

FIRST AMENDMENT TO THE BYLAWS

OF

THE MASTER ASSOCIATION FOR THE GREENWAYS AT HILLSIDE, INC.

This First Amendment to the Bylaws of The Master Association for the Greenways at Hillside, Inc. (the “**Bylaws**”) is made by the Members (the “**Members**”) of The Master Association for the Greenways at Hillside, Inc., a Texas non-profit corporation (the “**Master Association**”), to be effective as of the date set forth below.

RECITALS

WHEREAS, Article 5.1 provides the number of directors shall be three unless Amended; however, it is more common for the Members to decide each year how many directors shall be voted in; and

WHEREAS, Article 7.1 of the Bylaws provides for the Form of Notice; however, since the drafting of these Bylaws, email has become more common and Members often prefer to receive communications via email; and

WHEREAS, Article 9.3 provides for the Annual Meeting of the Members during the months of September, October, November or December; however, the Members wish to move this annual meeting to January or February; and

WHEREAS, Article 9.6 provides that notice for Meetings of the Members be delivered either personally or by mail; however, as stated above, email has become more common and Members often prefer to receive communications via email; and

WHEREAS, Article 9.8 provides that a Quorum for the purposes of voting among the Members is 25% of the aggregate votes; however, this amount makes it virtually impossible to have any successful voting as the number of votes required to make a Quorum is extremely high; and

WHEREAS, a Majority of the Members voted to pass the amendments to the Bylaws below; and

WHEREAS, any capitalized term that is not defined herein, shall have the meaning given to such term in the Bylaws.

AMENDMENT OF BYLAWS

NOW, THEREORE, the Bylaws are amended as follows:

1. Article 5.1 is hereby deleted and replaced to read as follows:

Number of Directors. The number of directors of the Association will in no event be less than three or more than nine. As long as a Developer owns a Lot, one of the directors of the Association must be a Developer Director. Except for the Developer Director, the remaining directors must be elected at the annual meeting of the Members by a majority vote of the Members, except as provided in Paragraph 5.2, and all directors, except the Developer Director, must be Members in Good Standing. Each director, except the Developer Director, shall hold office until a successor is elected and qualified. The Developer Director will hold office as long as a Developer owns a Lot. If a director, other than the Developer Director, ceases to be a Member in Good Standing, his directorship shall automatically terminate. Notwithstanding anything contained herein to the contrary, the President of the Association will always be a director.

2. Article 7.1 is hereby deleted and replaced to read as follows:

"Form of Notice. Notices to directors and Members must be in delivered in one of the following ways, including but not limited to:

- (a) any method allowed by any applicable statute or regulation;
- (b) emailed or delivered electronically;
- (c) or hand delivered with written evidence of receipt or when deposited in the United States Mail, postage prepaid, certified or registered mail, return receipt requested, addressed:
 - (i) for notice to an Owner, to the address of the Owner as shown on the records of the Association at the time of the mailing; and
 - (ii) for notice to Developer or the Association: PO Box 50564, Amarillo, TX 79159, or to such other address specified by Developer or the Association in a document recorded for such purpose in the Deed Records of Randall County, Texas."

3. Article 9.3 is hereby deleted and replaced with the following:

"Annual meetings of Members will be held on a day and time as designated by the Board and stated in the notice of the meeting during the months of January and February."

4. Article 9.6 is hereby deleted and replaced with the following:

“Written notice stating the place, day and time of all meetings and the purpose for which the meeting is called shall be delivered not less than 10 nor more than 60 days before the day of the meeting, in accordance with Section 7.1, by or at the direction of the president, the secretary, or the officer or person calling the meeting, to each Member.

5. The Quorum requirement in Article 9.8 is hereby amended to say:

“Members holding 3% of the aggregate votes entitled to be cast by all Members represented at the meeting of the Members in person or by a legitimate proxy in a form approved by the Board will constitute a quorum at any legally constituted meeting of the Association. If, however, a quorum is not present or represented at any meeting of the Members, the Members present in person or represented by legitimate proxy will have power to set a date for another meeting and adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present or represented. At the meeting after such adjournment at which a quorum is present or represented, any business may be transacted which might have been transacted at the meeting as originally notified.”

EXECUTED to be effective the 15th day of December, 2023.

{Signature Page to follow}

IN WITNESS WHEREOF, the undersigned Jared Duncan as the duly elected, qualified and acting President of The Master Association for the Greenways at Hillside, Inc., a Texas non-profit corporation, hereby certifies on behalf of the Association that this First Amendment of the Bylaws was duly adopted by the Members of the Association and shall take effect upon its recording in the Official Public Records of Randall County, Texas.

The Master Association for the Greenways at
Hillside, Inc.,
a Texas nonprofit corporation

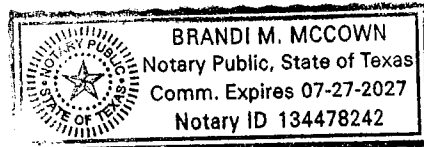
By: [Signature]
Jared Duncan, President

STATE OF TEXAS

COUNTY OF RANDALL

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This instrument was acknowledged before me, the undersigned authority, on the 15 day of December, 2023, by Jared Duncan, President of The Master Association for the Greenways at Hillside, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

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Fee: \$37.00

Susan B. Allen, County Clerk

Randall County, Texas

AG