

*Nancy E. Rister*

Nancy E. Rister, County Clerk

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Fee: \$ 52.00 Pages: 10

Williamson County Texas

STATE OF TEXAS  
COUNTY OF WILLIAMSON

RECORDATION OF BYLAWS OF  
CRYSTAL KNOLL TERRACE HOMEOWNERS ASSOCIATION

Reference is hereby made to:

- (1) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace, Unit One Filed in Vol 1291 Page 168 of the Official Public Records of Williamson County, Texas (together with any subsequent amendments, the "Unit 1 Declaration") [see also Unit 1 plat filed of record in Cabinet G, Slide 384, plat records of Williamson County, Texas];
- (2) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace Unit Three Filed as document no 2000055446 of the Official Public Records of Williamson County, Texas (together with any subsequent amendments, the "Unit 3 Declaration") [see also Unit 3 plat filed of record in Cabinet S, Slide 131, plat records of Williamson County, Texas];
- (3) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace Unit Four Filed as document number 2002082251 of the Official Public Records of Williamson County, Texas (together with all subsequent amendments, the "Unit 4 Declaration") [see also the Unit 4 plat filed of record in Cabinet W, slide 258, document no 2002077938 of the Official Public Records of Williamson County, Texas]; and
- (4) Consolidated Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace (Units 1,3, and 4), such consolidating declaration replacing and superseding the declarations described in paragraphs (1)-(3) above (This document was adopted after the attached bylaws were adopted)

Document number 4 is referred to as the "Declaration" The Association will administer and oversee enforcement the Declaration, as appropriate.

The Crystal Knoll Terrace Homeowners Association ("Association") is the governing association for all properties subject to the above-mentioned declarations. The Association is the successor to the respective "associations" as the term is defined in the three above-mentioned declarations. As such all members of what were formerly known as the Crystal Knoll Terrace Unit 1, Unit 3, and Unit 4 associations are now members of the Association, with the three associations being merged into one association. ON MAY 22, 2011, Association adopted these bylaws, to amend and supercede all previously-adopted bylaws for the (former) respective associations, now one combined Association. The Bylaws are hereby filed of record as attached hereto.

CRYSTAL KNOLL TERRACE HOMEOWNERS  
ASSOCIATION

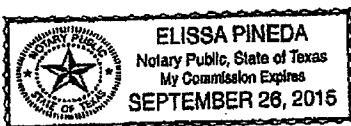
By: Niemann & Heyer LLP, attorneys and authorized  
agents

*Connie N. Heyer*  
Connie N. Heyer

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 6th day of January 2012 by Connie N. Heyer  
\_\_\_\_\_ in the capacity stated above

*Elissa Pineda*  
Notary Public, State of Texas



STATE OF TEXAS  
COUNTY OF WILLIAMSON

BYLAWS OF  
CRYSTAL KNOLL TERRACE HOMEOWNERS ASSOCIATION

Reference is hereby made to:

- (1) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace, Unit One. Filed in Vol. 1291 Page 168 of the Official Public Records of Williamson County, Texas (together with any subsequent amendments, the "Unit 1 Declaration") [see also Unit 1 plat filed of record in Cabinet G, Slide 382, plat records of Williamson County, Texas];
- (2) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace Unit Three. Filed as document no. 2000055446 of the Official Public Records of Williamson County, Texas (together with any subsequent amendments, the "Unit 3 Declaration") [see also Unit 3 plat filed of record in Cabinet S, Slide 131, plat records of Williamson County, Texas];
- (3) Declaration of Covenants, Conditions and Restrictions for the Crystal Knoll Terrace Unit Four. Filed as document number 2002082251 of the Official Public Records of Williamson County, Texas (together with all subsequent amendments, the "Unit 4 Declaration") [see also the Unit 4 plat filed of record in Cabinet W, slide 258, document no 2002077938 of the Official Public Records of Williamson County, Texas]; and

The three above-referenced documents are together referred to herein as the "Declaration" The Association will administer and oversee enforcement of all three Declarations, as appropriate (for example, a Unit 1 declaration violation will be enforced according to the provisions of the Unit 1 declaration, and these Bylaws, any Association rules, and any other applicable governing documents).

The Crystal Knoll Terrace Homeowners Association ("Association") is the governing association for all properties subject to the above-mentioned declarations The Association is the successor to the respective "associations" as the term is defined in the three above-mentioned declarations As such all members of what were formerly known as the Crystal Knoll Terrace Unit 1, Unit 3, and Unit 4 associations are now members of the Association, with the three associations being merged into one association. The Association hereby adopts these bylaws, to amend and supercede all previously-adopted bylaws for the (former) respective associations, now one combined Association

Article I: NAME AND LOCATION

- 1 01 *Name* The name of the Association is CRYSTAL KNOLL TERRACE HOMEOWNERS ASSOCIATION ("ASSOCIATION")

Article II: DEFINITIONS

- 2 01. *Definitions* The definitions of all capitalized terms herein shall be the same as those provided in the Declaration(s), including any amendments thereto The term "Declaration" referred to herein refers to all Declarations mentioned above

Article III: MEETING OF MEMBERS

- 3 01 *Annual Meetings* The annual meeting of the Members shall be held each year at such place and time as are designated by the Board Meetings may be held using conference telephone or similar technology if such technology or system permits each person participating in the meeting to communicate with all other persons participating in the meeting.

3 02 *Special Meetings* Special meetings of the Members may be called at any time by the president, acting on his own initiative, or by the Board of Directors, and must be called by the board upon presentation to the board or managing agent of a written and signed request by Members holding at least 10 percent of the votes in the Association

3 03. *Notice of Meetings* Written notice of each meeting of the Members shall be given by or at the direction of the secretary, by mailing a copy of such notice, postage prepaid, at least 10 and no more than 60 days before such meeting, to each Member, addressed to the Member's Unit or such alternate address as may appear on the books of the Association for the purpose of notice. Such notice shall specify the place, date and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Such notice shall be deemed to be delivered when deposited, postage prepaid, in the United States mail, addressed to the Member at his address as set out above. In substitution of the foregoing, if approved in advance by a particular Member, that Member may receive notice of a meeting by any alternate, designated means (e.g., fax, email, etc.)

3 04 *Quorum* The presence at a meeting of 10 percent of the votes in the Association entitled to be cast on a particular issue shall constitute a quorum. If such quorum shall not be present or represented at any meeting, the presiding officer shall have the authority to recess the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. A Member and his related voting interest are deemed to be "present" for purposes of this section if the Member or his proxy holder is physically present at the meeting or if the Member has cast his vote in advance of the meeting by mail, facsimile, or e-mail, in accordance with Section 3 06 below

3 05 *Proxies*. At all meetings of the Members, each Member may vote in person or by proxy or as otherwise provided in Section 3 06. All proxies shall be in writing, signed and dated by the Member, and filed with the secretary or managing agent. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot. Proxies are valid for 11 months from the date of execution, unless a shorter or longer term is designated thereon. The Board shall promulgate all proxy forms – only the Board-promulgated form shall be valid for any vote

3 06 *Voting*. Each Lot shall have one vote in all Association elections or other matters for which Members may cast votes. Voting at a meeting may be by means of any method that adequately permits an accurate determination of votes cast. Additionally, the Board, in its sole discretion, may permit Members to vote prior to the meeting by means of mail, facsimile transmission, or e-mail transmission. In such cases, the Board shall deliver a standard, Board-promulgated written ballot form to the Members at least 10 days prior to the meeting, and same must be completed, signed and returned to the secretary, or some other designated official, no later than the deadline stated on the ballot or the beginning of the related meeting, whichever is earlier. Votes cast in this manner shall be deemed "present" for purposes of establishing a quorum of votes on the matters indicated on the ballot but not for any other matters

#### Article IV: BOARD OF DIRECTORS

4 01 *Number* The affairs of the Association shall be managed by a Board of five directors. A director need not be a Member of the Association

4 02 *Term of office* Directors shall serve two-year, staggered terms. The term for a director begins immediately upon the adjournment of the meeting or balloting at which he is elected and, absent death, ineligibility, resignation, removal, or some other event causing a mid-term vacancy, ends once his successor is elected or appointed. As the next annual meeting following the adoption of these bylaws, three directors shall be elected to two-year terms, and two director will be elected to a one-year term. The three directors elected shall draw lots to determine their term length. At subsequent annual meetings, directors shall be elected to two-year terms

4 03. *Removal* Any director may be removed, with or without cause, by a vote of Members present at a meeting at which there is a quorum, duly called for such purpose. In the event of the removal of a director, the Members present at such meeting shall immediately vote to elect a successor director to serve for the unexpired term of the removed director

4.04 *Vacancies.* In the event of a director mid-term vacancy caused other than by removal (i.e., by death, resignation, disqualification or otherwise), the remaining directors, even if less than a quorum, shall vote to elect a new director, who shall serve for the unexpired term of his successor.

4.05 *Compensation.* No director shall receive compensation for any service he may render to the Association in his capacity as a director. However, any director may be reimbursed for actual, reasonable expenses incurred in the performance of his duties and approved by the Board, provided that adequate documentation is presented to the board supporting the amount of reimbursement requested.

4.06 *Action Taken Without a Meeting.* The directors shall have the right to take any action in the absence of a meeting that they could take at a meeting of the Board by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors. For purposes of this section, an approval is deemed to be "written" if it is delivered in a written or printed format by hand delivery, mail, fax, email, or any similar method by which a physical record of the director's approval can be generated.

4.07 *Voting.* Each director shall have the right to cast one vote on all matters before the Board. Items or issues put to a vote of the Board shall be settled by majority vote once a quorum of votes has been cast, unless some different vote threshold is expressly provided for in these Bylaws, the Certificate of Formation, the Declaration, or other State law. Directors may also vote by phone, fax, email, or other methods, provided that such votes shall be documented in the minutes of a future board meeting, and provided that all directors are given notice and reasonable opportunity to vote.

4.08 *Limited liability and indemnification.* The directors shall be entitled to limited liability and indemnification protections to the maximum extent allowed by law.

#### Article V: ELECTION OF DIRECTORS

5.01 *Nomination.* Nominations for election to the Board of Directors may be in advance of the related vote and in accordance with such policies as the Board may determine appropriate. Any person qualified to serve as a director can be nominated as a candidate for the Board of Directors. A Member is permitted to self-nominate.

5.02 *Election.* Contested election to the Board of Directors shall be by written ballot if requested by any Member. At such election, the Members or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration or these Bylaws. The person(s) receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

#### Article VI: MEETINGS OF DIRECTORS

6.01 *Regular Meetings.* Regular meetings of the Board of Directors shall be held at least quarterly without notice, at such place and hour as may be fixed from time to time by the Board.

6.02 *Special Meetings.* Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three days notice to each director.

6.03 *Quorum.* A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

6.04 *In person or by telephone.* Meetings of the Board may be in person or by any alternate means. Action may be taken without a meeting if a written consent, stating the action to be taken, is dated and signed (email verification shall suffice) by the number of directors necessary to take that action at a meeting. The entire board shall be informed of any action taken without a meeting by less than unanimous consent.

6.05 *Open meetings.* Regular and special meetings of the Board are open to the Members, subject to the following provisions to the extent permitted or required by applicable law:

a No audio or video recording of the meeting may be made, except by the Board or with the Board's prior express consent

b Members who are not directors may not participate in Board deliberations under any circumstances, and may not participate in Board discussions unless the Board expressly so authorizes at the meeting

c Executive sessions are not open to Members

d The Board may prohibit attendance by non-members, including by the representatives, proxies, agents, and attorneys of Members

e The Board may prohibit attendance by any Member who disrupts meetings or interferes with the conduct of Board business

f The Board may, but is not required to, publish to Members the time, date, and place of Board meetings, but will provide the information if requested in writing by a Member on a meeting by meeting basis in accordance with subsection (g)

g An association, on the written request of a unit owner, shall inform the unit owner of the time and place of the next regular or special meeting of the board

6.06 *Executive session.* The Board may adjourn any regular or special meeting of the Board and reconvene in executive session, subject to the following conditions:

a The nature of business to be conducted in executive session will first be announced in open session

b No action may be taken nor decision be made in executive session, which is for discussion and informational purposes only

c The limited purposes for which the Board may convene in executive session are to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving the invasion of privacy of individual Unit owners, matters which Association legal counsel advises are appropriate for executive session, or matters that are to remain confidential by request of the affected parties and agreement of the Board

d At the end of an executive session, the Board must adjourn, reconvene in open session, announce the general nature of the business that was considered in the executive session, and conduct or take any related votes, actions or decisions

e The Board is not required to make or maintain minutes of executive sessions

#### Article VII: POWERS AND DUTIES OF THE BOARD

7.01 *Powers.* The Board shall have the authority to act on behalf of the Association on all matters not otherwise expressly reserved under these Bylaws, the Association's certificate of formation, or the Declaration for action by the Members. The Board of Directors shall have such powers as are conferred upon it by the Declaration, the Texas Business Organizations Code, and other applicable State statute. The Board additionally shall exercise for the Association all powers, duties and authority vested in or delegated to the Association and not otherwise expressly reserved to the membership by these bylaws or the other Governing Documents. As of the merger of the three former associations (see introductory paragraph), the Association shall maintain joint accounts for the administration of all three former associations (the current, merged, Association). All action taken pursuant to the Declaration, Bylaws, or Rules shall be funded through Association accounts maintained, jointly, on behalf of all Association members.

The Board shall expressly have the power to impose fines for violation of the Declaration, Bylaws, Rules, or other governing documents of the association. The Board may impose late fees for late payment of sums due under the Declaration, and NSF fees for checks returned NSF. Owners may be held liable to the extent permitted by law for all enforcement costs, including attorneys fees, associated with enforcement of the governing document due to a violation of Owner or owners residents, guests, or invitees. Owners are responsible for all actions of their guests, residents and invitees. All amounts due the Association are collectible in the same manner as assessments due under the Declaration. The Association is granted a power of sale in conjunction with its lien for amounts due under the governing documents, and shall have the power to from time to time appoint a trustee to carry out such power of sale.

7.02 *Duties* It shall be the duty of the Board:

a to cause to be kept a record of its acts and corporate affairs and to present a report thereof to the Members at the annual meeting of the Members, or at any special meeting when such report is requested in writing by at least one-fourth of the Members;

b to (1) fix the amount of the regular assessment pursuant to the procedure in the Declaration; (2) collect assessments and enforce assessment payment obligations and other provisions of the Governing Documents, all pursuant to procedures and limitations as set forth in the Declaration and other State law;

c to issue or cause to be issued resale certificates, loan eligibility certificates, and verification certificates setting forth whether or not any assessment has been paid, subject to the right to levy a reasonable charge for the issuance of these certificates and other written documents requested of the Association;

d to procure and maintain adequate insurance coverages as required under the Declaration;

e to maintain the General Common Elements and other areas of the property governed by the Declaration ("Property"), as provided in the Declaration;

f to establish such rules as it may deem necessary or appropriate for the Property; and

g to carry out all other duties of the Association or Board under the Declaration.

#### Article VIII: OFFICERS AND THEIR DUTIES

8.01. *Enumeration of Officers* The officers of this Association shall be a president, secretary and treasurer, each of whom shall at all times be a member of the Board of Directors. One person may hold more than one officer position, except that the offices of President and Secretary shall be held by different individuals.

8.02. *Election of Officers* The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

8.03. *Term* Each officer shall hold office from the time elected until the next regularly-scheduled election of officers provided for in Section 8.02 above. This term will commonly be for a one-year period, but may be slightly longer if an annual meeting of the Members is delayed or may be shorter in the event of a mid-term vacancy.

8.04. *Special Appointments* The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may determine from time to time.

8.05. *Resignation and Removal* Any officer may be removed from office with or without cause by vote of the Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. The acceptance of such a resignation shall not be necessary to make it effective.

8 06 *Vacancies*. A mid-term vacancy in any office, whether caused by removal, disqualification, resignation, death, or otherwise, shall be filled by vote of the Board. The newly-elected officer shall serve for the remainder of the term of the officer he replaces.

8 07 *Duties*. In addition to any other duties that may be conferred on a particular office by means of a Board resolution, the duties of the officers are as follows:

a. **President:** The president shall preside at all meetings of the Board of Directors and the Members; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other legal instruments; shall prepare, execute, certify and record amendments to the Governing Documents; and generally shall fulfill all such other administrative duties commonly entrusted to the chief executive officer of a non-profit corporation.

b. **Secretary:** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; shall cause notice of meetings of the Board and of the Members to be served; shall keep appropriate current records of the Members of the Association and their addresses; and shall perform such other duties as required by the Board. Any of the foregoing duties may be delegated to the Association management company, if any, with the approval of the Board. In addition, the secretary shall act in the place and stead of the president in the event of his absence, inability or refusal to act.

c. **Treasurer:** The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; shall keep proper books of account; shall prepare an annual budget for the forthcoming year and a statement of income and expenditures for the previous year; and shall be responsible for supervising Association billings and other financial matters.

Any of the foregoing duties of the officers may be delegated to a managing agent, if any, with the approval of the Board.

#### Article IX: COMMITTEES

The Association shall appoint any committees required by the Declaration or these Bylaws. In addition, the Board of Directors may appoint other advisory committees as deemed appropriate in carrying out the purposes of the Association. Advisory committees shall not have binding voting authority. Rather, their role shall be to make recommendations to the Board as to how the Board should vote or act on various matters.

#### Article X: BOOKS AND RECORDS

The books, records and papers of the Association shall be subject to inspection by any Member during reasonable business hours by prior appointment. Upon prior written request to the managing agent, or board if the Association is self-managed, books and records will be made available at a mutually-agreeable time. Records deemed to be privileged or confidential under State law shall not be available for inspection. The Declaration, the Certificate of Formation, the Bylaws, and any other Governing Documents of the Association, shall be available for inspection upon prior appointment by any Member at the principal office of the Association, where copies may be purchased at a reasonable cost.

#### Article XI: CORPORATE SEAL

The issuance of a corporate seal shall be unnecessary and is not required under Texas law.

Article XII: AMENDMENTS

12 01 *Amendments* These Bylaws may be amended:

- a By vote of the Board, as further provided by applicable statute; and/or
- c By vote of at least 67 percent of the votes present and voting once a quorum of votes has been cast in the manner prescribed in Article III above

No amendment to these Bylaws may operate to shorten the term of a current director

Article XIII: MISCELLANEOUS

The fiscal year of the Association shall be the calendar year

Article XIV: CONFLICTS

Any conflicts among the Governing Documents shall be resolved as follows: (i) the Association's certificate of formation shall control over all other Governing Documents; (ii) the Declaration shall control over these Bylaws and Rules; and (iii) these Bylaws shall control over the Rules

APPROVED and ADOPTED by the Members of CRYSTAL KNOLL TERRACE HOMEOWNERS ASSOCIATION on the 22 day of may, 2011



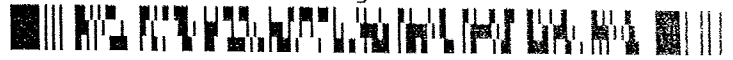
Printed Name: Munazza Qioce

Title: Secretary



After recording, please return to:  
Niemann & Heyer, L L P  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

After recording, please return to:  
Niemann & Heyer, L L P  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701



**AFTER RECORDING RETURN TO:**

Gregory S. Cagle, Esq.  
Savrick Schumann Johnson  
McGarr Kaminski & Shirley, L.L.P.  
4330 Gaines Ranch Loop, Suite 150  
Austin, Texas 78735

**AMENDMENT TO THE BYLAWS OF CRYSTAL KNOLL  
TERRACE HOMEOWNERS ASSOCIATION, INC.**

Cross reference to that certain Bylaws of Crystal Knoll Terrace Homeowners Association, Inc., recorded at Document No. 2012001475 in the Official Public Records of Williamson County, Texas.

**AMENDMENT TO THE BYLAWS OF CRYSTAL KNOLL TERRACE  
HOMEOWNERS ASSOCIATION, INC.**

**RECITALS:**

- A. WHEREAS, Crystal Knoll Terrace Homeowners Association, Inc. (the "**Association**") is a Texas nonprofit corporation that serves as a property owners association for the owners of lots in those certain platted subdivisions in Williamson County, Texas, known as Crystal Knoll Terrace, Unit One; Crystal Knoll Terrace, Unit Three; and Crystal Knoll Terrace, Unit four (collectively, the "**Crystal Knoll Terrace Subdivisions**").
- B. WHEREAS, the Association is governed by that certain Bylaws of Crystal Knoll Terrace Homeowners Association, Inc., recorded at Document No. 2012001475 in the Official Public Records of Williamson County, Texas (the "**Bylaws**").
- C. WHEREAS, the Association's Board of Directors (the "**Board**") desires to amend the Bylaws as further provided herein.
- D. WHEREAS, Section 22.102 of the Texas Business Organizations Code provides that the board of directors of a nonprofit corporation may amend or repeal the bylaws, or adopt new bylaws, unless Chapter 22 of the Texas Business Organizations Code or the nonprofit corporation's articles of incorporation wholly or partly reserves the power exclusively to the nonprofit corporation's members.
- E. WHEREAS, the Association's Articles of Incorporation omits any provision that reserves the power to amend its Bylaws in whole or in part to the members of the Association.
- F. WHEREAS, in accordance with the authority vested in the Board by Section 22.102 of the Texas Business Organizations Code, the Secretary of the Association hereby certifies that this Amendment to the Bylaws of Crystal Knoll Terrace Homeowners Association, Inc. was approved by a majority vote of the Board at a meeting conducted on August 24, 2016.

