

AFTER RECORDING RETURN TO:

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THE LANDING AT BLANCO

FOURTH AMENDMENT TO THE BYLAWS

Blanco County, Texas

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Cross-reference the Bylaws of The Landing at Blanco Property Owners Association, recorded as Document No. 151930 (Volume 11, Pages 371-379), in the Official Public Records of Blanco County, Texas, as amended and supplemented.

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**FOURTH AMENDMENT TO THE BYLAWS OF
THE LANDING AT BLANCO PROPERTY OWNERS ASSOCIATION**

This Fourth Amendment to the Bylaws of The Landing at Blanco Property Owners Association is made and executed by The Landing at Blanco Property Owners Association, Inc., a Texas non-profit corporation (the "Association") acting through its Board of Directors (the "Board") and as follows:

RECITALS:

A. The Landing at Blanco Property Owners Association (the "Association") is governed by that certain Bylaws of The Landing at Blanco Property Owners Association which was approved and adopted by the Association, and recorded on July 22, 2015 as Document No. 151930 (Volume 511, Pages 371-379), in the Official Public Records of Blanco County, Texas, as amended by that certain [First] Amendment to Bylaws of The Landing at Blanco Property Owners Association, recorded under Document No. 151931 (Volume 511, Pages 380-384), in the Official Public Records of Blanco County, Texas, the [Second] Amendment to Bylaws of The Landing at Blanco Property Owners Association, recorded under Document No. 202199, in the Official Public Records of Blanco County, Texas, and the Third Amendment to Bylaws of The Landing at Blanco Property Owners Association, recorded under Document No. 216920, in the Official Public Records of Blanco County, Texas (collectively, the "Bylaws").

B. Pursuant to Section 14.1, the Bylaws may be amended by the Board of Directors at any annual or special meeting or by the Members at a regular or special meeting of Members, by a vote of a majority of a quorum of Members present in person or proxy.

C. In accordance with the foregoing requirement to amend the Bylaws, the Secretary of the Association hereby certifies this Fourth Amendment to the Bylaws of the Landing at Blanco Property Owners Association was approved by the Board of Directors.

NOW THEREFORE, the Bylaws are hereby amended and modified as follows:

**FOURTH AMENDMENT TO THE BYLAWS OF
THE LANDING AT BLANCO PROPERTY OWNERS ASSOCIATION**

1. **Annual Meetings.** Section 3.1 of the Bylaws is hereby deleted in its entirety and replaced by the following:

3. **Annual Meetings.** The annual meeting of Members shall be held during the first two weeks of November each year.

2. **Board of Directors Nomination and Election.** Section 6.1 of the Bylaws is hereby deleted in its entirety and replaced by the following:

6.1 **Nomination.** Nomination for election to the Board of Directors shall be by nominating committee. However, nominations may also be made from the floor at any annual meeting of Members. The nominating committee shall consist of a chairman who shall be a Member of the Board of Directors, and two (2) or more individuals who must be a Member of the Association or an employee of the Association's property management company. The committee shall be appointed by the Board of Directors prior to each annual meeting to serve from the close of such meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nominating committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled.

3. **Annual Meetings.** Section 9.7.1 is added to the Bylaws as follows:

9.7.1 **WMPA Directorships.** The Association's Board of Directors shall also serve as the Wildlife Management Property Association (WMPA) Board of Directors. Election to the Association's Board of Directors shall constitute election to the WMPA Board of Directors for the same term of office, and the removal, death, or resignation of an Association Director shall constitute removal as a WMPA Director.

4. **Duties.** Section 9.8 (inclusive of Sections 9.8.1, 9.8.2, 9.8.3, and 9.8.4) of the Bylaws is hereby deleted in its entirety and replaced by the following:

9.8 **Duties.** The duties of officers are as follows:

9.8.1 **President.** The President shall preside at all meetings of the Board of Directors; shall see that order and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall co-sign promissory notes. The President is responsible for ensuring member questions

sent to the Board are addressed and responses are provided; however, this may be by delegation. The President shall set the agenda for meetings of the Board of Directors and shall preside over all meetings of the Board of Directors and meetings of the Members. The President's presiding duties shall include: (1) calling the meeting to order; (2) introducing the agenda items and topics; (3) ensuring the meeting remains on schedule; (4) ensuring the discussion for any agenda item remains on topic; and (4) maintaining order, recognizing speakers, and keeping Directors and Members focused as appropriate to ensure that the meetings are properly conducted. The President will also facilitate the preparation, review, and execution of unanimous written consent documents.

