

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; and that Amendment to Bylaws of Northcat Villas Homeowners Association, Inc., filed as Document No. 2015071188, both in the Official Public Records of Travis County, Texas (cumulatively and 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 amendments set forth below;

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

- 1. **By AMENDING Article II, Section 6 to clarify the Board's rule-making authority, so that the provision now reads in its entirety as follows (new language is shown as underlined):**

"The Board, for the benefit of the property and the Association, shall manage the business, property and affairs of the property and the Association and shall have the power to enforce the provisions of the Declaration, these Bylaws, the Association rules and the administrative rules and regulations governing the property. The Board shall have the power to adopt rules and regulations governing the property, including without limitation fines for violation of any dedicatory instrument provision and rules related to leasing of homes within the property. The Board shall have the powers, duties and responsibilities as with respect to the property as contained in the Declaration, the Articles of Incorporation, and these Bylaws, and all other powers reasonable, necessary and appropriate to the efficient performance of the functions and duties of the Association."

- 2. **By AMENDING Article XVI to read in its entirety as follows:**

"This Article has been intentionally OMITTED."

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

AGREED TO and ADOPTED the 15th day of May, 2018.

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

Bronson Dorsey
NAME: BRONSON DORSEY
TITLE: President

Acknowledgement

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on the 15th day of May, 2018, by Bronson Dorsey in the capacity stated above.

Phyllis M. Starr
Notary Public, State of Texas



After recording, please return to:
Niemann & Heyer, L.L.P.
Attorneys At Law
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Austin, Texas 78701

File Server: CLIENTS:NorthcatVillasHOA:BylawAmendRules CL 12-17.doc



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