**NOW THEREFORE**, the Bylaws are hereby amended as follows:

1. **Number of Directors.** *Section 4.01* of Article IV of the Bylaws is hereby deleted in its entirety and replaced with the following:

4.01 *Number.* The affairs of the Association shall be managed by a Board of five directors. A director need not be a Member of the Association, but at all times, at least four out of the five directors shall be individuals who reside in the one of the platted subdivisions in Williamson County, Texas, known as Crystal Knoll Terrace, Unit One; Crystal Knoll Terrace, Unit Three; and Crystal Knoll Terrace, Unit four (collectively, the "**Crystal Knoll Terrace Subdivisions**")

2. **Election of Directors.** Section 5.02 of Article V of the Bylaws is hereby deleted in its entirety and replaced with the following:

5.02 *Election.* Contested election to the Board of Directors shall be by written ballot or any other manner authorized by Chapter 209 of the Texas Property Code. At such election, the Members or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration or these Bylaws. The person(s) receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

3. **Regular Meetings of the Board.** Section 6.01 of Article VI of the Bylaws is hereby deleted in its entirety and replaced with the following:

6.01 *Regular Meetings.* Regular meetings of the Board of Directors shall be held at least quarterly at such place and hour as may be fixed from time to time by the Board.

4. **Open Meetings.** Subsections *f* and *g* of Section 6.05 of Article VI of the Bylaws are hereby deleted.

5. **Powers of the Board.** Section 7.01 of Article VI of the Bylaws is hereby deleted in its entirety and replaced with the following:

7.01 *Powers.* The Board shall have the authority to act on behalf of the Association on all matters not otherwise expressly reserved under these Bylaws, the Association's certificate of formation, or the Declaration for action by the Members. The Board of Directors shall have such powers as are conferred upon it by the Declaration, the Texas Business Organizations Code, and other applicable State statute. The Board additionally shall exercise for the Association all powers, duties and authority vested in or delegated to the Association and not otherwise expressly reserved to the membership by these Bylaws or the other Governing Documents. As of the merger of the three former associations (see introductory paragraph), the Association shall maintain joint accounts for the administration of all three former associations (the current, merged, Association). All action taken pursuant to the Declaration, Bylaws, or Rules shall be funded through Association accounts maintained, jointly, on behalf of all Association members.

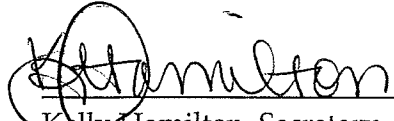
6. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Bylaws. Unless expressly amended by this instrument, all other terms and provisions of the Bylaws remain in full force and effect as written, and are hereby ratified and confirmed.

7. **Effective Date.** This Amendment to the Bylaws of Crystal Knoll Terrace Homeowners Association, Inc. shall be effective upon its recording in the Official Public Records of Williamson County, Texas.

**SECRETARY'S CERTIFICATION**

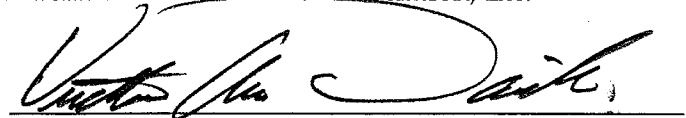
The undersigned Secretary of Crystal Knoll Terrace Homeowners Association, Inc. (the "Association") hereby certifies that this Amendment to the Bylaws of Crystal Knoll Terrace Homeowners Association, Inc. (the "Amendment") was approved by a majority vote of the Association's Board of Directors at a meeting conducted on August 24, 2016.

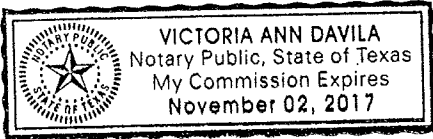
**CRYSTAL KNOLL TERRACE  
HOMEOWNERS ASSOCIATION, INC.**

  
\_\_\_\_\_  
Kelly Hamilton, Secretary

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

THIS INSTRUMENT was acknowledged before me this 27 day of September, 2016 by Kelly Hamilton, Secretary of Crystal Knoll Terrace Homeowners Association, Inc.


  
\_\_\_\_\_  
Notary Public of Texas



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS   2016090497

REST                   Fee: \$33.00  
09/27/2016 01:51 PM                   Lmueller



  
Nancy E. Rister, County Clerk  
Williamson County, Texas