

**THIRD AMENDMENT TO THE BYLAWS OF  
THE FALLS OWNERS ASSOCIATION, INC.**

WHEREAS, the By-laws of The Falls Owners Association, Inc. were adopted by The Falls Owners Association, Inc. (the "Association") on September 26, 1984; the First Amendment to the Bylaws of the Falls Owners Association, Inc. was adopted by the Association on February 11, 1992, recorded under Volume 16, Page 281 of the Official Records of Colorado County, Texas; and the Second Amendment to the By-laws of The Falls Owners Association, Inc. was adopted by the Association on April 22, 2014, recorded under Volume 751, Page 006 of the Official Records of Colorado County, Texas (the original By-laws, as amended and/or supplemented, are herein referred to as the "Bylaws");

WHEREAS, Article XV, Section 1 of the Bylaws provides that the Bylaws may be amended by a two-third (2/3) vote of a quorum of each class of members present in person or by proxy at any annual or special meeting of the members;

WHEREAS, at a meeting of the members of the Association on February 27, 2016, at which a quorum of each class of members of the Association was present, at least two-thirds (2/3) of the members present in person or by proxy did vote in favor of the following amendments to the Bylaws;

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Article IV, Section 2, Term of Office. Article IV, Section 2 of the Bylaws is amended and restated in its entirety as follows:

Section 2. Term of Office. The Directors shall serve three (3) year terms. At each annual meeting the members shall elect two (2) directors with the exception of every third year the members shall elect only one (1) director. The Directors shall hold office until their successors have been elected and hold their first meeting.

2. Article VI, Section 3, Quorum. Article VI, Section 3 of the Bylaws is amended and restated in its entirety as follows:

Section 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 the Directors present at a duly held meeting at which a quorum is present shall require concurrence of a majority of the entire number of Directors of the Board to be regarded as an act or decision of the Board.

SECRETARY'S CERTIFICATE OF FILING


I, David Gruszecki, certify that:

I am the duly qualified and acting secretary of The Falls Owners Association, Inc., a duly organized and existing Texas non-profit corporation.

The foregoing instrument is an unrecorded Dedicatory Instrument, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to The Falls Owners Association, Inc.

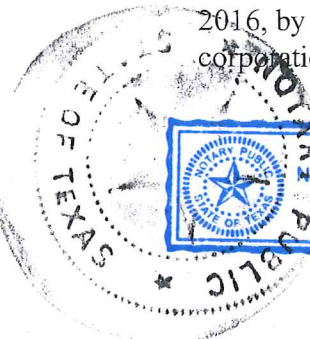
The foregoing instrument is being presented for recording in the Official Public Records of Real Property of Colorado County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 12/20/2018

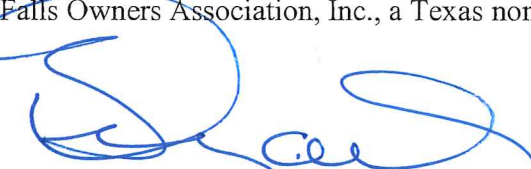
  
\_\_\_\_\_  
David Gruszecki, Secretary  
The Falls Owners Association, Inc.

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF Colorado   §

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2016, by David Gruszecki, Secretary of The Falls Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



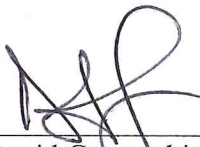
**JAMES WILLIAM BRYANT**  
Notary Public, State of Texas  
My Commission Expires  
February 16, 2019

  
\_\_\_\_\_  
Notary Public in and for The State of Texas

**CERTIFICATION:**

I, David Gruszecki, Secretary of The Falls Owners Association, Inc. (the "Association"), hereby certify that on or about February 27, 2016, at a duly-noticed meeting of the members of the Association at which a quorum of each class of members was present, the foregoing amendments to the Bylaws were adopted by affirmative vote of at least two-thirds (2/3) of the members present in person or by proxy.

Dated: 12/20/2016

  
\_\_\_\_\_  
David Gruszecki, Secretary  
The Falls Owners Association, Inc.

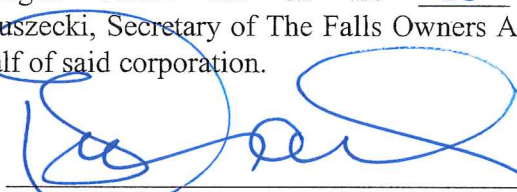
THE STATE OF TEXAS    §  
  §  
COUNTY OF Colorado   §

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2016, by David Gruszecki, Secretary of The Falls Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



**JAMES WILLIAM BRYANT**  
Notary Public, State of Texas  
My Commission Expires  
February 16, 2019

# 26784-7

  
\_\_\_\_\_  
Notary Public in and for The State of Texas

STATE OF TEXAS    COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me; and was duly  
RECORDED to the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas and stamped  
hereon by me, on

**DEC 21 2016**



*Kimberly Menke*  
KIMBERLY MENKE  
COUNTY CLERK, COLORADO COUNTY, TEXAS

**4531**  
**FILED FOR RECORD**  
**COLORADO COUNTY, TX**  
**2016 DEC 21 AM 11:09**  
**KIMBERLY MENKE**  
**COUNTY CLERK**

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