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Rebecca Guerrero, County Clerk  
Travis County, Texas

Feb 18, 2022 08:21 AM Fee: \$30.00

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\*Electronically Recorded\*

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT OF BYLAWS  
OF  
SHADOW OAKS TOWNHOMES CONDOMINIUM ASSOCIATION, INC.**

**Document reference.** Reference is hereby made to that certain Condominium Declaration for Shadow Oaks Townhomes, filed at Vol. 2, Pg. 478 in the Condominium Records of Travis County, Texas (the "Original Declaration"), together with all amendments and supplemental documents thereto, the "**Declaration**")

Reference is further made to the Bylaws ("**Bylaws**") attached as Exhibit "C" to the Original Declaration.

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of Shadow Oaks Townhomes Condominium Association, Inc. (the "**Association**");

WHEREAS the Bylaws may be amended by the Board of Directors pursuant to Texas Business Organizations Code section 22.102 or by the members of the Association pursuant to Bylaws Article VIII;

WHEREAS the requirements for amendment having been met as of January 14, 2022, the following amendment to the Bylaws is hereby adopted and filed of record. To the extent of any conflict with the Bylaws, the language of this amendment shall control:

Article II, Section 5. Quorum. Except as otherwise provided in the Declaration or these By-Laws, owners representing forty percent (40%) of the votes assigned in the Declaration shall constitute a quorum. If a quorum is not met at the first call of a meeting, the meeting may be adjourned and re-convened at a later date within 60 days, and whatever votes are present at the reconvened meeting in person or by proxy or by absentee ballot shall be deemed to constitute a quorum. Except as otherwise provided in the Declaration or these By-Laws, when a quorum of owners is present at any meeting, or casts a vote in an election conducted in the absence of a meeting, a majority of those casting ballots shall be sufficient to either defeat or approve any proposed action, as long as the total ballots cast equals or exceeds a quorum."

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

**SHADOW OAKS TOWNHOMES CONDOMINIUM ASSOCIATION, INC.**

Acting by and through its Board of Directors

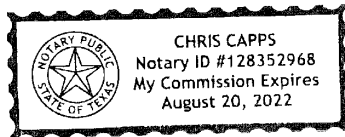
Signature: William E. Zimmerman  
Printed name: William E. Zimmerman  
Title: President

**Acknowledgement**

**STATE OF TEXAS** §

**COUNTY OF TRAVIS** §

This instrument was executed before me on the 8<sup>th</sup> day of Feb., 20 22, by William E. Zimmerman in the capacity stated above.



[Signature]  
Notary Public, State of Texas

/Volumes/File Server/CLIENTS/Shadow Oaks/BylawsAmendQuorum 2021.docx

**After recording, please return to:**

Nieman & Heyer, L.L.P.  
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Austin, Texas 78701