PI2-20150200616-7

FIRST AMENDMENT TO THE FIRST AMENDED BYLAWS OF L.R. LAKEVIEW RANCH OWNERS ASSOCIATION

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

The First Amended Bylaws for L.R. Lakevew Ranch Owners Association, executed July 17, 2014, and recorded at Volume 16791, Page 1800, *et seq.*, Official Public Records of Real Property of Bexar County, Texas, are hereby amended as set forth below:

1.

Article II, Section 2.3 is deleted.

2.

Article II, Section 2.4 is deleted.

3.

Article III, Section 3.2 is amended to read:
Section 3.2 Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of twenty-five (25%) of the membership.

4.

Article III, Section 3.4 is amended to read:
Section 3.4 Quorum. The presence at the meeting of absentee ballots, electronic ballots, and/or physical persons of Members entitled to cast (or of proxies entitled to cast) 20% (twenty percent) of the votes, shall constitute a quorum for any action except as otherwise provided in the Certificate of Formation, the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members and their proxies entitled to vote thereat shall have power to adjourn and reconvene the meeting from time to time, subject to the notice requirement of Section 3.3 above, until a quorum as aforesaid shall be present or be represented. At any such reconvened meeting following adjournment due to failure to obtain a quorum, the presence at the meeting of Members, their absentee ballots, electronic ballots and/or proxies entitled to collectively cast one-tenth of the votes shall constitute a quorum for any action except as otherwise provided in the Certificate of Formation, the Declaration or these Bylaws

5.

Article IV, Section 4.1 is amended to read:
Section 4.1 Number. The affairs of this Association shall be managed by a Board of three (3) Directors, and not more than five (5). The number of Directors may be changed by amendment of these Bylaws of the Association.

6.

Article IV, Section 4.2 is amended to read:
Section 4.2 Term of Office. At the first annual meeting during which an election of Directors is held, Members shall elect the entire Board of Directors as follows: one Director shall be elected for a term of one year, one Director shall be elected for a term of two years, and one Director shall be elected to a term of three years; thereafter, all Directors shall be elected for three year terms, to ensure continuity in the operations of the Board.

7.

Article IV, Section 4.3 is amended to read:
Section 4.3 Removal/Vacancy. Any Director may be removed from the Board, with or without cause, or by a majority vote of the Members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor, using the following procedure:
(1) Notice of any Board vacancy shall be posted within 48 hours of notification of vacancy, on neighborhood website and/or neighborhood message board. Members interested in filling vacancy shall have 15 days to submit their names to the Board for consideration.
(2) A Special Meeting will be called for Members to vote to fill the vacant Board position from the names submitted. If a quorum is not reached at the meeting for voting to take place, then the Board will make an appointment from the names submitted. The successor shall serve for the unexpired term of his predecessor.

8.

Article IV, Section 5.1 is amended to read:
Section 5.1 Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) but not more than five (5) Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve until the close of such annual meeting. The names of the Nominating Committee shall be announced in the notice of each election. The Nominating Committee shall make as many nominations for election

to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members, as well as solicit votes.

9.

Article V, Section 5.4 is amended to read:
Section 5.4 Voting Rights. There shall be one (1) class of membership for purposes of voting on any Association matter. There shall be one (1) vote for each Lot owned, regardless of the number of Owners for that Lot.

10.

Article VI, Section 6.1 is amended to read:
Section 6.1 Regular Meetings. Regular meetings of the Board of Directors shall be held at least once each year, at such place within the Bexar County, Texas, and at such hour as may be fixed from time to time by the Board of Directors.

11.

Article VI, Section 6.4 is amended to read:
Section 6.4 Open Meetings. Meetings of the Board of Directors shall be open to attendance by the Members of the Association, subject to the right of the Board of Directors to adjourn a Board meeting and reconvene in closed executive session to consider:
a. Actions involving personnel;
b. Pending or threatened litigation;
c. Contract negotiations;
d. Enforcement actions;
e. Confidential communications with the Association's attorney;
f. Matters involving the invasion of privacy of individual owners; or
g. Matters that are to remain confidential by request of the affected parties and agreement of the Board.
If the Board adjourns an open meeting and reconvenes in closed executive session, following such executive session it shall announce an oral summary of any decisions made and expenditures approved in executive session, and shall include the summary in the minutes of the meeting. The summary must be in general terms, and shall not breach the privacy of any individual owner, violate any privilege, or disclose information that was to remain confidential at the request of the affected parties.

L.R. LAKEVIEW RANCH OWNERS ASSOCIATION, a non-profit corporation

By: _____
Andy Micknicz, Its President

ATTEST:

_____
Susan Chiles, Its Secretary

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Andy Micknicz, acting on behalf of L.R. Lakeview Ranch Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 25 day of September, 2015.

PAULINE GARCIA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-08-16

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Susan Chiles, acting on behalf of of L.R. Lakeview Ranch Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 25 day of September, 2015.

PAULINE GARCIA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-08-16

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
L.R. Lakeview Ranch Owners Association
6391 DeZavala, Suite 223D
San Antonio TX 78249

5956 001/1341529

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 16 2015

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20150200616 Fees: $50.00
10/16/2015 3:25PM # Pages 7
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK