

Bylaws
Pecan Crossing Owners Association, Inc.

**BY-LAWS
OF
PECAN CROSSING OWNERS ASSOCIATION, INC.**

**ARTICLE I
NAME AND LOCATION**

1.1. Name The name of the corporation is PECAN CROSSING OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association."

1.2. Location The principal office of the corporation shall be located at 8620 N. New Braunfels, Suite 620, San Antonio, Texas 78217, but meetings of members and directors may be held at such places within the State of Texas, as may be designated by the Board of Directors.

**ARTICLE II
DEFINITIONS**

2.1. "Association" shall mean and refer to PECAN CROSSING OWNERS ASSOCIATION, INC., a Texas non-profit corporation, its successors and assigns.

2.2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

2.3. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions for Pecan Crossing, Unit 1, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

2.4. "Common Area" shall mean and refer to all real property owned by the Association for the common use and enjoyment of the owners.

2.5. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map or plat of the properties with the exception of the Common Area.

2.6. "Declarant" shall mean and refer to SEDCOR, Ltd, a Texas Limited Partnership, its successors and assigns.

2.7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Pecan Crossing, Unit 1, as amended, hereinafter referred to as the "Declaration," applicable to the properties recorded in the Deed Records of Guadalupe County, Texas.

2.8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III MEETING OF MEMBERS

3.1. Annual Meeting The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held in January of each year thereafter.

3.2. Special Meetings Special meetings of the Board of Directors may be called at any time by the President or by any two (2) Directors, or upon written request of the members who are entitled to vote one-fourth (1/4th) of all of the votes of the Class A membership, after not less than three (3) days notice to each Director.

3.3. Notice of Meetings Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) but not more than fifty (50) days before such meeting to each member entitled to vote, addressed to the members' address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

3.4. Quorum The presence at the meeting, or proxy, of members entitled to cast sixty percent (60%) of the total votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws.

3.5. Proxies At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall automatically cease upon conveyance by the member of his lot.

ARTICLE IV BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

4.1. Number The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed to not less than three (3) or more than nine (9) directors by amendment of the By-Laws of the Association. Until the election of Directors at the first annual meeting of the members, the three initial members of the Board of directors shall so serve.

4.2. Term of Office At the first annual meeting, three (3) directors shall be

elected, one with a term of three (3) years, one with a term of two (2) years, and one with a term of one (1) year, and at each annual meeting thereafter the members shall elect the number of Directors needed to fill the vacancies created by the then expiring terms, such new Directors to be elected for a term of three (3) years.

4.3. Removal Any Director may be removed from the Board, with or without cause, by a majority vote of 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.

4.4. Compensation No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

4.5. Action Taken Without a Meeting The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

5.1. Nomination for election to the Board of Directors shall be made by a nominating committee. Nomination 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 one or more members of each class of members of the Association. The nominating committee shall be appointed by the Board of Directors prior to each annual meeting to serve from the close of such annual 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 not fewer than the number of vacancies that are to be filled. Such nominations shall be made from among members.

5.2. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETING OF DIRECTORS

6.1. Regular Meetings of the Board of Directors shall be held in January, without notice, at such place and hour as may be fixed from time to time by resolution of

the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

6.2. Special Meetings of the Board of Directors shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days' notice to each Director.

6.3. Quorum A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

7.1. Powers and Duties The Board, for the benefit of the Owners, shall have the following general powers and duties, in addition to the specific powers and duties provided for herein and in the Declaration

7.2. Powers The Board of Directors shall have the power to:

(a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) Suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Certificate of Formation the Declaration;

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) Employ a manager, independent contractors or such other employees as they may deem necessary and to prescribe their duties.

7.3. Duties It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to

present a statement thereof to the members at the annual meeting of the members or at any special meeting as described in the Declaration;

(b) Supervise all officers, agents and employees of this Association and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment of each lot at least thirty (30) days in advance of each annual assessment period;

(2) Send written notice of each assessment due to every owner subject to such assessment in December of each year; and

(3) Pursue Owners for non-payment of assessments as described in the Declaration.

