

ARTICLES OF AMENDMENT
TO THE
BY-LAWS
OF
WINDVIEW HOMEOWNERS ASSOCIATION, INC.
(A Texas Non-Profit Corporation)

Pursuant to the provisions of Article XII of the By-Laws of Windview Homeowners Association, Inc. the undersigned corporation adopts the following Articles of Amendment to its Corporation By-Laws on October 17, 1989 at the annual meeting:

AMENDMENT VIII

SECTION 11.4 EFFECT OF NON-PAYMENT OF ASSESSMENT

SECTION 11.4. EFFECT OF NON-PAYMENT OF ASSESSMENT: THE PERSONAL OBLIGATION TO THE OWNER; THE LIEN; REMEDIES OF THE ASSOCIATION.

a) If any assessment or any part thereof is not paid on the date(s) when due, then the unpaid amount of such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the Lot of the non-paying Owner which shall bind such Lot in the hands of the Owner, his heirs, executors, devisees, personal representatives, and assigns. ~~The personal obligation of the then owner to pay such assessment, however, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them.~~ The lien for unpaid assessment shall be unaffected by any sale or assignment of a Lot and shall continue in full force and effect. No Owner may waive or otherwise escape liability for the assessment provided herein by non-use of the Common Properties or abandonment of his Lot. (Remaining paragraph stays as is)

RESOLVED: That Section 11.4 be amended to read as follows:

11.4 EFFECT OF NON-PAYMENT OF ASSESSMENT: THE PERSONAL OBLIGATION TO THE OWNER; THE LIEN; REMEDIES OF THE ASSOCIATION. a) If any assessment or any part thereof is not paid on the date(s) when due, then the unpaid amount of such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the Lot of the non-paying Owner which shall bind such Lot in the hands of the Owner, his heirs, executors, devisees, personal representatives, and assigns. The lien for unpaid assessment shall be unaffected by any sale or assignment of a Lot and shall continue in full force and effect. No Owner may waive or otherwise escape liability for the assessment provided herein by

non-use of the Common Properties or abandonment of his Lot.
(Remaining paragraph stays as is)

AMENDMENT IX

ARTICLE I SECTION 1.1 NAME AND PRINCIPAL OFFICE

1.1 NAME AND PRINCIPAL ADDRESS. The name of this corporation shall be ~~THE~~ WINDVIEW HOMEOWNERS ASSOCIATION, INC.
(remaining paragraph stay the same)

RESOLVED: SECTION 1.1 BE AMENDED TO READ AS FOLLOWS:

1.1 NAME AND PRINCIPAL ADDRESS. The name of this corporation shall be the WINDVIEW HOMEOWNERS ASSOCIATION, INC.
(remaining paragraph stay the same)

AMENDMENT X

ARTICLE IV SECTION 4.9 VOTING

4.9 VOTING. At all meetings of Members, all questions, except those expressly governed by statute, the Charter of the Corporation, these By-Laws or the Declaration of Covenants, Conditions and Restrictions shall be decided by a simple majority ~~of the vote of the votes present in person or by proxy at a duly called meeting with a quorum present.~~ (Remaining paragraph stays as is)

RESOLVED: SECTION 4.9 BE AMENDED TO READ AS FOLLOWS:

4.9 VOTING. At all meetings of Members, all questions, except those expressly governed by statute, the Charter of the Corporation, these By-Laws or the Declaration of Covenants, Conditions and Restrictions shall be decided by a simple majority of the votes present in person or by proxy at a duly called meeting with a quorum present. (Remaining paragraph stays as is)

AMENDMENT XI

ARTICLE V SECTION 5.4 TERMINATION

RESOLVED: SECTION 5.4 BE AMENDED TO READ AS FOLLOWS:

5.4. TERMINATION. A board member can be removed without cause by a written petition endorsed by two-thirds (2/3) of all votes of the Association Membership or by a 60% vote of the filled Board position at an official Board of Directors meeting.

