



**AMENDMENT TO BYLAWS OF CROSSWIND PROPERTY
OWNERS' ASSOCIATION, INC.**

WHEREAS the Protective Restrictions and Covenants for CROSSWIND were filed of record in Volume 5648, Page 1389, of the Deed Records of Travis County, Texas; and whereas an Amendment to the Protective Restrictions and Covenants for CROSSWIND was filed of record in volume 6497, Page 516, of the Deed Records of Travis County, Texas; and whereas by virtue of Articles of Consolidation, HIDDEN HILLS CLUB, INC., formerly a property owners association governing property further described in the Protective Restrictions and Covenants for HIDDEN HILLS I, filed of record in Volume 3223, Page 1, of the Deed Records of Travis County, Texas, was consolidated with CROSSWIND, with the CROSSWIND deed restrictions replacing the HIDDEN HILLS deed restrictions; and

WHEREAS the Bylaws for CROSSWINDS PROPERTY OWNERS' ASSOCIATION, INC., recorded in Document Number 2008073648, Deed Records of Travis County, Texas; and

WHEREAS the Bylaws were previously amended, and recorded in Document Number 2008073648, Deed Records of Travis County, Texas; and

WHEREAS the Declaration and Bylaws for the CROSSWINDS PROPERTY OWNERS' ASSOCIATION, INC., provide for certain provisions that have been nullified by the most recent 82nd Texas Legislative session changes to Property Association Law, and the members desire to amend the Bylaws to reflect acknowledgment of the Legislative changes.

WHEREAS a majority of a quorum of members present in person or by proxy at an association meeting has approved these amendments;

NOW, THEREFORE, the Bylaws are amended as follows:

- 1). Article 4, Section 4, "Quorum", of the Association Bylaws is hereby amended by eliminating the last sentence, "No Member shall be entitled to vote while delinquent according to Association records in the payment of any Association charges, assessments or taxes". The remainder of Article 4, Section 4, shall exist as if unchanged.
- 2). Article 4, Section 5, "Proxies", of the Association Bylaws is hereby amended by adding to the existing language at the end of the Section, "Electronic votes may be used in the event the owner is unable to attend the meeting, provided that the Secretary, or any member of the Board, has confirmed the electronic mail address for that particular owner to be valid, and the owner electronically signs the vote prior to submitting."

- 3) Article 5, Section 3, "Removal", of the Association Bylaws is hereby amended by adding the following language to the end of Section 3, "Upon expiration of the term of the predecessor, said Director must be voted into any position he or she so desires to hold. Appointments for full terms shall not be allowed."
- 4) Article 6, Section 2, "Election", of the Association Bylaws is hereby amended by striking and removing the first sentence, "Election to the Board of Directors shall be by secret written ballot." Said sentence shall be replaced with the following language, "Election to the Board of Directors shall be by written ballot, in hard copy or electronic form." The remainder of Article 6, Section 2, shall exist as if unchanged.
- 5) Article 7, Section 1, "Regular Meetings" as they pertain to the Board of Directors meetings, of the Association Bylaws is hereby amended by striking the word, "without" in the first sentence and replacing it with the words, "with proper", as it pertains to notice requirement for Board meetings as required by the 82nd Texas Legislative session.

Article 7, Section 1, as amended above, is additionally hereby amended by adding the following phrase to the end of Section 1, "Board meetings are open to the public for attendance only, except for any matter deemed by the Board to be reviewed under executive session, which shall be private to the Board."

- 6) Article 8, Section 1, Subsection 2, "Powers of the Board of Directors" of the Association Bylaws is hereby amended by removing the words, "voting rights and", in the first sentence of Subsection 2. The first sentence, as amended shall read as follows, "Suspend the right to the use of the recreational facilities of any Member during any period in which such Member is in default of the payment of any assessment levied by the Association."
- 7) Article 9, Section 6, "Vacancies" of the Association Bylaws is hereby amended to read as follows, "A vacancy in any office may be filled by appointment of the Board of Directors only in the event that the appointment is for purposes of filling a vacancy caused by the previous director's death, resignation, abandonment or failure to qualify, and shall only be for the previous Director's term. Any vacancy resulting from a lack of necessary votes or a tie that prevents any and all candidates from serving shall be filled by a vote of the Members."
- 8) Article 13, "Books and Records; Inspection" of the Association Bylaws is hereby amended by adding the following language to the end of the existing Article, "The Board has adopted, and filed of record in Travis County, a document retention policy and document production policy to abide by when requesting any and all documents held and retained by the Association."

Any provision, amended or currently existing, shall adhere to the mandatory requirements imposed by the 82nd Legislative Session of the Texas Legislature, and any applicable law currently existing or that may exist in the future. In the event that there is a conflict with any provision herein, Texas law shall supercede the provision, as recorded, and shall be deemed to be controlling. In the event of any conflict between the Articles of Incorporation and these bylaws, the Articles shall control to the extent they are current with Texas Property Owners' Association law in the Texas Property Code. In the case of any conflict between the declaration and these bylaws, the declaration shall control to the extent it is current with Texas law and the above mentioned legislative changes. In such an event where the declaration conflicts with current Texas law, the legally inconsistent declaration shall defer to the current amendments to the bylaws of the Association, and the Texas Property Code for guidance.

EXECUTED this 13 day of February, 2012.

CROSSWIND PROPERTY OWNERS ASSOCIATION, INC.,
a Texas corporation

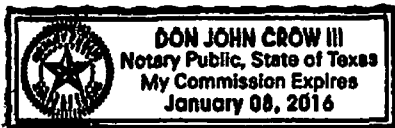
By: Janet Thomas

JANET THOMAS, Its President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 13 day of February, 2012, by JANET THOMAS, President of CROSSWIND PROPERTY OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of the corporation.



[Signature]
Notary Public, State of Texas

Notary's printed name:

Don John Crow III

My commission expires: 1/8/16

AFTER RECORDING RETURN TO:
THE YATES LAW FIRM,
A PROFESSIONAL CORPORATION
P. O. BOX 8903
HORSESHOE BAY, TEXAS 78657

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Feb 16, 2012 03:57 PM

2012024263

GONZALES: \$24.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS