



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Mar 11, 2020 04:47 PM Fee: \$42.00

**2020040900**

\*Electronically Recorded\*



After Recording Return To:  
Robert D. Burton  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701  
email: rburton@winstead.com

**FIRST AMENDMENT TO BYLAWS OF  
LANDINGS AT WELLS BRANCH  
HOMEOWNERS ASSOCIATION, INC. AND  
FIRST SUPPLEMENT TO NOTICE OF  
DEDICATORY INSTRUMENTS AND POLICY  
MANUAL**

***LANDINGS AT WELLS BRANCH***

***TRAVIS COUNTY, TEXAS***

Cross-reference to: (i) Bylaws of Landings at Wells Branch Homeowners Association, Inc., recorded as Document No. 2016070055, Official Public Records of Travis County, Texas; (ii) Landings at Wells Branch Homeowners Association, Inc. Notice of Dedicatory Instruments and Policy Manual, recorded as Document No. 2016060393, Official Public Records of Travis County, Texas; and (iii) Declaration of Covenants, Conditions and Restrictions for Landings at Wells Branch, recorded as Document No. 2015195911, Official Public Records of Travis County, Texas, as amended.

FIRST SUPPLEMENT TO  
NOTICE OF DEDICATORY INSTRUMENTS AND POLICY MANUAL

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FIRST AMENDMENT TO BYLAWS

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FIRST AMENDMENT TO  
BYLAWS OF LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION, INC.  
AND FIRST SUPPLEMENT TO  
NOTICE OF DEDICATORY INSTRUMENTS AND POLICY MANUAL

This First Amendment to Bylaws of Landings at Wells Branch Homeowners Association, Inc. and First Supplement to Notice of Dedicatory Instruments and Policy Manual (this "Amendment") is made by LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association"), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Landings at Wells Branch, recorded as Document No. 2015195911, Official Public Records of Travis County, Texas, as amended (the "Declaration"). Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Declaration.

B. The Association previously executed and recorded that certain: (i) Bylaws of Landings at Wells Branch Homeowners Association, Inc., recorded as Document No. 2016070055, Official Public Records of Travis County, Texas; and (ii) Landings at Wells Branch Homeowners Association, Inc. Notice of Dedicatory Instruments and Policy Manual, recorded as Document No. 2016060393, Official Public Records of Travis County, Texas, which includes the bylaws for the Association as Attachment 2. The bylaws of the Association are sometimes referred to herein as, the "Bylaws".

C. Pursuant to *Section 11.1* of the Bylaws, the Bylaws may be amended by a Majority vote of the Board. A majority of the Board of Directors has approved and consents to this Amendment which approval and consent is evidenced by the Officer's Certificate set forth in Exhibit "A", attached hereto and made a part hereof.

D. The Association now desires to amend the Bylaws as set forth herein below.

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

1. **Quorum.** *Section 3.07* of the Bylaws is hereby deleted in its entirety and replaced with the following:

**Section 3.07. Quorum.** Except as provided in these Bylaws or in the Declaration, the Members present in person or by proxy representing ten percent (10%) of the total votes in the Association shall constitute a quorum at all

Association meetings. The Members present at a duly called or held meeting at which a quorum is present may continue to conduct business until adjournment, notwithstanding the departure of enough Members to leave less than a quorum, provided that any action taken is approved by at least a Majority of the votes present at such meeting, unless otherwise provided in the Declaration.

Notwithstanding any term or provision in the Bylaws to the contrary, if a quorum is not present at any meeting of the Association for which proper notice was given, Members representing at least a Majority of the votes present at the meeting, although not constituting a quorum, may vote to recess the meeting for not more than twenty four (24) hours in order to attain a quorum, provided the place of the meeting remains as stated in the notice. If the meeting is adjourned without attainment of a quorum, notice of a new meeting for the same purposes within fifteen (15) to thirty (30) days may be given to Members, at which meeting the Members present in person or by proxy representing at least five percent (5%) of the voting interests in the Association will be sufficient to constitute a quorum for the purposes of such meeting, provided the only action that may be voted on at such a meeting is the election of Directors, if applicable.

2. **Miscellaneous.** Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

Executed to be effective on the date this instrument is recorded in the Official Public Records of Travis County, Texas.

*[signature page follows]*

EXHIBIT "A"

OFFICER'S CERTIFICATE

The undersigned hereby certifies that he/she is the duly elected, qualified and acting President of LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation (the "Association"), and that:

This is a true and correct copy of the First Amendment to Bylaws of Landings at Wells Branch Homeowners Association, Inc. and First Supplement to Notice of Dedicatory Instruments and Policy Manual duly adopted and approved by a majority of the Board in accordance with the Bylaws.

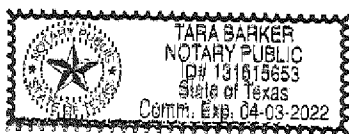
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 11th day of March, 2020.

By: Shawn A. Kirkpatrick  
Printed Name: Shawn A. Kirkpatrick  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF Travis       §

This instrument was acknowledged before me on this 11th day of March, 2020, by Shawn A. Kirkpatrick President of LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[seal]



Tara Barker  
Notary Public Signature