

EXECUTED this 15 day of October, 2019

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

By: Ron Keable President
Ron Keable,
Duly Authorized Officer/Agent,
Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a
Condominium

STATE OF TEXAS

§

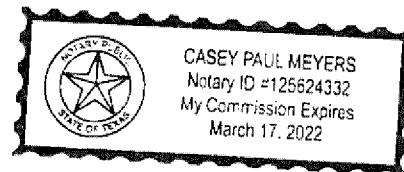
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of October, 2019 by Ron Keable authorized representatives of PARK LANE HOMEOWNERS ASSOCIATION, INC. A/K/A PARK LANE TOWNHOMES, A CONDOMINIUM, a Texas nonprofit corporation, on behalf of said corporation.



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



**SECOND 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 Second 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, 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 Second 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. Article IV, Section 4.11(a) of the First Amendment to the Bylaws has 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 First Amendment to the Bylaws shall be amended and all other provisions of the First Amendment to the Bylaws remain in full force and effect.

NOW, THEREFORE, Article IV, Section 4.11(a) of the First Amended Bylaws of the Association is hereby amended to read as follows:

Article Four, Section 4.11(a)- Quorum of Members- The presence, in person or by proxy, of Members constituting at least ten percent (10%) of the votes of all Owners, regardless of class, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws.

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

ATTACHMENT, the undersigned member of the Board of Directors of Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a Condominium hereby attaches a copy of the Original Bylaws and any amendments thereto to this Document.

EXECUTED this 15 day of October, 2019

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

By: Ron Keable President
Ron Keable,
Duly Authorized Officer/Agent,
Park Lane Homeowners Association, Inc. a/k/a Park Lane Townhomes, a
Condominium

STATE OF TEXAS

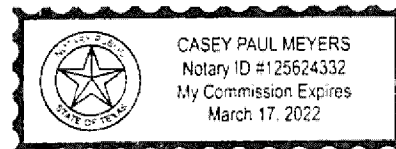
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Casey Paul Meyers

Notary Public in and for the State of Texas



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CONDOMINIUM

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**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
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