

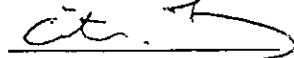
**AFTER RECORDING, RETURN TO:**

KENNETH N. JONES, ESQ.  
ARMBRUST & BROWN, PLLC  
100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701

# BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC. AMENDMENT TO NOTICE OF DEDICATORY INSTRUMENTS AND POLICY MANUAL

Meridian, a single-family community located in Travis and Hays Counties, Texas (the "Community"), and is subject to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Bear Lake PUD, recorded under Document No. 2002151142, Official Public Records of Travis County, Texas and in Vol. 2047, Page 780, Official Public Records, Hays County, Texas, as amended. Bear Lake PUD Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), is the homeowners association established pursuant to the terms of the Declaration. This instrument, which has been adopted and approved by the Board of Directors of the Association, causes the attached Unanimous Consent of Directors (amending the Association Bylaws), a previously unrecorded dedicatory instrument of the Association to be recorded as required by Section 202.006 of the Texas Property Code.

BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

  
By: Cristian Lieneck, Director

THE STATE OF TEXAS        §  
COUNTY OF TRAVIS        §



This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Cristian Lieneck, member of the Board of Directors of the Bear Lake PUD Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


(seal)   
Notary Public Signature

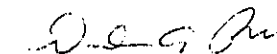
  
By: Abbe Carter, Director

THE STATE OF TEXAS        §  
COUNTY OF TRAVIS        §




This instrument was acknowledged before me on \_\_\_\_\_, 2018, by Abbe Carter, member of the Board of Directors of the Bear Lake PUD Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

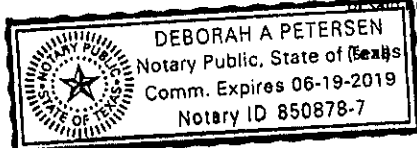
(seal)   
Notary Public Signature

  
By: David A. Ruehlman, Director

THE STATE OF TEXAS        §  
COUNTY OF TRAVIS        §

This instrument was acknowledged before me on May 1st, 2018, by David A. Ruehlman, member of the Board of Directors of the Bear Lake PUD Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

  
Notary Public Signature



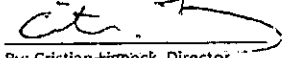
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BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation



By: Cristian Lieneck, Director

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §



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(seal)

  
Notary Public Signature



By: Abbe Carter, Director

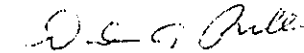
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COUNTY OF TRAVIS §



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(seal)

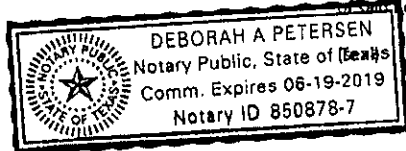
  
Notary Public Signature




By: David A. Ruehlman, Director

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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Notary Public Signature


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BEAR LAKE PUD HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

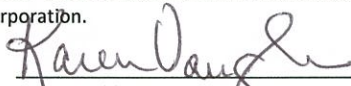
  
By: Cristian Lieneck, Director

THE STATE OF TEXAS            §  
COUNTY OF TRAVIS           §



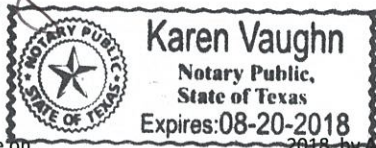
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(seal)

  
Notary Public Signature

  
By: Abbe Carter, Director

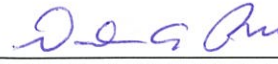
THE STATE OF TEXAS            §  
COUNTY OF TRAVIS           §



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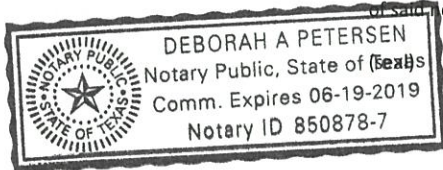
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Notary Public Signature

  
By: David A. Ruehlman, Director

THE STATE OF TEXAS            §  
COUNTY OF TRAVIS           §

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Notary Public Signature

**BEAR LAKE PUD HOMEOWNER'S ASSOCIATION, INC.**

**UNANIMOUS CONSENT OF DIRECTORS IN LIEU  
OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**

The undersigned, being all of the members of the Board of Directors of Bear Lake PUD Homeowner's Association, Inc., a Texas non-profit corporation (the "Association"), do hereby consent, pursuant to the Texas Business Organizations Code (the "Code"), Section 3.04 of the Bear Lake PUD Master Declaration of Covenants, Conditions, Restrictions and Easements recorded under Document No. 2002151142, Official Public Records of Travis County, Texas and Document 02022306 (Volume 2047, Page 780), Official Public Records of Hays County, Texas (as amended from time to time, the "Declaration") and Section 13.1 of the Bylaws of the Association (the "Bylaws"), to the adoption of the following resolutions:

**1. DEFINITIONS**

RESOLVED, that the following is hereby added to Article II of the Bylaws:

**"Section 2.17 Majority.** "Majority shall mean more than half."

**2. QUORUM**

RESOLVED, that the first sentence of Section 3.4 of Article III of the Bylaws is hereby amended to read as follows:

"The presence at the meeting of ten percent (10%) of the Members entitled to vote shall constitute a quorum for any action, except as otherwise provided in the Articles, the Declaration, or these Bylaws."

**3. PROXIES**

RESOLVED, that the following is hereby added as the last sentence to Section 3.5 of Article III of the Bylaws:

"Subject to the provisions of the Code, the Articles, the Declaration and these Bylaws, the voting rights of an owner may be cast or given: (i) in person or by proxy at a meeting of the Association; (ii) by absentee ballot; (ii) by "Electronic Ballot" (as defined below); or (iv) by any method of representative or delegated voting provided by the Association's governing documents. As defined in Section 209.00592 of the Code, Electronic Ballot means a ballot: (i) given by email, facsimile, or posting on an Internet website; (ii) for which the identity of the property owner submitting the ballot can be confirmed; and (iii) for which the property owner may receive a receipt of the electronic transmission and receipt of the owner's ballot."

**4. NUMBER OF DIRECTORS**

RESOLVED, that pursuant to Section 4.1(a) of Article IV of the Bylaws, the Board hereby sets the number of Directors at five (5).

5. AMENDMENTS

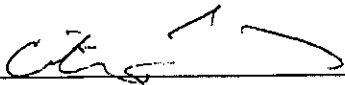
RESOLVED, that Section 13.1 of Article XIII of the Bylaws is hereby amended to read as follows:

"These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of all of the Members of the Association provided that such amendment has been approved by Members of the Association entitled to cast at least a Majority of the total number of votes of the Association."


6. RATIFICATION OF PAST ACTS

RESOLVED, that all past decisions, conduct and actions, whether or not reflected in the minute book of the Association, of the Board of Directors and of each and every officer of the Association from and after the date of the last annual meeting, up to and including the present date, are hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, the undersigned have executed this instrument to be effective the 17<sup>th</sup> day of January 2017.

  
\_\_\_\_\_  
Cristian Lieneck, Director

  
\_\_\_\_\_  
David A. Ruehlman, Director

  
\_\_\_\_\_  
Abbe Carter, Director

5. AMENDMENTS


RESOLVED, that Section 13.1 of Article XIII of the Bylaws is hereby amended to read as follows:

"These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of all of the Members of the Association provided that such amendment has been approved by Members of the Association entitled to cast at least a Majority of the total number of votes of the Association."


6. RATIFICATION OF PAST ACTS

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\_\_\_\_\_  
Cristian Lieneck, Director

  
\_\_\_\_\_  
David A. Ruehlman, Director

  
\_\_\_\_\_  
Abbe Carter, Director



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

May 02 2018 03:02 PM

FEE: \$ 34.00 2018067350