(d) Issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. Any reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment; and

(e) Procure and maintain adequate liability and hazard insurance on any property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(g) Cause the Common Area to be maintained

ARTICLE VIII OFFICERS AND THEIR DUTIES

8.1. Enumeration of Offices The officers of this Association shall be a President and a Vice-President, who shall at all times be members of the Board of Directors; a Secretary; a Treasurer; and such other officers as the Board may from time to time, by resolution, create.

8.2 Election of Officers The election of officers shall take place at the first meeting of the board of Directors following each annual meeting of the members.

8.3. Term The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

8.4. Special Appointments The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5. Resignation and Removal Any officer may be removed from office without cause by the board. Any officer may resign at any time, giving written notice to the Board, the President or Secretary. Such resignation shall take effect on the date of receipt of such notice or any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

8.6. Vacancies A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

8.7. Multiple Offices The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 8.4 of this Article.

8.8. Duties The duties of the officers are as follows:

President: The President shall preside at meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deed and other written instruments and shall co-sign all checks and promissory notes, except as may be otherwise approved by the Board of Directors.

Vice-President: The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of

the Association, together with their addresses, and shall perform such other duties as required by the Board.

Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by public accountants at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

ARTICLE IX BOOKS AND RECORDS

9.1. The books, records and papers of the Association shall be subject to inspection by any member at all times during reasonable business hours. The Declaration, the Articles of Incorporation, and the By-Laws of the Association shall be available for inspection by any member at the principle office of the Association, where copies may be purchased at reasonable cost.

ARTICLE X ASSESSMENTS

10.1. As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve (12) percent per annum, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

ARTICLE XI CORPORATE SEAL

11.1. The Association may have a seal in circular form having within its circumference the words: CORPORATE SEAL.

ARTICLE XII AMENDMENTS

12.1. These By-Laws may be amended, at a regular or special meeting of the Board of Directors by a majority vote of the Board of Directors.

12.2. In the case of any conflict between the Certificate of Formation and these By-Laws, the Certificate of Formation shall control. In the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

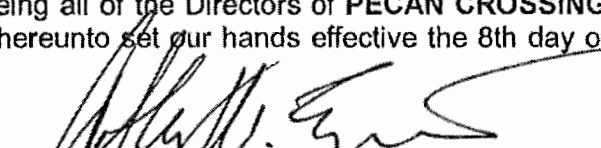
ARTICLE XIII COMMITTEES

13.1. The Association shall appoint an Architectural Review Committee as provided in the Declaration and a Nominating Committee as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XIV MISCELLANEOUS

14.1. The fiscal year of the Association shall begin on the first day of January and end on the thirty-first day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

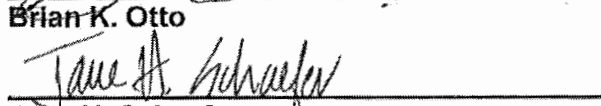
IN WITNESS WHEREOF, we, being all of the Directors of **PECAN CROSSING OWNERS ASSOCIATION, INC.**, have hereunto set our hands effective the 8th day of January, 2010.



Anthony W. Eugenio



Brian K. Otto



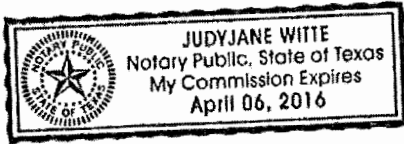
Jane H. Schaefer

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared _____
Anthony W. Eugenio, Brian K. Otto, known to me to be the persons
Jane Schaefer

whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this day and effective the 8th day of January, 2010.



Judy Jane Witte

Notary Public in and for the State of Texas

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of **PECAN CROSSING OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation; and that the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 8th day of January, 2010.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Association, this 8th day of January, 2010.

