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STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT TO BYLAWS  
OF  
COVERED BRIDGE PROPERTY OWNERS ASSOCIATION

**Document reference.** Reference is hereby made to that certain Master Declaration of Covenants, Conditions and Restrictions for Covered Bridge Subdivision in the City of Austin, Travis County, Texas, filed as Document No. 2002068499 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

Reference is further made to the "Covered Bridge Property Owners Association Bylaws," filed as an exhibit to Document No. 2008040933 in the Official Public Records of Travis County, Texas, (the "**Bylaws**").

WHEREAS the owners of lots subject to the Declaration are automatically made members of Covered Bridge Property Owners Association (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 Section 11.1 of the Bylaws;

WHEREAS the Board voted at its meeting held December 31, 2011 to amend the Bylaws to address recent legislation necessitating suit for routine collection actions, and otherwise provide clarification and changes the Board feels to be in the best interest of the Association;

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

**1. By AMENDING Section 7.3(h) to read in its entirety as follows:**

"to sue and defend suits. Except for suits involving collection of amounts due the Association, the Association shall provide notice to Association members of any suit filed by the Association within 10 days of filing suit. Notice shall generally describe the nature of the suit, and may be in the form of posting in the common area, on any association website, in an email communication to those members for whom the Association has a registered email address, or other form of notice as determined by the Board. However, failure of the Association to provide such notice shall have no bearing on the suit.

In suits related to enforcement of the governing documents of the Association, including without limitation suits regarding collection action taken against an owner, including filing for judicial or expedited judicial foreclosure for delinquent sums owed to the Association, the Association is entitled to collect all costs and expenses from the owner in conjunction with such action."

**2. By AMENDING Section 7.3(k) to read in its entirety as follows:**

“to make reasonable rules and regulations for the use of the property, including the Lots and Common Area, as the Board deems necessary or appropriate;”

3. **By AMENDING Section 13.5 to add the following language to the end of the current Section 13.5:**

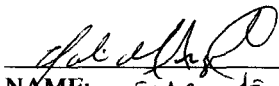
“Foreclosure of the lien shall be in any manner authorized by law, including judicial foreclosure or foreclosure pursuant to Texas Property Code §51.002 et seq. after following the required procedure of Texas Property Code §209.0092. The Association’s is authorized to sell the property in question at foreclosure sale. The President of the Association may act as trustee for any such sale; however the President shall have the authority to designate one or more agents and/or substitute trustees to exercise the Association’s power of sale in conjunction with a foreclosure of the Association’s lien.

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

AGREED TO and ADOPTED the 17 day of January, 2012.

**COVERED BRIDGE PROPERTY OWNERS ASSOCIATION**

Acting by and through its Board of Directors

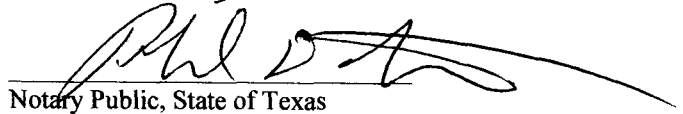
  
NAME: Eladio de Arce  
TITLE: President

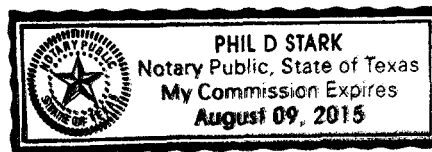
**Acknowledgement**

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on the 17<sup>th</sup> day of January, 2012, by Eladio De Arce Jr in the capacity stated above.

  
Notary Public, State of Texas



**After recording, please return to:**

Nieman & Heyer, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

Fileserver:CLIENTS:CoveredBridge:BylawAmendSuit&Rules12-11.doc

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Jan 27, 2012 11:45 AM

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SCOTTR: \$24.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS