

**FIRST AMENDMENT TO
THE PROMONTORY HOMEOWNERS ASSOCIATION, INC.
BY-LAWS**

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

KNOW ALL MEN BY THESE PRESENTS:

This FIRST AMENDMENT TO THE PROMONTORY HOMEOWNERS ASSOCIATION, INC. BY-LAWS (this "First Amendment") is made effective May 8, 2018, by PHOA, Inc. (the "Association").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for The Promontory, was filed for record on May 1, 1996, as Instrument Number 19960000161369, Volume 1112, Page 232 *et seq.*, of the Official Public Records of Rockwall County, Texas, as such may be amended and/or supplemented from time to time, (hereinafter referred to as the "Declaration"); and

WHEREAS, by-laws were adopted for the Association and are entitled THE PROMONTORY HOMEOWNERS ASSOCIATION, INC. BY-LAWS, and were filed of record as Document 2 to Instrument No. 20130000499552 in the Official Public Records, Dallas County, Texas, as such may be amended and/or supplemented from time to time, (hereinafter referred to as the "By-Laws"); and

WHEREAS, Article XV, Section 1 of the By-Laws sets forth the procedure to amend the By-Laws and provides as follows:

Section 1. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy[:] and

WHEREAS, the members of the Association desire to amend the By-Laws; and

WHEREAS, a meeting of the Members was duly called and conducted on May 8, 2018, at which a quorum was present, and the Members, by a vote of a majority of a quorum of Members present, in person or by proxy, at such meeting approved of the following Amendments to the By-Laws as set forth hereinafter.

NOW, THEREFORE, the By-Laws of the Association are hereby amended as follows:

1. The title of the By-Laws is hereby changed from "The Promontory Homeowners Association, Inc. By-Laws" to "By-Laws of PHOA, Inc." Any subsequent reference in the By-Laws to "The Promontory Homeowners Association, Inc." is also be changed to "PHOA, Inc."

2. The definition of "Association" in Article I of the By-Laws is hereby deleted in its entirety and is replaced with the following:

"Association" shall mean and refer to PHOA, Inc., a Texas non-profit corporation.

3. Article II, Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. The registered office of the Association shall be located in the City of Heath, Rockwall County, Texas, or in any other City in the State of Texas as may be designated by the Board of Directors.

4. Article VI, Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Regular Meetings. A regular meeting of the board of directors shall be held at least once annually unless otherwise required by law. Meetings of the board of directors shall be held at such place and hour as may be fixed from time to time by resolution of the Board. No regular meeting of the board of directors shall be held on a U.S. legal holiday.

5. Article X, Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Place of Meetings. Meetings of the Members shall be held in the City of Heath, Rockwall County, Texas, or at such other suitable location convenient to the Members in Rockwall or Dallas County, Texas, as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof.

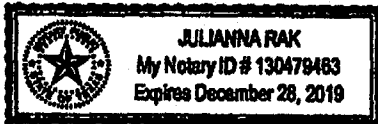
6. Article X, Section 2 of the By-Laws is deleted in its entirety and replaced with the following:

Section 2. Annual Meetings. Annual meetings of the Members shall be set by the Board of Directors so as to occur during the month of May each year on a date and at a time set by the Board, at which the Members shall elect, by a plurality vote a board of directors, and transact such other business as may properly be brought before the meeting. The day for the annual meeting of the Members will not be set on a U.S. legal holiday.

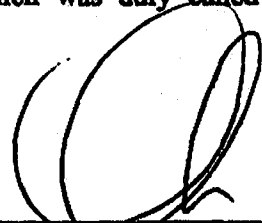
Except as modified by this First Amendment, the By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of PHOA, Inc. certifies that this First Amendment was approved by a vote of a majority of a quorum of Members present in person or by proxy, at the annual meeting of the members which was duly called and conducted on May 8, 2018.

PHOA, INC.



By:


DARREN RAK
(Printed Name) - President

STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Darren Rak, President of PHOA, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of May, 2018.

Julianna Rak
Notary Public in and for the State of Texas

After recording return to:
THE BLEND LAW FIRM, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/24/2018 01:29:10 PM
Fee: \$34.00
20180000015310