9.8.2 Vice President. The Vice President shall act in the place of the President in the event of his or her absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board. The Vice President is responsible for coordination and management of maintenance and special projects. This includes participation as the liaison between the Board and the management company, and oversight of the management company with regard to maintenance tasks and special projects. The Vice President shall also be responsible for oversight of the Association's Wildlife Management Property Association's (WMPA) Program if the Association seeks to maintain a wildlife exemption with Blanco County, and for oversight of the Texas Parks and Wildlife Managed Lands Deer Program (MLDP) Pool Manager position.

9.8.3 Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the board and Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties as may be required by the Board or by applicable law. The Secretary may delegate responsibilities to a property management company, but the secretary maintains ultimate responsibility for the foregoing. The Secretary shall also serve as the signatory for recorded documents (such as amendments to the Declaration, Bylaws, or policies) and for meeting minutes. The Secretary shall also be responsible for documenting and archiving consents and all other correspondence on the Association's website and/or electronic filing system, and shall be responsible for maintaining the Association's electronic filing system. The Secretary shall serve as the liaison between new Members and the property manager for new Member orientation.

9.8.4 Treasurer. The Treasurer shall ensure the receipt and deposit in appropriate bank accounts all funds of the Association and shall ensure the disbursement of such funds as directed by resolution of the Board of Directors. The Secretary shall co-sign all promissory notes of the Association along with the President, shall keep proper books of account, and shall ensure preparation of an

annual budget and statement of income and expenditures, copies of which shall be available for inspection by each Member, and a report on which shall be given at the regular meeting of Members. The Treasurer shall communicate and coordinate with the property manager to disburse funds and enter into contracts for services for all budgeted expenses less than two thousand dollars (\$2,000). The Treasurer shall be responsible for review of all invoices and for verification of all expenditures at the end of each calendar month. All unbudgeted expenditures and expenditures exceeding two thousand dollars (\$2,000) shall require authorization of at least two (2) Directors. Reimbursement of Member expenses shall require authorization of two (2) or more Directors or authorization of both the property manager and at least one director. The Treasurer shall review and approve monthly financial reports and verify expenses, ensure the proper coding and entry of expenses and income, and ensure that insurance and other recurring contracts are maintained.

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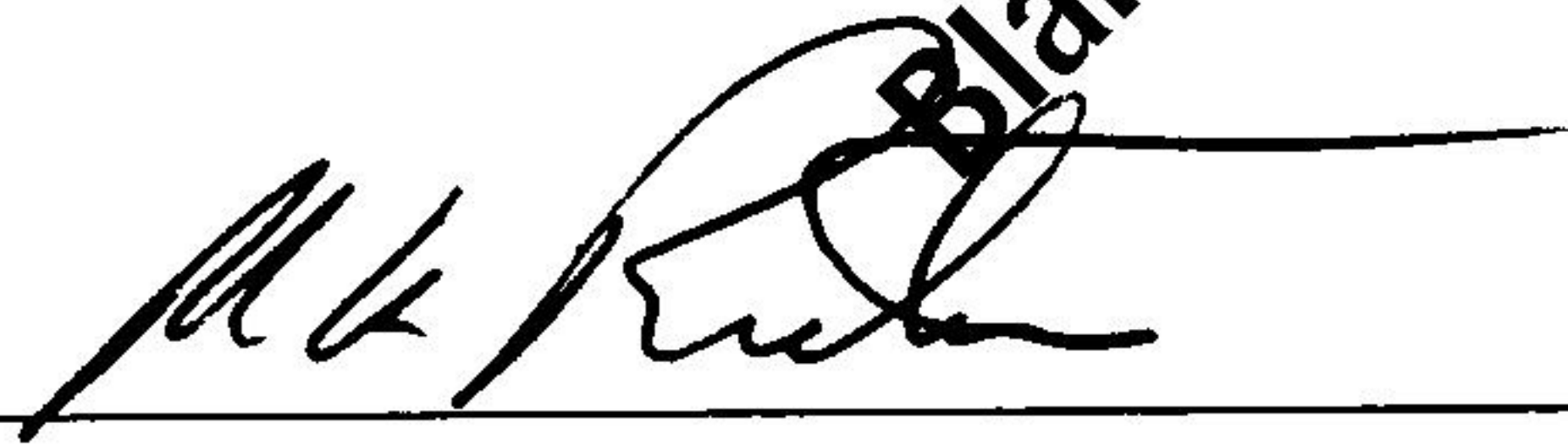
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ACKNOWLEDGEMENT

The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary for The Landing at Blanco Property Owners Association, a Texas nonprofit corporation (the "Association"), and that attached hereto is a true and correct copy of the Fourth Amendment to the Bylaws for The Landing at Blanco Property Owners Association and that the same was duly approved and adopted pursuant to the Bylaws of the Association.