Jane H. Schaefer

Jane H. Schaefer, Secretary

STATE OF TEXAS

COUNTY OF GUADALUPE

**AMENDMENT OF THE BYLAWS FOR PECAN CROSSING
OWNERS ASSOCIATION, INC.**

THIS AMENDMENT OF THE BYLAWS (the "**Amendment**") OF PECAN CROSSING OWNERS ASSOCIATION, INC (the "**Association**") is made and published this _____ day of April 2015, by Anthony W. Eugenio, Clark Hopkins and Marcus Johnson, being all of the current Board of Directors of the Association (the "**Directors**") and

A. By certain Bylaws of Pecan Crossing Owners Association, Inc. dated January 8, 2010, , as amended (the "**Bylaws**"), set forth by the Board, did provide for the operations of the Association and did adopt rules and regulations for the Members, Board of Directors and Officers of the Association as therein described for the property described in the Declaration therein and known as the Pecan Crossing.

B. The Directors desire to amend the Bylaws provided in Article VIII, Section 8.8, **Treasurer**, in order to amend the Bylaws to allow for either the Audit, Review or Compilation of Financial Statements by public accountants on an annual or bi-annual basis as determined by the Directors.

NOW THEREFORE, in accordance with Article XII, Section 12.1 of the Bylaws providing for amendment of the Bylaws by the Directors and the terms and provisions of the Bylaws, the last paragraph of Article VIII, Section 8.8 regarding the Duties of the Treasurer is deleted in its entirety and replaced with the following:

1. Article VIII, Section 8.8 (last paragraph):

Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; may cause an Audit, Review or Compilation of the Association books to be made by public accountants at the completion of each fiscal year or biannually as determined by the Board of Directors; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

The terms used herein shall have the same meanings given to them in the Bylaws, unless otherwise expressly defined herein. Except as expressly stated herein, no other terms, covenants or conditions of the Bylaws have been modified, supplemented or altered hereby and the same are hereby expressly ratified and confirmed.

Anthony W. Eugenio, Director

Marcus Johnson, Director

Clark Hopkins, Director

NEED SECRETARIES CERTIFICATE

CERTIFICATION
Order: N5CLT8H8H
Address: 2244 Pecan Tree
Order Date: 11-30-2022
Document not for resale
HomeWiseDocs

STATE OF TEXAS

COUNTY OF GUADALUPE

**AMENDMENT OF THE BYLAWS FOR PECAN CROSSING
OWNERS ASSOCIATION, INC.**

THIS AMENDMENT OF THE BYLAWS (the "**Amendment**") OF PECAN CROSSING OWNERS ASSOCIATION, INC (the "**Association**") is made and published this _____ day of January 2016, by Anthony W. Eugenio, Clark Hopkins and Marcus Johnson, being all of the current Board of Directors of the Association (the "**Directors**") and

A. By certain Bylaws of Pecan Crossing Owners Association, Inc. dated January 8, 2010, , as amended (the "**Bylaws**"), set forth by the Board, did provide for the operations of the Association and did adopt rules and regulations for the Members, Board of Directors and Officers of the Association as therein described for the property described in the Declaration therein and known as the Pecan Crossing.

B. The Directors desire to amend the Bylaws provided in Article IV, Section 4.1 and 4.2, in order to amend the Bylaws to provide for a Board of (5) Directors.

NOW THEREFORE, in accordance with Article XII, Section 12.1 of the Bylaws providing for amendment of the Bylaws by the Directors and the terms and provisions of the Bylaws, Article IV, Section 4.1 and 4.2 regarding the Number and Term of Office of the Board of Directors are deleted in their entirety and replaced with the following:

1. Article IV, Section 4.1:

4.1. Number The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of Directors may be changed to not less than three (3) or more than nine (9) directors by amendment of the By-Laws of the Association. Until the election of Directors at the first annual meeting of the members, the three initial members of the Board of directors shall so serve.

2. Article IV, Section 4.2:

4.2. Term of Office At the first annual meeting, three (3) directors shall be elected, one with a term of three (3) years, one with a term of two (2) years, and one with a term of one (1) year, and at each annual meeting thereafter the members shall elect the number of Directors needed to fill the vacancies created by the then expiring terms, such new Directors to be elected for a term of three (3) years. The two (2) new directors added at the 2016 annual meeting shall be elected for an initial term of two (2) years and three (3) years.

The terms used herein shall have the same meanings given to them in the Bylaws, unless otherwise expressly defined herein. Except as expressly stated herein, no other terms, covenants or conditions of the Bylaws have been modified, supplemented or altered hereby and the same are hereby expressly ratified and confirmed.

Anthony W. Eugenio, Director

Marcus Johnston, Director

Clark Hopkins, Director

CERTIFICATE

I, _____, hereby certify:

That I am the Secretary of **PECAN CROSSING OWNERS ASSOCIATION, INC.**, a Texas corporation; and

That the attached Amendment to the Bylaws, consisting of _____ () pages, are a true and correct copy of the Amendment of the Bylaws of the Corporation as duly adopted by approval of the Board of Directors of the Corporation at a meeting duly held on _____, 2015, at the _____ (location), located at _____, _____ County, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____.

Secretary

7/2

201999003058



Order: NSCLT8H8H
Address: 2244 Pecan Tree
Order Date: 11-30-2022
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AFFIDAVIT IN COMPLIANCE WITH TEX. PROP. CODE § 202.006

THE STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

BEFORE ME, the undersigned authority, on this day personally appeared STANLEY LASKOWSKI, who, being by me duly sworn according to law, stated the following under oath:

“My name is STANLEY LASKOWSKI. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

Associa Hill County is the Managing Agent of Pecan Crossing Owners Associations, Inc. (the “Association”). Associa Hill Country is the custodian of the records for the Association, and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as that term is defined in *TEX. PROP. CODE* § 202.001. The Association’s jurisdiction includes, but may not be limited to, the property in Guadalupe County, Texas subject to:

That certain subdivision known as Pecan Crossing, being the property identified and referenced in the Declaration of Covenants, Conditions and Restrictions for Pecan Crossing, Unit 1 as recorded in Volume 2829, Page 0080, in the Official Public Records of Guadalupe County, Texas and all amendments, supplements and annexations thereto (collectively, “Declaration”); and the By-Laws of the Association, recorded as Document No. 2015012135 of the Official Public Records of Guadalupe County, Texas; amended by Amendment to the Bylaws for Pecan Crossing Owners Association, Inc. dated April, 2015, recorded as Document No. 2015020098 in the Official Public Records of Guadalupe County, Texas; and further amended by Amendment to the Bylaws for Pecan Crossing Owners Association, Inc. dated January, 2016, recorded as Document No. 2016009252 in the Official Public Records of Guadalupe County, Texas (the “By-Laws”).

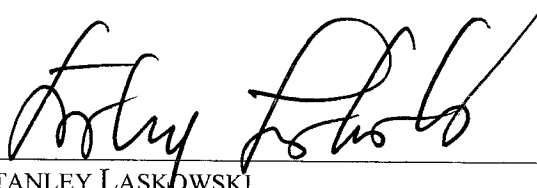
Attached hereto is the original of, or true and correct copy of, the following dedicatory instrument(s), including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

*Pecan Crossing Owners Association, Inc.
Third Amendment to the By-laws*

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

Pecan Crossing Owners Association, Inc.
c/o Associa Hill Country
300 E. Sonterra Boulevard, Suite 250
San Antonio, Texas 78248
(210) 545-1888

SIGNED on this the 24th day of January 2019.



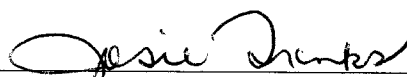
STANLEY LASKOWSKI
President of the Board of Directors of
Pecan Crossing Owners Association, Inc.

VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF Brewster §

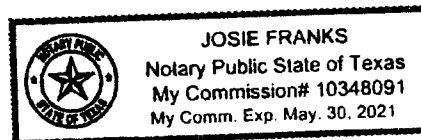
BEFORE ME, the undersigned authority, on this day personally appeared Stanley Laskowski, President of the Board of Directors of Pecan Crossing Owners Association, Inc., who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 24th day of January 2019.



NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249



Address: 2244 Pecan Tree
Order Date: 11-30-2022
Document not for resale
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**PECAN CROSSING OWNERS ASSOCIATION, INC.
RESOLUTION APPROVING THIRD AMENDMENT TO THE BY-LAWS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GUADALUPE

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WHEREAS, the Board of Directors of Pecan Crossing Owners Association, Inc. ("Association") is the established governing body of the properties ("Pecan Crossing") identified and referenced in the Declaration of Covenants, Conditions and Restrictions for Pecan Crossing, Unit 1, recorded in Volume 2829, Page 80 (Document No. 10-000142) in the Official Public Records of Guadalupe County, Texas, subject to all amendments, annexations or supplements thereto (collectively, "Declaration"); and the By-Laws of the Association recorded as Document No. 2015012135, as amended, in the Official Public Records of Guadalupe County, Texas ("By-laws"); and

WHEREAS, in accordance with the duties and responsibilities imposed by the Declaration, the Bylaws of the Association and all policies, rules and regulations duly adopted by the Association (collectively, "Governing Documents"), the Board of Directors of the Association is charged with the duty of making, establishing and promulgating, in its discretion, policies, rules and regulations for the interpretation and enforcement of the Governing Documents for the use and enjoyment of properties in Pecan Crossing, including but not limited to, the common areas owned by the Association; and

WHEREAS, it has been determined by the Board of Directors that it is necessary to adopt an amendment to By-Laws relating to notice of meetings and quorum.

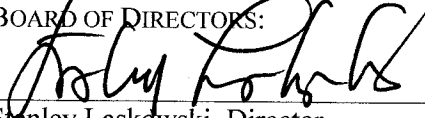
THEREFORE, BE IT RESOLVED:

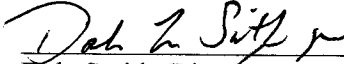
The Third Amendment to the By-Laws of Pecan Crossing Owners Association, Inc. ("Third Amendment to By-Laws"), attached hereto as Exhibit "A", by a majority vote of the Board of Directors, was approved and adopted.

This Resolution Approving Third Amendment to By-Laws is approved and adopted this ~~24th~~ day of January, 2019, by the Board of Directors of Pecan Crossing Owners Association, Inc.

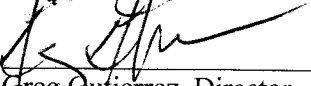
PECAN CROSSING OWNERS ASSOCIATION, INC.

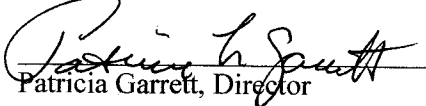
BOARD OF DIRECTORS:


Stanley Laskowski, Director


Dale Smith, Director


Jerry Ramirez, Director


Greg Gutierrez, Director


Patricia Garrett, Director

Address: 2244 Pecan Tree
Order Date: 11-30-2022
Document not for resale
HomeWiseDocs

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W I T N E S S E T H:

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given by them to the Association for the purpose of notice. Notice of adjourned meetings is not necessary unless the meeting is adjourned for thirty (30) days or more, in which case notice of the adjourned meeting shall be given as in the case of any special meeting.

Whenever written notice to a Member of the Association is permitted or required hereunder, such shall be given by the mailing of such to the address of such Member appearing on the records of the Association, unless such Member has given written notice to the Association of a different address, in which event such notice shall be sent to the Member at the address so designated. If the Member has registered Member's email address for the purposes of statutory notice, the notice will be provided to the last registered email address and it is incumbent on the Member to notify the Association of any change in Member's email address.