AMENDMENT XII

ARTICLE XII SECTION 12.2 CONFLICTS

These By-Laws adopted by the ~~Board of Directors~~ of the Corporation at the first meeting of the ~~Board of Directors~~ held in Colleyville Texas on the 14th day of March 1984, ~~and amended at the annual meeting held in Colleyville, Texas on the 21st day of October 1986.~~

RESOLVED: SECTION 12.2 BE AMENDED TO READ AS FOLLOWS:

These By-Laws adopted by the Members of the Corporation at the first meeting of the Membership held in Colleyville Texas on the 14th day of March 1984.

AMENDMENT XIII

ARTICLE V SECTION 5.2 MEMBERS.

5.2 MEMBERS. The Board shall consist of seven Board Members. Board Members shall be elected by vote at the annual meeting. Such election shall precede election of the Officers of the Corporation. The election of the Board Members shall be made from a ballot which contains the names of all nominees as determined by a nomination committee or by nomination from the floor. Each voter shall designate no more than the number of Board Members to be elected from the list of nominees on the ballot. If a ballot is marked with more than the number of Board Members to be elected, that ballot shall be declared null and void. The nominees with the most votes shall become Board Members provided each has received a simple majority of the ballots cast. Otherwise, subsequent run-off election(s) shall immediately take place. Term of office of Board Members shall be two years (subject to exceptions cited herein). Board Members shall serve from the close of the annual meeting in which they are elected until the adjournment of the second annual meeting thereafter (subject to exceptions cited herein). Four Board Members shall be elected in odd-numbered years and three Board Members shall be elected in even-numbered years, thus to provide an overlap in experience (subject to exceptions provided herein.) ~~If any Board Member resigns during the first year of a two year term, the number of Board Members to be elected shall be increased accordingly.~~ EXCEPTION: Seven Board Members shall be elected at the 1987 annual meeting of the Association. During the first meeting of the Board subsequent to the 1987 annual meeting, the Board Members shall consent to which three of the elected Board Members shall serve a one year term in order to initiate the desired overlap. There shall be no, restriction to the number of terms to which a Board Member shall be elected.

RESOLVED: SECTION 5.2 MEMBERS. BE AMENDED TO READ AS FOLLOWS:

5.2 MEMBERS. The Board shall consist of seven Board Members. Board Members shall be elected by vote at the annual meeting. Such election shall precede election of the Officers of the Corporation. The election of the Board Members shall be made from a ballot which contains the names of all nominees as determined by a nomination committee or by nomination from the floor. Each voter shall designate no more than the number of Board Members to be elected from the list of nominees on the ballot. If a ballot is marked with more than the number of Board Members to be elected, that ballot shall be declared null and void. The nominees with the most votes shall become Board Members provided each has received a simple majority of the ballots cast. Otherwise, subsequent run-off election(s) shall immediately take place. Term of office of Board Members shall be two years (subject to exceptions cited herein). Board Members shall serve from the close of the annual meeting in which they are elected until the adjournment of the second annual meeting thereafter (subject to exceptions cited herein). Four Board Members shall be elected in odd-numbered years and three Board Members shall be elected in even-numbered years, thus to provide an overlap in experience (subject to exceptions provided herein.) If any Board Member resigns or is terminated during his or her term, the Board shall have the option to elect, by a 60% vote of the filled Board positions, a member in good standing to fill the vacancy for the remainder of the term. EXCEPTION: Seven Board Members shall be elected at the 1987 annual meeting of the Association. During the first meeting of the Board subsequent to the 1987 annual meeting, the Board Members shall consent to which three of the elected Board Members shall serve a one year term in order to initiate the desired overlap. There shall be no restriction to the number of terms to which a Board Member shall be elected.

DATED October 17, 1989.

WINDVIEW HOMEOWNERS ASSOCIATION, INC.

By: _____
Kathy Heller, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, a notary public, on this day personally appeared Kathy Heller, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19____.

Notary Public in and for
the State of Texas