

Johnson County  
Becky Ivey  
County Clerk  
Cleburne 76033



70 2015 00012451

Instrument Number: 2015-12451

Recorded On: June 10, 2015

As  
Bylaws

Parties:  
To

Billable Pages: 2  
Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Bylaws	30.00
Total Recording:	30.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2015-12451  
Receipt Number: 33027  
Recorded Date/Time: June 10, 2015 02:28:06P

**Record and Return To:**

MICHELLE NEWMAN \*ENV  
4844 SAINT LEGER DR  
CLEBURNE TX 76033-8647

User / Station: A Newby - CCL80



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly  
recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of  
color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**AMENDMENT TO BYLAWS  
OF  
NOLAN RIVER ESTATES HOME/PROPERTY OWNERS ASSOCIATION, INC.  
(Currently known as Community of Nolan River Estates)**

STATE OF TEXAS            )  
                                          ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF JOHNSON    )

Pursuant to **ARTICLE IX – AMENDMENTS** of the original Bylaws filed for record in the County Clerk’s Office of Johnson County, Texas, in book 2157, Pages 0030 through 0035, the Nolan River Estates Home/Property Owners Association, Inc. (currently known as Community of Nolan River Estates) makes the following amendment to the original Bylaws filed for record:

**ARTICLE V - MEETINGS OF MEMBERS**

Section V - Voting: Voting within Nolan River Estates falls into basically three categories:  
1 - changes to the Covenants and Deed Restrictions (CCR), 2 - community issues, 3 - election of officers of the HOA

1. A change to the CCR requires a majority approval of all members (active and non-active). The voting must utilize a written ballot that shows both printed name and signature. The ballot stating the proposition must be prepared and distributed by the BOD. Completed ballots are to be returned to the President or the President’s designee. The closing date for voting shall be established by the BOD. Each household is allowed one vote on each voting issue.
2. Community issues such as enforcement of deed restrictions, purchasing of items, Bylaw changes and so on will be voted on and decided by a majority vote of active members (one vote per household) present and voting at an announced Association meeting. Voting on community issues may be by secret ballot or a show of hands depending on the sensitivity of the issue. If one voting member requests a secret ballot, the vote must be conducted by a secret ballot.
3. Only active members shall be allowed to vote for the election of officers. All votes cast in elections must be by secret vote. Each member having the right to vote shall be entitled to one (1) vote. If an active member is unable to attend a meeting to vote, they may vote early. Early voting is only permissible for elections and may not be used on other Association issues. All early votes should be sealed in two sealed envelopes. The inner envelope shall be plain without distinguishable markings. The outer envelope shall include at least the name and address of the active member. Early votes must be provided directly to the President or the President’s designee prior to the applicable meeting. At the meeting, the President, and at least one other active member, who cannot be a nominee or an officer, shall use this information to confirm the voting status of early voters, after which they will remove the outer envelopes. The purpose of this early voting method is to protect the secret vote. The inner envelopes are not to be opened until it is time for the same team to tally all votes. The names of all members voting early shall be listed in the minutes of the applicable meeting. A member voting early shall be considered being present at the meeting. Active members of the

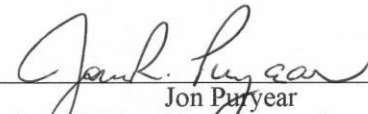
previous fiscal year will be allowed to vote for elections and/or on community issues through the end of the first quarter (March 31) of the current fiscal year.

#### ARTICLE IV – ASSESSMENTS

The Association shall establish a dues assessment to be paid by each property owner in order to be classified as an Active Member and have the ability to vote on Association issues. The amount of such assessment shall be set forth in the annual budget, due and payable by the end of the first quarter of the fiscal year (as defined in Article III-Membership, Section III - Active Membership). If dues are not paid within the first quarter of the fiscal year, the member's right to vote and to hold office or committee appointment shall be automatically suspended. These rights shall be automatically reinstated if the member pays his annual dues. All monies paid, or donations made to the Association, are non-refundable. Monies or donations given to the Association for a specific project are considered set-aside and may not be used for any other purpose. If donations or monies exceed the need of the project, they may be spent on other Association items if approved by a majority vote of active members present and voting at an announced Association meeting. The intention of voting on this topic must be included in the meeting announcement.

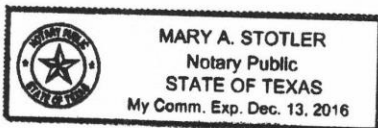
This amendment was unanimously approved by voting members present and voting at two consecutive Association meetings held January 8, 2015 and April 2, 2015.


EXECUTED this 8<sup>th</sup> day of June, 2015

  
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Jon Puryear  
Community of Nolan River Estates Association President

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2015,

by Jon Puryear, President of Community of Nolan River Estates.



  
\_\_\_\_\_  
Notary Public