

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

**RESOLUTION TO AMEND THE BYLAWS
OF
OAKS AT WILDWOOD CONDOMINIUM ASSOCIATION**

ORIGINAL FILED
BUT NOT COMPARED
JUL 25 2016
Nancy E. Rister
County Clerk, Williamson Co. TX

Document reference. Reference is hereby made to the Amended Bylaws of Oaks at Wildwood Condominium Association, filed as the Document No. 2011067147 in the Official Public Records of Williamson County, Texas (together with any amendments thereto, the "**Bylaws**").

Reference is further made to the Restated Declaration for Oaks at Wildwood Condominium, filed as the third attachment to Document No. 2011067147 (the "**Declaration**"), and to the Amendment to Rules and Regulations of Oaks at Wildwood Condominium Association, filed as Document No. 2015027128 (the "**Rules**"), all filed in the Official Public Records of Williamson County, Texas, (together with all supplemental documents and amendments thereto).

WHEREAS, the Declaration provides that owners of lots subject to the Declaration are automatically made members of Oaks at Wildwood Condominium Association (the "**Association**");

WHEREAS, the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article IV, Section 13 of the Bylaws, Section 23 of the Current Rules, and Section 82.102 of the Texas Uniform Condominium Act;

WHEREAS, the Association desires to modify its current affirmative vote requirement in its Condominium Organizational Documents to sixty-seven percent (67%);

WHEREAS, at the meeting of the members of the Association, held on June 1, 2015, wherein a quorum was present, the following resolution was adopted by consent and vote of seventy-five percent (75%) or more of the voting power to Unit Owners, and the consent of mortgagees representing at least fifty-one percent (51%) of the voting power of Units that are subject to mortgages, as required by Article XVIII of the Declaration; and

WHEREAS, no mortgagees have provided the requisite notice and the requisite approval has been obtained from the Association's members.

BE IT RESOLVED, that Article III, Section 11 of the Bylaws of and for the Association are amended and replaced in its entirety as follows:

"Action In Writing Without Meeting. Any action that could be taken by Unit Owners at a meeting may be taken without a meeting with the affirmative vote or approval, in writing or writing, of Unit Owners or their proxies having not less than sixty-seven (67%) of the voting power of Unit Owners, or such greater proportion of the voting power as may be required by the Condominium Organizational Documents, or by law."

BE IT RESOLVED, that Article IV, Section 3 of the Bylaws of and for the Association are amended and replaced in its entirety as follows:

13

“Removal. Excepting only Directors named in the Certificate or selected by Declarant, any Director may be removed from the Board with or without cause, by the holders of not less than sixty-seven percent (67%) of the voting power of Unit Owners. In the event of the death, resignation or removal of a Director other than the one named in the Certificate or a substitute selected by Declarant, that Director’s successor shall be selected by the remaining members of the Board and shall serve until the next annual meeting of Unit Owners, when a Director shall be elected to complete the term of such deceased, resigned, or removed Director. In the event of removal of all Directors, the Unit Owners shall, at the meeting at which all Directors are removed, elect Directors to complete the terms of the removed Directors. Declarant shall have the sole right to remove, with or without cause, any Director designated in the Certificate, or a substitute selected by Declarant, and selected the successor of any Director so selected who dies, resigns, is removed or leaves office for any reason before the election of Directors by all of the Unit Owners as provided in the Declaration.”

BE IT RESOLVED, that Article IV, Section 13, Sub-Paragraph (I) of the Bylaws of and for the Association are amended and replaced in its entirety as follows:

“(I) purchase, cause the Association to hold title to, and sell real property not declared to be part of the Condominium Property, provided that (i) if any such transaction takes place prior to the time Unit Owners other than the Declarant assume control of the Association, approval of the transaction must be obtained from Declarant and Unit Owners other than Declarant exercising not less than sixty-seven (67%) of the voting power of the members of the Association, as well as the Board, and (ii) if after Unit Owners other than Declarant assume control of the Association, the approval of Unit Owners exercising not less than sixty-seven percent (67%) of the voting power of members of the Association, as well as the Board; and”

Subject solely to the amendments provided above, the Bylaws remain in full force and effect.

AGREED TO and ADOPTED the 1st day of JUNE, 2015.

As required by the Declaration, Article XVII, Section 2, the undersigned officers certify that this amendment was duly adopted in accordance with the provisions of the Declaration and shall be executed by two officers of the Association.

OAKS AT WILDWOOD CONDOMINIUM ASSOCIATION

Acting by and through its Board of Directors

NAME: Paul Bannwart
TITLE: President

Acting by and through its Board of Directors

NAME: Joel A. Doherty
TITLE: VICE PRESIDENT

[Notary block on following page]

OAKS AT WILDWOOD CONDOMINIUM ASSOCIATION

Acting by and through its Board of Directors

NAME: Nancy J. Baumgart
TITLE: President

Acting by and through its Board of Directors

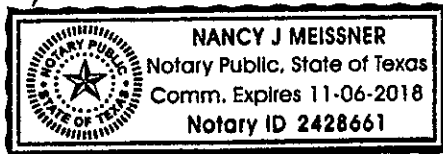
NAME: Open A. Lueh
TITLE: VICE PRESIDENT

Acknowledgement

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 23 day of JULY, 2016, by NANCY J. MEISSNER in the capacity stated above.



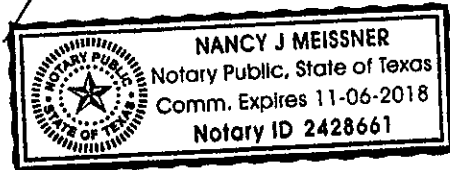
Nancy J. Meissner
Notary Public, State of Texas

Acknowledgement

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 23 day of JULY, 2016, by NANCY J. MEISSNER in the capacity stated above.



Nancy J. Meissner
Notary Public, State of Texas

After recording, please return to:

Slater Pugh, Ltd. LLP
8400 N. Mopac Expressway, Suite 100
Austin, Texas 78759

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