

**FIRST AMENDMENT TO THE BYLAWS  
OF  
VILLAS OF SILVERADO HILLS TOWNHOME Association, inc.**

This FIRST AMENDMENT TO THE BYLAWS OF VILLAS OF SILVERADO HILLS TOWNHOME ASSOCIATION, INC. (this "*Amendment*") is made this 25 day of April, 2024 by VILLAS OF SILVERADO HILLS TOWNHOME ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WHEREAS, Villas of Silverado Hills is a residential townhome community located in Bexar County, Texas ("*Subdivision*");

WHEREAS, Villas of Silverado Hills Townhome Association, Inc., a Texas non-profit corporation (the "*Association*") is charged with administering and enforcing that certain Townhome Declaration of Covenants, Conditions and Restrictions for Villas of Silverado Hills recorded on November 16, 2007, as Document # 20070269900 of the Official Public Records of Real Property of Bexar County, Texas as amended by: (1) that certain Amendment recorded on December 30, 2011, as Document # 20110233151 of the Official Public Records of Real Property of Bexar County, Texas; and (2) that certain Second Amendment recorded on August 14, 2015, as Document # 20150152382 of the Official Public Records of Real Property of Bexar County, Texas (collectively, the "*Declaration*");

WHEREAS, pursuant to Article 13, Section 13.04 of the Declaration, the Board of Directors of the Association (the "*Board*"), acting on behalf of the Association, shall have the power to do and perform any and all acts that may be necessary or proper, for or incidental to, the exercise of any of the express powers granted to it by the laws of Texas or the Declaration, including the power to make, establish, and promulgate, and in its discretion to amend from time to time, or repeal and re-enact, such rules, regulations, and bylaws not in conflict with the Declaration, as it deems proper, covering any and all aspects of the Property or the Association;

WHEREAS, the Association is further governed by those certain Bylaws of the Association recorded on or about November 16, 2007, as part of the Community Manual for Villas of Silverado Hills, as Doc. No. 20070269901 of the Official Public Records of Real Property of Bexar County, Texas (as may be amended, the "*Bylaws*"); and

WHEREAS, the Board finds that it is in the best interests of the residents of the Subdivision and of the Association for the Board to increase the number of Directors from three (3) to (5) and, therefore, desires to amend Section 2.1 of the Bylaws to reflect said increase; and

WHEREAS, the Board has voted at a properly called meeting of the Board on April 25, 2024, to amend the Bylaws as detailed herein.

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

1. 1. Article 2, Section 2.1 of the Bylaws is hereby deleted in its entirety and restated to read as follows:

2.1. **Number and Term of Office.** The Board will consist of five (5) persons. Two (2) directors will be elected for three (3) year terms, two (2) directors will be elected for two (2) year terms, and one (1) director will be elected for a one (1) year term. A director takes office upon the adjournment of the meeting or balloting at which he or she is elected or appointed and, absent death, ineligibility, resignation, or removal, will hold office until his or her successor is elected or appointed. The number of directors may be changed by amendment of these Bylaws, but may not be less than three (3).

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

1. 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 Board hereby ratifies and affirms the Bylaws, as amended hereby, and declares the same to be in full force and effect.

EXECUTED AND EFFECTIVE this 25 day of April, 2024.

**ASSOCIATION:**

Villas of Silverado Hills Townhome Association, Inc.,  
a Texas nonprofit corporation

By: Linda Gatlin  
Linda Gatlin, President

State of Texas

County of Bexar

This instrument was acknowledged before me on the 25 day of April, 2024 by Linda Gatlin, President of Villas of Silverado Hills Townhome Association, Inc. a Texas nonprofit corporation, who acknowledged to me that he or she executed the same for the purposes set forth herein.



Kimberly Boxx  
Notary Public, State of Texas

**Certification:**

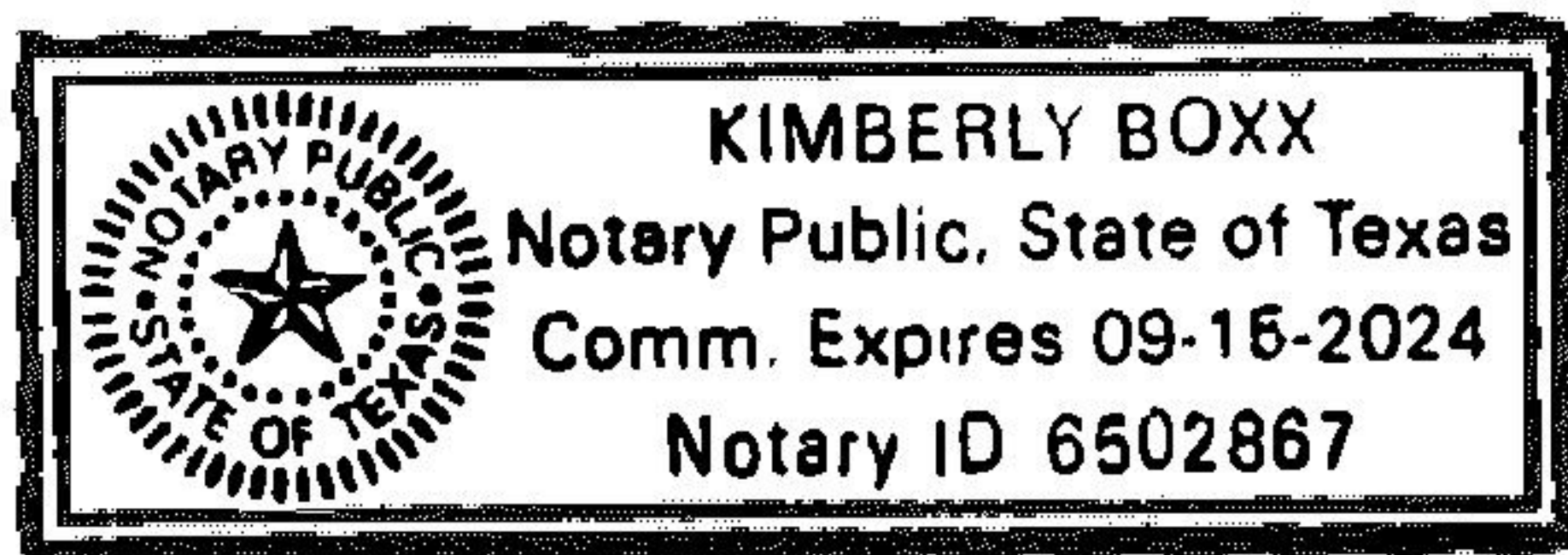
I, as Vice President of the Association, hereby certify that the Board of Directors of the Association voted to adopt the foregoing First Amendment to the Bylaws of the Association.

By: Vicki Clemmons  
Vicki Clemmons Vice President

State of Texas

County of Bexar

This instrument was acknowledged before me on the 25 day of April, 2024 by Vicki Clemmons Vice President of Villas of Silverado Hills Townhome Association, Inc., a Texas nonprofit corporation, who acknowledged to me that he or she executed the same for the purposes set forth herein.



Kimberly Boxx  
Notary Public, State of Texas

**File Information**

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

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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: 5/2/2024 11:37 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk