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**FIRST AMENDMENT TO BYLAWS OF RESIDENTIAL
CONDOMINIUMS AT THE CENTRUM TOWER CONDOMINIUM
ASSOCIATION, INC.**
A Texas Nonprofit Corporation

Unofficial Copy

Cross Reference to that certain Bylaws of Residential Condominiums at The Centrum Tower Condominium Association, Inc., recorded at Document No. 10562344 of the Official Public Records of Dallas County, Texas.

**FIRST AMENDMENT TO BYLAWS OF RESIDENTIAL
CONDOMINIUMS AT THE CENTRUM TOWER CONDOMINIUM ASSOCIATION,
INC.**

RECITALS:

A. The Centrum Tower Condominium Association, Inc. (the "Association") is condominium unit owners' association organized pursuant to Section 82.101 of the Texas Uniform Condominium Act that governs the residential condominium Units located within and being a part of The Centrum Tower Condominiums, a condominium established in Dallas County, Texas pursuant to the terms and provisions of the Residential Condominium Declaration for the Centrum Tower, a Residential Condominium, filed August 8, 2005, recorded in Volume 2005153, page 234, Deed Records, Dallas County, Texas, as amended by the Amended and Restated Residential Condominium Declaration for the Centrum Tower, a Residential Condominium, dated May 12, 2006, recorded in County Clerk's file No. 200600178273, Deed Records Dallas County, Texas, further amended by the First Amendment to Amended and Restated Residential Condominium Declaration for The Centrum Tower, a Residential Condominium, dated February 23, 2007, recorded in County Clerk's file No. 20070071554 (as currently amended and restated and collectively with all amendments thereto, the "Declaration")

B. In addition to the Declaration, the Association is further governed by those certain Bylaws of The Centrum Tower Condominium Association, Inc., recorded at Document No. 10562344 of the Official Public Records of Dallas County, Texas (the "Bylaws").

C. Pursuant to Section 13.2 of the Bylaws, an amendment to the Bylaws may be adopted by the vote, in person or by proxy, or written consent, or by mail, facsimile transmission or a combination of all of the above, of Members representing at least 51% of the eligible voting interests in the Association, based on each Owner's Percentage Interest (as set forth in Exhibit "A" of the Condominium Information Statement), plus the requisite number of First Mortgagees who may be entitled to vote on such amendment (as determined by reference to the Declaration).

D. Members representing at least 51% of the eligible voting interests of Members in the Association, based on each Owner's Percentage Interest, have approved an amendment to the Bylaws, as set forth hereinbelow, for the purpose of modifying Sections 5.2 and 6.8 of the Bylaws.

E. Such approved modifications of Sections 5.2 and 6.8 of the Bylaws are not required under the Declaration to be approved or consented to by First Mortgagees.

NOW THEREFORE, the Bylaws are hereby amended as follows:

1. **Delivery of Ballots via Electronic Voting.** Section 5.2 of the Bylaws is hereby deleted in its entirety and replaced with the following:

5.2. **AFFIRMATIVE VOTE.** Except as otherwise provided herein or in the Residential Declaration, the Members shall be entitled to vote upon any decision or resolution and the majority of votes cast shall determine the passage of any decision or resolution. Directors of the Association shall be elected by a plurality of the votes cast by the Members entitled to vote in the election of directors of the Association at a meeting of Members at which a quorum is present. A vote may be cast either in person, by proxy, or by electronic voting, by Members of record who are entitled to vote. Notice and quorum requirements shall be as set forth herein. Cumulative voting shall not be permitted. Any Member whose voting rights have been suspended under any provision of the Residential Declaration shall not be entitled to vote.

4. **Action Without Meeting by Written Ballot.** Section 6.8 of the Bylaws is hereby deleted in its entirety and replaced with the following:

6.8. **ACTION WITHOUT MEETING BY WRITTEN BALLOT.** Any action which may be taken by the vote of the Members at a regular or special meeting, other than the election of Directors, may be taken without a meeting if done in compliance with relevant provisions of the Texas Business Corporation Act, the Texas Nonprofit Corporation Act and the Miscellaneous Corporate Statutes. If an action is taken without a meeting, the Board of Directors shall distribute a written ballot, or enable electronic voting to every Member entitled to vote on the matter. The ballot shall set forth the proposed action, provide an opportunity to specify approval or disapproval of any proposal, and provide a reasonable time within which to return the ballot to the Association. Approval by written ballot or electronic voting shall be valid only when the number of votes cast by ballot within the time period specified equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the proposal at a regular or special meeting authorizing the action.

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PRESIDENT'S AND SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected, qualified and acting President or Secretary of The Centrum Tower Condominium Association, Inc., a Texas non-profit corporation, and that this instrument is a true and correct copy of the First Amendment to Bylaws of Residential Condominiums at The Centrum Tower Condominium Association, Inc., duly adopted and approved by the vote, in person or by proxy, or by written consent, or by mail, facsimile transmission or a combination of all of the above, of Members representing more than 51% of the eligible voting interests in the Association, based on each Owner's Percentage Interest (set forth in Exhibit "A" of the Condominium Information Statement).

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 6TH day of FEBRUARY, 2015.

Jerold Danis
Jerold Danis, President

Imad Anbouba
Imad Anbouba, Secretary

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me this 6TH day of FEBRUARY, 2015 by Jerold Danis, President of the Residential Condominiums at The Centrum Tower Condominium Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(S)  SUSAN K LIPTON
MY COMMISSION EXPIRES
January 8, 2018

Susan K. Lipton
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me this 6TH day of FEBRUARY, 2015 by Imad Anbouba, Secretary of the Residential Condominiums at The Centrum Tower Condominium Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)

 SUSANK LIPTON
MY COMMISSION EXPIRES
January 8, 2018

Susan K. Lipton
Notary Public Signature

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/10/2015 10:48:42 AM
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