IN WITNESS WHEREOF, the undersigned authorized representative has executed this certificate on this 8th day of June, 2022.



Printed Name: Michael Karl Rieken
Title: Secretary

STATE OF TEXAS

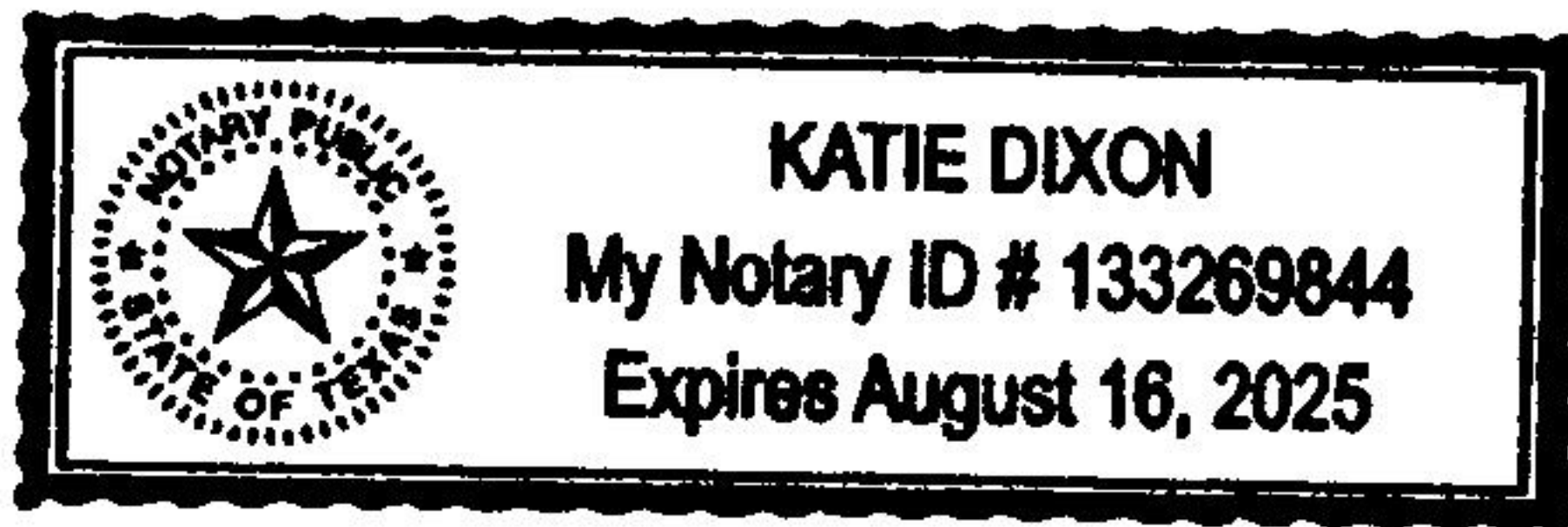
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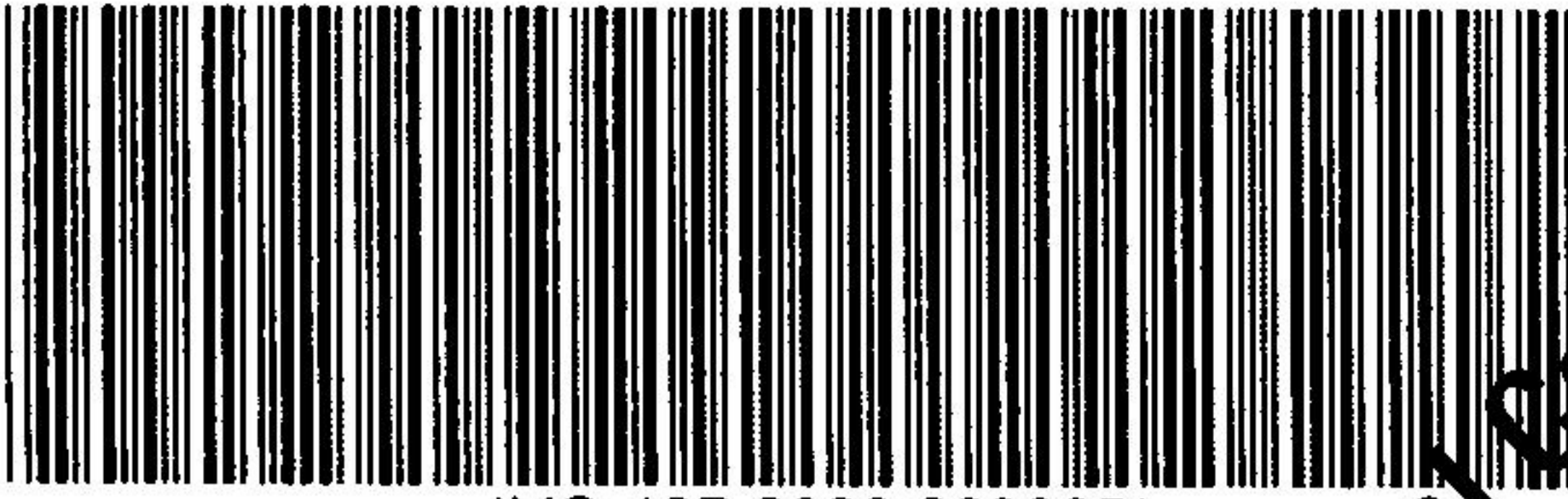
BLANCO COUNTY

This instrument was acknowledged before me on this 8th day of June, 2022, by Michael Karl Rieken, Secretary of The Landing at Blanco Property Owners Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature





VG-197-2022-223085

Blanco County
Laura Walla
Blanco County Clerk

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Instrument Number: 223085

Real Property Recordings

Recorded On: June 09, 2022 09:55 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$41.00

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***** THIS PAGE IS PART OF THE INSTRUMENT *****

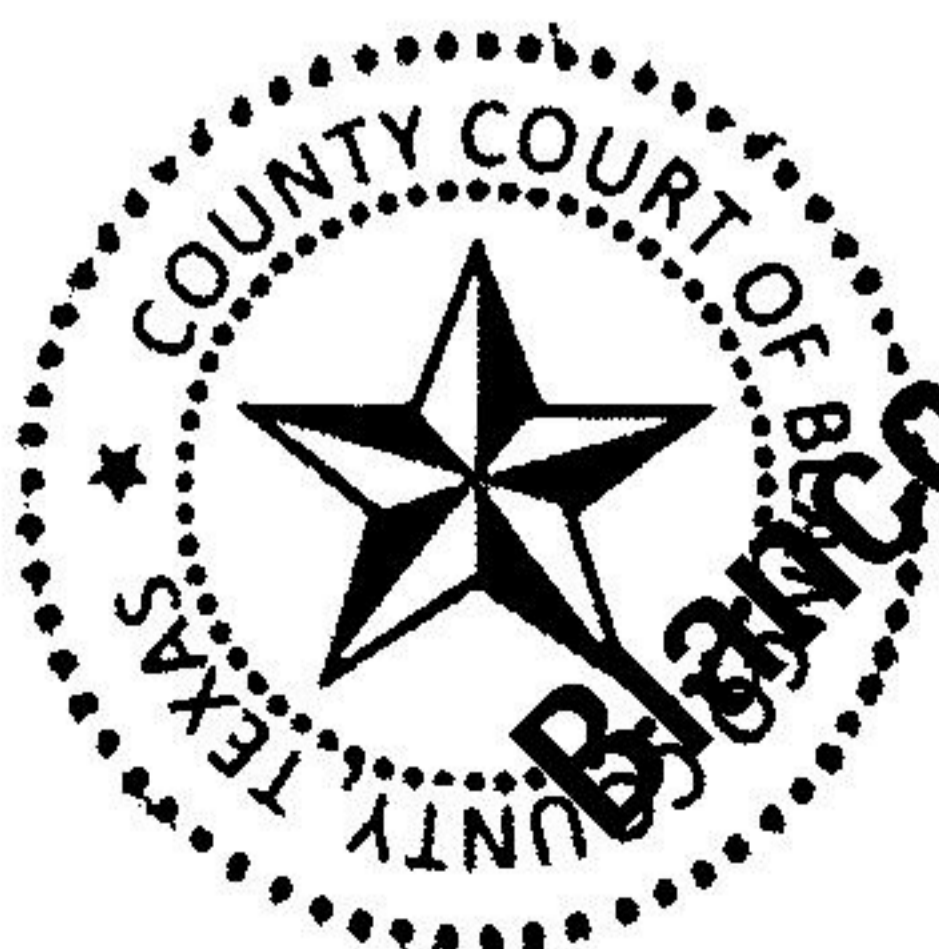
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 223085
Receipt Number: 20220609000003
Recorded Date/Time: June 09, 2022 09:55 AM
User: Melody E
Station: cclerk01

Record and Return To:

MIKE RIEKEN



STATE OF TEXAS
Blanco County

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 Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

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Laura Walla