



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

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FLINTROCK AT HURST CREEK

SUPPLEMENT TO THE COMMUNITY MANUAL

[THIRD AMENDMENT TO THE BYLAWS]

Cross-reference the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Flintrock at Hurst Creek, recorded under Document No. 2005167713, Official Public Records of Travis County, Texas, as amended; and Flintrock at Hurst Creek Community Manual, recorded under Document No. 2012055102, Official Public Records of Travis County, Texas, as the same may be amended and supplemented from time to time.

**THIRD AMENDMENT TO THE BYLAWS
OF FLINTROCK AT HURST CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

This Third Amendment to the Bylaws of Flintrock at Hurst Creek Property Owners' Association (the "**Association**") is as follows:

RECITALS

A. Pursuant to *Article VIII* of the Bylaws of the Association, the Bylaws may be amended by the affirmative vote of a majority vote of the Board of Directors.

B. A majority of the Board of Directors has approved this amendment at a special meeting of the Board of Directors, with notice provided in advance of said meeting.

C. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Bylaws. Unless expressly amended by this Second Amendment, all other terms and provisions of the Bylaws remain in full force and effect as written, and are hereby ratified and affirmed.

NOW THEREFORE, the Bylaws are hereby amended as follows:

AMENDMENT TO THE BYLAWS

1. *Article III, Section 1* of the Bylaws is hereby deleted in its entirety and replaced with the following:

Section 1. Number and Qualifications. The business, property, and affairs of the Association shall be managed, controlled, and conducted by a Board of Directors. The Board of Directors shall consist of five (5) Directors. The number of directors may be increased or decreased from time to time by the Board of Directors but only within the limits prescribed by the Articles, and there shall be at least three (3) Directors at all times.

2. *Article III, Section 4* of the Bylaws is hereby supplemented by the following *Section 4.1*:

Section 4.1. Director Candidate Nominations – Floor Nominations. Each year, before the date of the annual meeting of the Members at which a Director or Directors may be elected to the Board, the Association will solicit candidates for the Director election. The solicitation notice must comply with all requirements of the Texas Property Code and applicable law. The notice may be mailed to each Member or provided by: (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the Members in a place located on the Association's common area property; or (b) on an internet website maintained by the Association, and by sending notice by email to each Member who has registered an email address with the Association. A nomination must be made by the candidate to be effective. In the event a Nominating Committee is used, the candidates selected by the Nominating Committee shall supplement any candidates who have been nominated in accordance with the solicitation procedures set forth in this section. There will not be nominations from the floor at a Member meeting for the election of Directors, and there will not be write-in candidates. Written and signed ballots are not required for uncontested races.

3. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Bylaws. Unless expressly amended by this Amendment, all other terms and provisions of the Bylaws remain in full force and effect as written, and are hereby ratified and confirmed.

Acknowledgement

The undersigned hereby certifies that he/she is the duly elected, qualified and acting VICE PRESIDENT of Flintrock at Hurst Creek Property Owners' Association, Inc., a Texas nonprofit corporation (the "Association"), and that this is a true and correct copy of the current Supplement to the Community Manual [Third Amendment to the Bylaws] of the Association that was duly approved and adopted pursuant to the existing Bylaws of the Association.

The Association's Bylaws are amended as set forth herein, with such amendment effective immediately upon the filing of this instrument.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 7th day of January, 2024 5 JA

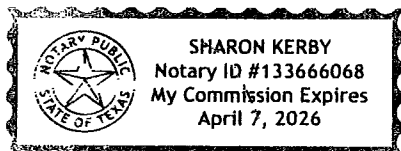
FLINTROCK AT HURST CREEK PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

By: James Salek
Name: James Salek
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of JANUARY, 2024, by JAMES SALEK, VICE PRESIDENT of Flintrock at Hurst Creek Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Sharon Kerby
Notary Public, State of Texas