bylaws. All amendments may be upon advice of counsel as to legal effect. Bylaw changes shall take effect upon adoption unless otherwise specified.

WHEREAS, Pursuant to Article III, Section 3.01 of the Amended Bylaws of the Association, the affairs of this Association shall be managed by a Board of five (5) Directors (herein, the "Board" or "Board of Directors"), all of whom must be Owners or, where such Owner is not an individual person, an officer, Director, shareholder, partner or representative of an Owner. The number of Directors may be changed by amendment to the Bylaws.

WHEREAS, Section 82.102 of the Texas Property Code entitled "Powers of Unit Owners' association" provides in part in Subsection (a) that: *"Unless otherwise provided by the declaration, the association, acting through its board may: (1) adopt and amend bylaws."*

WHEREAS, in order to comply with Section 82.102(a) of the Texas Property Code and Article I, Section 1.04 of the Amended Bylaws, the Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium Board of Directors wishes to prepare and file this Fifth Amendment to the Bylaws reflecting such Amendment voted upon by the Board of Directors of Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium at a Board meeting. The Bylaw of the Association have been amended by a majority vote of the board in accordance with Section 82.102(a) of the Texas Property Code and the Bylaws of the Association. No other provision of the Bylaws shall be amended other than those set forth below. Apart from those provisions set forth below, all other provisions of the Bylaws, and any amendments thereto, remain in full force and effect.

NOW, THEREFORE, Article Three, Section 3.07 of the First Amended Bylaws of the Association is hereby redacted in full. Article Three, Section 3.07 shall now read as follows:

3.07 Removal of Directors

Any individual Director may be removed from the Board, with or without cause, prior to the expiration of his term of office by a vote of members holding fifty-one (51%) percent of the votes of the Association.

A director may be removed, without cause, as determined by a two-thirds vote of the Board present at any meeting at which there is a quorum. In addition, any member of the Board of Directors may be removed for a substantial cause by the majority vote of the Board present at any meeting at which there is a quorum. Substantial cause shall include failure to participate in the activities of the Board of Directors as evidenced by the failure to attend at least three (3) consecutive meetings of the Board of Directors. Additionally, substantial cause shall include violations of the Bylaws, Rules and Regulations, policies, and dedicatory instruments of the Homeowners Association as well as its Code of Conduct; delinquency in the payment of dues, assessments, special assessments, fines, and other charges from the Homeowners Association, and filing of a lawsuit against the Homeowners Association.

Once a Director is removed, the Board may appoint a successor to fill the vacancy for the remainder of the term.

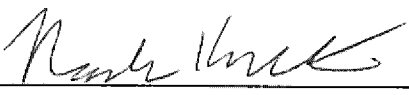
Once removed, a director may not be eligible to run for re-election to the Board of Directors of the Homeowners Association for a period of three years, beginning with the end of term to which he was elected.

IN WITNESS WHEREOF, the undersigned members of the Board of Directors of Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium certifies that this Fifth Amendment to the Bylaws was approved by the Board of Directors.

[signature page follows]

EXECUTED this 2nd day of September, 2022

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A CONDOMINIUM,
A Texas non-profit corporation

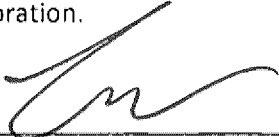
By: 
Nadim Kathree, President,
Duly Authorized Officer/Agent,
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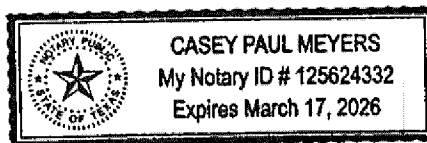
STATE OF TEXAS

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COUNTY OF DALLAS

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Notary Public in and for the State of Texas



After Recording, Return to:
Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200238965

eRecording - Real Property

Recorded On: September 06, 2022 04:01 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 202200238965
Receipt Number: 20220906000277
Recorded Date/Time: September 06, 2022 04:01 PM
User: Hilga R
Station: CC15

Record and Return To:

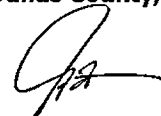
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**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.