II. Article 3.4. Quorum is hereby deleted and replaced with the following:

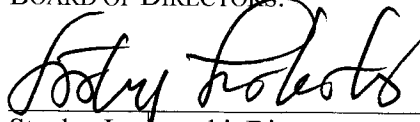
3.4. Quorum. The Members holding twenty percent (20%) of the total eligible votes of the membership of the Association, present in person, by proxy or valid absentee or electronic ballot, shall constitute a quorum at all meetings of the Members for the transaction of business, except as otherwise provided by law, by the Certificate of Formation or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the Members, the Members entitled to vote there at, present in person or represented by proxy, shall have the power to adjourn the meeting from time to time without notice other than announcement at the meeting until a quorum shall be present or represented, subject to the limitations of the Texas Property Code. In the absence of a quorum at a meeting of Members, if the meeting is rescheduled as permitted herein, the quorum shall be reduced to ten percent (10%) for the reconvened meeting. Any subsequent meeting of the Members shall return to twenty percent (20%) and thereafter the procedure herein shall apply. Ballots cast by absentee or electronic ballot shall not count towards the quorum if the proposed item on the ballot is amended from the language on the absentee or electronic ballot at a meeting of the Members. This exclusion provision does not apply to a ballot for the election of Directors.

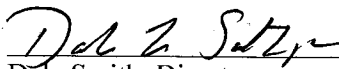
II. Except as modified by this Third Amendment, the By-Laws as amended, shall remain in full force and effect. In the case of any conflict between the Certificate of Formation and the By-Laws, as amended, the By-Laws shall control, and in the case of any conflict between the Declaration and the By-Laws, the Declaration shall control.

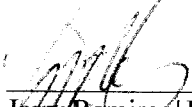
AGREED AND APPROVED:

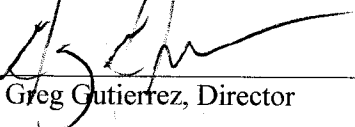
PECAN CROSSING OWNERS ASSOCIATION, INC.

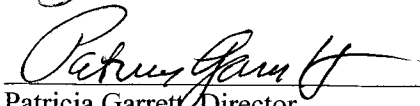
BOARD OF DIRECTORS:


Stanley Laskowski, Director


Dale Smith, Director


Jerry Ramirez, Director


Greg Gutierrez, Director

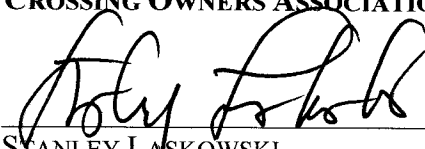

Patricia Garrett, Director

CERTIFICATE OF OFFICER

The undersigned certifies that the foregoing Third Amendment to the By-Laws was duly approved and adopted by a majority vote of by Members of the Board of Directors, present in person, at a regularly called meeting of the Board of Directors of PECAN CROSSING OWNERS ASSOCIATION, INC. held on the 24th day of January 2019, and that the undersigned has been authorized by the Board of Directors to execute and record this instrument. The undersigned further certifies that the foregoing Third Amendment to the By-Laws constitutes a dedicatory instrument under TEX. PROP. CODE § 202.006 which applies to the operation of Pecan Crossing, a subdivision located in Guadalupe County, Texas, as hereinabove described, including all annexations thereto.

Signed this 24th day of January 2019.

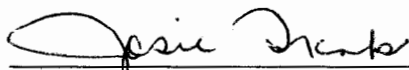
PECAN CROSSING OWNERS ASSOCIATION, INC.

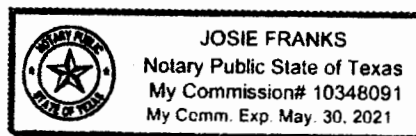
By: 
Name: STANLEY LASKOWSKI
Title: President

STATE OF TEXAS §
COUNTY OF Guadalupe §
 §

BEFORE ME, a notary public, on this day personally appeared STANLEY LASKOWSKI, known to me to be the President of the Board of Directors of the **PECAN CROSSING OWNERS ASSOCIATION, INC.** and the person whose name is subscribed to the foregoing document and being first duly sworn, declared and acknowledged that the statements herein contained are true and correct.

GIVEN under my hand and seal of office this 24th day of January 2019.


Notary Public, State of Texas



PECAN CROSSING
OWNERS ASSOCIATION
2085 PECAN GABLE ←
NEW BRAUNFELS, TX 78130

201999003058
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/12/2019 12:25:46 PM PAGES: 7 LEAH
TERESA KIEL, COUNTY CLERK

