

AFTER RECORDING RETURN TO:

Reatta Ridge Owners Association
PO Box 1147
Justin, Texas 76247

**FIRST AMENDMENT TO THE BYLAWS
FOR
REACTA RIDGE OWNERS ASSOCIATION**

STATE OF TEXAS §
COUNTY OF DENTON § **KNOW ALL MEN BY THESE PRESENTS:**
§

This **FIRST AMENDMENT TO THE BYLAWS FOR REACTA RIDGE OWNERS ASSOCIATION** (here-in called the "First Amendment"), is made on the date herein set forth by Reatta Ridge Owners Association, a Texas Property Owners Association, for the purpose of increasing the number of Directors on the Board of Directors from three to five and bringing all governing documents into early compliance with the Texas Business Organizations Code (herein referred to as the "BOC") by replacing the stated sections of the Texas Business Corporation Act and the Texas Non-Profit Corporation Act with the appropriate sections of the BOC.

WITNESSETH:

WHEREAS, Reatta Ridge, Ltd. filed for record that certain **Bylaws of Reatta Ridge Owners Association in Volume 4857, Page 01584** of the real property Records of Denton County, Texas (herein referred to as the "Bylaws");

WHEREAS, pursuant to Article 2.1 of the Bylaws, the Board of Directors initially consists of three persons and the number of Directors may be changed by amendment of the bylaws, but may not be less than three;

WHEREAS, pursuant to Section 402.003 of the BOC, Reatta Ridge Owners Association is adopting the BOC by following amendment procedures to opt-in before the January 1, 2010 mandatory date and causing its governing documents to comply with the code;

WHEREAS, pursuant to Article 10 of the Bylaws, all aspects of this amendment of the bylaws was approved by the members representing a majority of the votes present (in person and by proxy) at the Annual Meeting of the Association held November 18, 2008 where a quorum was present (in person and by proxy).

AMENDMENTS

1. Article 2.1 of the Bylaws, the first three sentences, are hereby amended and restated as follows:

2.1 NUMBER AND TERM OF OFFICE. *The board will consist of five persons. Upon election, each director will serve a term of 2 years. To maintain staggered terms, three directors will be elected in even-numbered years, and two directors will be elected in odd-numbered years.*

2. Article 2.3 of the Bylaws, hereby is amended and restated in its entirety as follows:

2.3 ELECTION. *Directors will be elected by the members of the Association. The election will be conducted at the annual meeting of the Association, at any special meeting called for that purpose, or by any method permitted by Title 1, Chapter 6, Section 6.002 and Title 2, Chapter 22, Section 22.161 of the Texas Business Organizations Code, which may include, without limitation, mail, facsimile transmission, electronic mail, or a combination of any of these.*

3. ARTICLE 2.7 of the Bylaws, hereby is amended and restated in its entirety as follows:

2.7 LIABILITIES AND STANDARD OF CARE. *In performing their duties, the directors are required to exercise certain standards of care and are subject to certain liabilities, including but not limited to the following provisions of State law: Title 2, Chapter 22, Sections 22.221, and 22.225 through 22.230 of the Texas Business Organizations Code.*

4. ARTICLE 3.4 of the Bylaws, hereby is amended and restated in its entirety as follows:

3.4 STANDARD OF CARE. *In performing their duties, the officers are required to exercise certain standards of care provided by Title 2, Chapter 22, Section 22.235 of the Texas Business Organizations Code.*

5. ARTICLE 4.6 of the Bylaws, hereby is amended and restated in its entirety as follows:

4.6 VOTING MEMBER LIST. *The board will prepare and make available a list of the Association's voting members in accordance with Title 2, Chapter 22, Section 22.158 of the Texas Business Organizations Code.*

6. ARTICLE 4.14 of the Bylaws, second sentence, hereby is amended and restated in its entirety as follows:

4.14 ACTION WITHOUT MEETING. *.....The board may permit members to vote by ballots delivered by any method allowed by Title 1 Chapter 6 of the Texas Business Organizations Code, which may include hand delivery, mail, fax, email, or any other combination of these....*

7. Article 8.1 of the Bylaws, hereby is amended and restated in its entirety as follows:

8.1 INSPECTION OF BOOKS AND RECORDS. *Books and records of the Association will be made available for inspection and copying pursuant to Title 2, Chapter 22, Section 22.351 of the Texas Business Organizations Code.*

8. Article 9.2 of the Bylaws, first sentence, hereby is amended and restated in its entirety as follows:

9.2 DELIVERY OF NOTICES. *Any written notice required or permitted by these bylaws may be given personally, by mail, fax, or any other method permitted by the Texas Business Organizations Code.*

SIGNED AND ACKNOWLEDGED

IN WITNESS WHEREOF, this certifies that the requisite number of members approved this First Amendment and it shall be effective as of January 13, 2009.

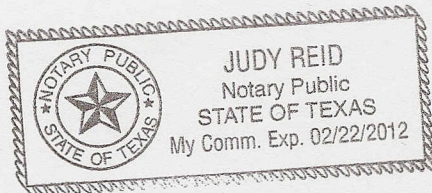
SIGNED on the 13th day of January 2009.

Reatta Ridge Owners Association,
a Texas Nonprofit Corporation

By: Charlotte E Moore
Charlotte E Moore, Treasurer

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 13th day of January 2009 by Charlotte Moore, Member of the Board of Directors and Treasurer of the Reatta Ridge Owners Association, a Texas Nonprofit Corporation, on behalf of the corporation.



Judy Reid
Notary Public, The State of Texas

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2009 00003329

Instrument Number: 2009-3329

Recorded On: January 13, 2009

As
Amendment

Parties: REATTA RIDGE OWNERS ASSOCIATION

Billable Pages: 4

To

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Amendment	23.00
Total Recording:	23.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2009-3329
Receipt Number: 549034
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Record and Return To:

REATTA RIDGE OWNERS ASSOCIATION
PO BOX 1147
JUSTIN TX 76247

User / Station: H Dunn - Cash Station 4



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas