

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO BYLAWS OF NORTHCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to the Bylaws of Northcat Villas Homeowners Association, Inc.; attached as Exhibit "H" to that certain Notice of Dedicatory Instruments of Northcat Villas Homeowners Association, Inc., filed as Document No. 2013001878 in the Official Public Records of Travis County, Texas (together with all amendments thereto, the "Bylaws"). Reference is further made to that certain Declaration of Covenants, Conditions and Restrictions for Northcat Villas, filed at Vol. 8501, Pg. 6 in the Official Records of Travis County, Texas, (together with all annexation documents and amendments thereto, the "Declaration").

WHEREAS the owners of lots subject to the Declaration are automatically made members of Northcat Villas Homeowners Association, Inc. (the "Association");

WHEREAS the Association is a Texas non-profit corporation and is governed in accordance with the Bylaws;

WHEREAS the board of directors (the "Board") of the Association is authorized to amend the Bylaws pursuant to Section 22.102(c) of the Texas Business Organizations Code; and

WHEREAS the Board has voted to adopt the Bylaws amendment set forth below;

THEREFORE the Bylaws have been, and by these presents are, amended as follows:

1. By AMENDING Article III, Section 1 to require 10 days prior notice of meeting rather than 20, so that the provision now reads in its entirety as follows:

"The first regular meeting of the Association shall be held within sixty days after all lots have been sold by the Declarant or at such earlier time as Declarant may deem appropriate. There shall be an annual meeting of the Association on the same day of each year at the property or at such other reasonable place or time not more than thirty days before or after such date as may be designated by written notice by the Board delivered to the owners not more than ten days prior to the date set for said meeting.

At or prior to an annual meeting, the Board shall furnish to the owners (i) a list of names of the nominees for the positions on the Board to be filled at the meeting, (ii) a budget for the coming fiscal year which shall itemize the estimated common expenses for the coming fiscal year with the estimated allocation thereof to each owner, and (iii) a statement of the common expenses itemizing receipts and disbursements for the previous and current fiscal year, together with the allocation thereof to each owner. Within ten days after the annual meeting, the budget and the statement of common expenses shall be delivered to all owners who were not present at the annual meeting. Delivery shall be complete when electronically mailed, or if requested by an owner, mailed first class postage prepaid, to each unit in the development, or to such other address, electronic or physical, as the owner thereof may designate in writing."

2. **By AMENDING Article IX, Section 2 to read in its entirety as follows:**

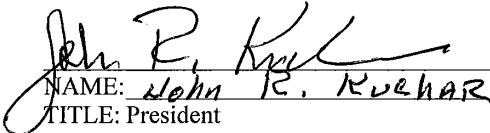
“At the close of each calendar year, the Board will cause the books and records of the Association to be examined by an independent party (for example and without limitation, a homeowner not on the board, a manager, or an accountant).”

Subject solely to the amendments provided above, the Bylaws remain in full force and effect.

AGREED TO and ADOPTED the 5th day of May, 2015.

[Signature and Notary Blocks on following Page]

NORTHCAT VILLAS HOMEOWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors


NAME: John R. Kuchar
TITLE: President

Acknowledgement

STATE OF TEXAS §

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This instrument was acknowledged before me on the 5th day of May, 2015, by John R. Kuchar in the capacity stated above.


Notary Public, State of Texas



After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 07 2015 04:39 PM

FEE: \$ 38.00 **2015071188**