

**FIRST AMENDMENT TO THE BYLAWS OF
SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC.**

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

This FIRST AMENDMENT TO THE BYLAWS OF SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC. (this "Amendment") is made this 8th day of October, 2020 by SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association").

WHEREAS, the Association is governed by those certain Bylaws of Springs at Boerne Stage Homeowners Association, Inc. recorded on November 24, 2003 as Document No. 20030305828 of the Official Public Records of Real Property of Bexar County, Texas (the "Bylaws");

WHEREAS, pursuant to Article XII of the Bylaws, the Bylaws may be amended at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy; and

WHEREAS, at least a majority of a quorum of Members have so voted to amend the Bylaws as detailed herein.

NOW, THEREFORE, the Association hereby amends the Bylaws as follows:

1. Article IV, Section 1 of the Bylaws is hereby deleted in its entirety and restated to read as follows:

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within two (2) years from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on a date and time determined by the Board. Annual meetings and special meetings of the Members may be held: (i) in-person; and/or (ii) by telephone or video conference, or other reasonably available electronic, remote, or virtual means (referred to herein as a "**Remote Meeting**"). In-person meetings shall be the primary method of conducting such Member meetings. However, notwithstanding any other provision to the contrary, in the event of any catastrophic event, pandemic, epidemic, quarantine, shelter in place or similar order from any applicable state, county, or local government authority or agency, public health crisis, act of God, or any other cause or event with a material risk to adversely impact the health and/or safety of the Board and/or residents, the Board reserves the right to conduct any annual meeting or special meeting of the

Members as a Remote Meeting. If, in the discretion of the Board, it becomes necessary to hold such a Remote Meeting, the Remote Meeting shall be held as soon as is practical and in such manner and time as the Board may determine. For any Remote Meeting, the method of voting shall be determined by the Board to ensure that all Members have a reasonable opportunity to vote, including but not limited to, electronic, mail-in, absentee, and/or proxy ballots. Notwithstanding any other provision to the contrary, nominations from the floor are not required for a Remote Meeting. In the discretion of the Board, if any in-person meeting is not permitted, safe, or otherwise practical due to circumstances outside the control of the Board, the Board may close voting for Remote Meetings prior to the start of such Remote Meeting. Attendance at a Remote Meeting shall be deemed to constitute presence in-person at such meeting for all purposes, including but not limited to determining quorum.

2. All capitalized terms undefined in this Amendment shall have the same meanings herein as prescribed to them in the Bylaws.

3. In the event of any conflict or inconsistency between the terms and provisions contained in this Amendment and those set forth in the Bylaws, this Amendment shall control. The Association hereby ratifies and affirms the Bylaws, as amended hereby, and declares the same to be in full force and effect.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED as of the date first set forth above.

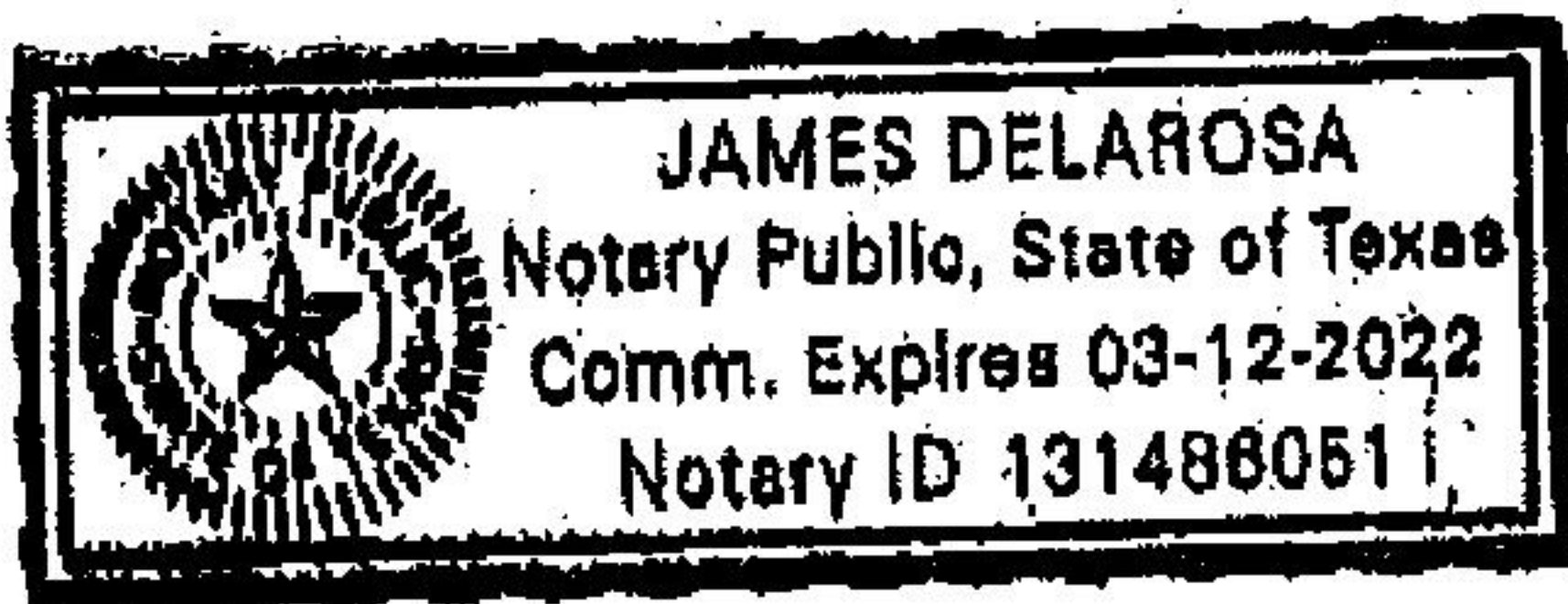
ASSOCIATION:

SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: David C. Dunlop
Name: David C. Dunlop
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

On this 8 day of October, 2020, before me, the undersigned notary public, personally appeared David Dunlop, President of SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



[Signature]
Notary Public, State of Texas

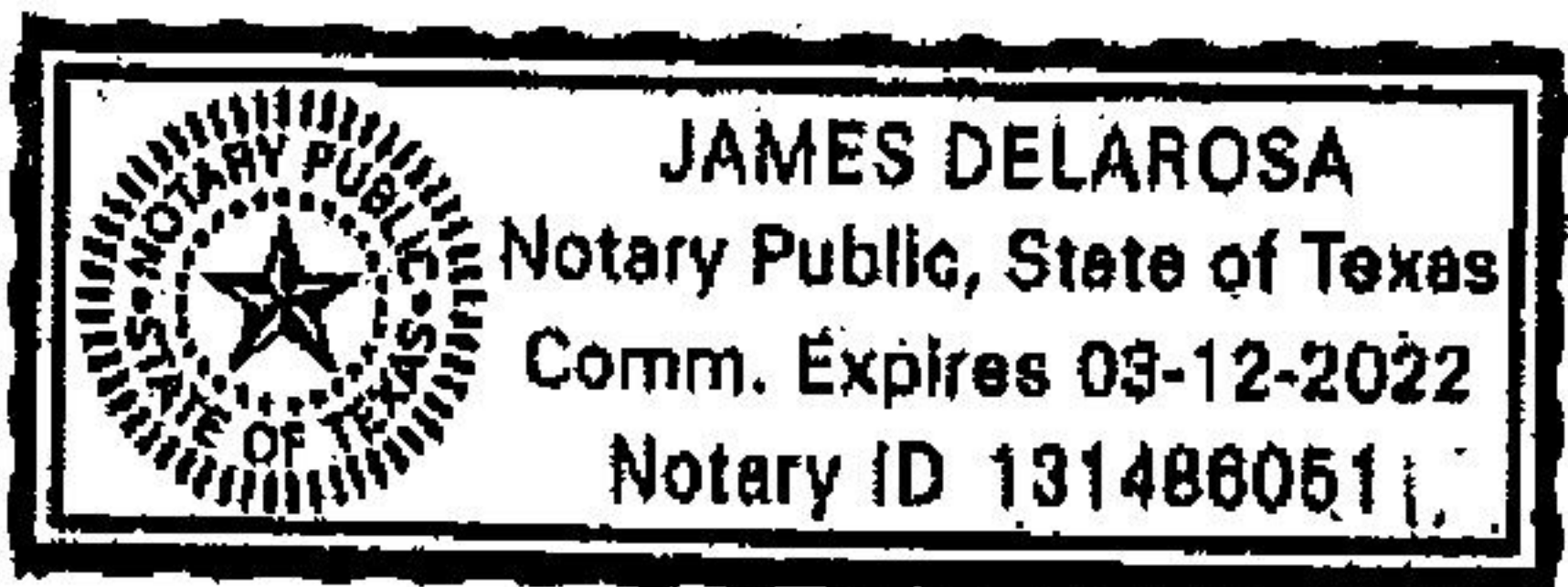
ATTEST:

I, as Secretary of the Association, hereby certify that the Association voted to adopt this Amendment as provided herein.

By: Robert McQuire
Robert McQuire, Secretary

STATE OF TEXAS §
 §
COUNTY OF Bexar §

On this 8 day of October, 2020, before me, the undersigned notary public, personally appeared Robert McQuire, Secretary of SPRINGS AT BOERNE STAGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



[Signature]
Notary Public, State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20200241429
Recorded Date: October 09, 2020
Recorded Time: 4:23 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/9/2020 4:23 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk