

FIRST AMENDED BYLAWS OF
THE OAKS AT STONEY CREEK HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

ARTICLE I
NAME AND LOCATION

The name of the association is THE OAKS AT STONEY CREEK HOMEOWNERS ASSOCIATION, INC. (The "Association"). The Association is a non-profit corporation organized under the Texas Non-Profit Corporation Act-

ARTICLE II
PURPOSE AND PARTIES

Section 2.01 Purpose. The purpose for which the Association is formed is to govern the residential area of The Oaks at Stoney Creek, City of Garland, Dallas and Collin Counties, Texas, as described in and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for dated May 30, 1995, filed for record on June 2, 1995 under Document No. 95-0037089 in the Real Property Records of Collin County, Texas, and under Document No. 9510702528 in the Real Property Records of Dallas County, Texas (the "Declaration");

Section 2.02 Parties. All present or future Owners, tenants or future tenants of any Lot, or any other person who might use in any manner the facilities of the Properties are subject to the provisions and the regulations set forth in these Bylaws. The mere acquisition, lease or rental of any Lot or the mere act of occupancy of a Lot will signify that these Bylaws are accepted, approved, ratified, and will be complied with.

ARTICLE III
DEFINITIONS

The definitions contained in the Declaration are incorporated herein by reference.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS

Section 4.01 Membership. Every Owner shall automatically be a Member of the Association without the necessity of any further action on his part, subject to the terms of the Declaration, the Articles of Incorporation, these Bylaws, and the rules and regulations with respect to the Common Properties from time to time promulgated by the Association. Membership shall be appurtenant to and may not be separated from the interest of such Owner in and to any portion of the Properties. Ownership of any portion of the Properties shall be the

sole qualification for being a Member; provided, however, a Member's voting rights, as herein described, or privileges in the Common Properties, or both, may be regulated or suspended as provided in the Declaration, these Bylaws, or the rules and regulations promulgated thereunder. Persons or entities shall be Members by reason of ownership of land dedicated and accepted by the local public authority and devoted to public use or Common Properties, and such land shall be owned subject to all of the terms and provisions of the Declaration except that: (i) ownership of land devoted to purposes described in this sentence shall not create any votes in the Members owning such land, and (ii) such non-voting Members shall not be required to pay any assessments other than special individual assessments as described and authorized in the Declaration. No person or entity shall be a Member by reason of ownership of any easement, right-of-way, or mineral interest. In addition, any person or entity that holds an interest in and to all or any part of the Properties merely as security for the performance of an obligation shall not be a Member.

Section 4.02 Transfer. Membership may not be severed from the Properties nor may it be transferred, pledged, mortgaged or alienated except upon the sale or assignment of the Owner's interest in all or part of the Properties, and then only to the purchaser or assignee as the new Owner thereof. Membership shall not be severed by the encumbrance by an Owner of any part of the Properties. Any attempt to make a prohibited severance, transfer, pledge, mortgage or alienation shall be void and will be so reflected upon the books and records of the Association. Any transfer of the fee title to a parcel of real estate which is a part of the Properties shall automatically transfer membership to the new Owner thereof. If an Owner should fail or refuse to transfer the membership registered in such Owner's name to the transferee, the Association shall have the right to record the transfer upon its books and records.

Section 4.03 Voting Membership. Every Owner of a Lot shall automatically be a Member of the Association. Members shall be entitled to one vote for each Lot in which they hold the interest required for membership. When more than one person holds such interest in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect such Lot.

Section 4.04 Multiple Owner Votes. Where there are multiple Owners of a Lot, they shall jointly be entitled to vote the one vote allocated to such Lot and shall not be entitled to cast a full vote each and no fractional votes may be cast. The vote for such Lot shall be exercised as they, among themselves, collectively determine, and they shall designate one person to cast the vote or execute a written consent, as applicable. The Owners of such Lot shall notify the Association, in writing, of the person so designated. Such notice will not be valid unless signed by all Owners of such Lot. The Association shall not be required to recognize the vote or written assent of any such multiple Owners except the vote or written assent of the Owner designated in writing executed by all of such multiple Owners and delivered to the Association. If such Owners are unable to agree among themselves as to how the one vote per Lot shall be cast, they shall forfeit the right to vote on the matter in question. If more than one Owner purports to exercise the voting rights with respect to any such Lot, all purported votes by the Owners of such Lot shall be void.

Section 4.05 Suspension of Voting Rights. The voting rights of any Member may be suspended by the Board for any period during which any assessment levied by the Association remains past due, unless the Member is in good faith contesting the validity or amount of the Assessment. The voting rights of any Member may also be suspended by the Board for a period not to exceed sixty (60) days for an infraction of the rules and regulations set forth in the Declaration.

Section 4.06 Quorum , Notice and Voting Requirements.

(a) The presence at the annual meeting of Members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of all Owners shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation , the Declaration, or these Bylaws. Any action taken at a meeting of the Members shall require the assent of the majority of all of the votes of those who are voting in person or by proxy at a duly called meeting. If the required quorum is not present or represented at the meeting, one additional meeting may be called, subject to the notice requirements set forth below, and the required quorum at such second meeting shall be one-half (1/2) of the required quorum at the preceding meeting; provided, however, that no such second meeting shall be held more than sixty (60) days following the first meeting.

(b) Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting by mailing a copy of such notice, postage prepaid, at least ten (10) but not more than sixty (60) days before such meeting to each Member, addressed to the Member's address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day, and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

(c) Except as specifically set forth in these Bylaws, notice, voting, quorum requirements for all actions to be taken by the Association shall be consistent with its Articles of Incorporation and the Declaration , as the same may be amended from time to time.

Section 4.07 Annual Meeting. An annual meeting of the Members shall be held at 7:00 p.m. on the second Tuesday in February of each year, beginning with the year 1998 or at such other time and date as may be determined by the Board of Directors. The Board shall give written notice of the place of holding the meeting to all Members.

Section 4.08 Special Meetings. Special meetings of the Members may be called at any time, by the President, by the Board of Directors, or upon the written request for a special meeting from Members who are entitled to vote at least sixty percent (60%) of the outstanding votes of the members.

Section 4.09 Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. Proxies shall be revocable and shall automatically cease upon conveyance by the Member of his Lot, or upon receipt by the Secretary of the Association of notice of the death or judicially declared incompetence of such Member. Unless otherwise provided in the proxy, no proxy shall be valid after the expiration of eleven (11) months from the date there of unless otherwise provided therein, except that the maximum term of any proxy shall be three (3) years from the date of execution.

Section 4.10 Action Without Meeting By Written Consent. Any action which may be taken by the Members at a regular or special meeting, other than the election of directors, may be taken without a meeting if done in compliance with relevant provisions of the Texas Business Corporation Act, the Texas Non-Profit Corporation Act, the Texas Miscellaneous Corporation

ARTICLE V
BOARD OF DIRECTORS; SELECTION; TERM OF
OFFICE

Section 5.01 Number. The affairs of this Association shall be managed by a Board of not less than three (3) directors (herein, the "Board"), all of whom must be Owners or, where such Owner is not an individual person, an officer, director, shareholder, partner, or representative of the Owner of such Lots. The number of directors may be changed by amendment of these Bylaws.

Section 5.02 Term of Office. At the first meeting, the Members shall elect two(2) directors for a term of one (1) year each and one (1) director for a term of two (2) years. At each annual meeting thereafter, the Members shall elect to replace those directors whose terms have expired. With the exception of the two directors elected at the first meeting to serve for a term of one year, all directors shall serve for a term of two (2) years.

Section 5.03 Removal. The entire Board may be removed from office, with or without cause, by a vote of Members holding a majority of the votes of the Association. Any individual director may be removed from the Board, with or without cause, prior to the expiration of his term of office by a vote of Members holding a majority of the votes of the Association.

Section 5.04 Vacancies. Vacancies on the Board shall be filled subject to the following provisions:

(a) Vacancies by Death or Resignation. In the event of the death or resignation of a director, a successor director shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of such director.

(b) Vacancies by Removal. Vacancies created by the removal of a director shall be filled only by a vote of Members holding a majority of the votes of the Association. Such director shall serve for the unexpired term of the removed director.

(c) Vacancies by Increase in Directorships. Any vacancy to be filled by reason of an increase in the number of directors shall be filled by election at annual meeting or at special meeting of Members called for that purpose.

Section 5.05 Indemnification of Officers and Directors. Except in cases of fraud, willful malfeasance, gross negligence, or bad faith of the director or officer in the performance of duties, and subject to the provisions of applicable Texas law, each director and officer shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonable incurred by or imposed upon him or her by judgment or settlement in connection with any proceeding to which he or she may be a party, or may become involved by reason of being or having been a director or officer of the Association. The Association may indemnify its officers and directors to the extent permitted by the Texas Non-Profit Corporation Act.

The Association may purchase and maintain insurance on behalf of any director or officer or may enter into other arrangements, such as creating a trust fund, establishing a form of self-insurance, or establishing a letter of credit, guaranty, or surety arrangement, in connection with indemnification of directors and officers; provided, however, that in no event shall the grant of a security interest or other lien on the assets of the Association ever be given to secure an indemnity obligation under this Section 5.05.

Section 5.06 Compensation and Loans. No directors shall receive compensation for any service such director may render to the Association. However, directors shall be reimbursed for actual expenses incurred in the performance of his or her duties of office. No loans may be made by the Association to any officer or director of the Association.

Section 5.07 Action Without Meeting and Telephone Meetings. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting 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. The Board may hold duly called meetings of Directors by telephone to the extent permitted by the Texas Non-Profit Corporation Act.

ARTICLE VI NOMINATION AND ELECTION OF DIRECTORS

Section 6.01 Nominations. Nominations for election to the Board shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two or more Members. The Nominating Committee shall be appointed by the Board not less than thirty (30) days prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it, in its discretion, shall determine, but not less than the number of vacancies that are to be filled. Such nominations must be made from Owners or, where such Owner is not an individual person, an officer, directors, shareholder, partner or representative of an Owner.

Section 6.02 Election of Board. The initial Board of Directors shall be set forth in the Articles of Incorporation of the Association. The first election of the Board shall be conducted at the first meeting of the Association. All positions on the Board shall be filled at that election. Thereafter, Directors shall be elected by Member at the annual meeting. At such elections the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII MEETINGS OF DIRECTORS

Section 7.01 Regular Meetings. Regular meetings of the Board shall be held not less than three times a year at such place within the State of Texas and at such hour as may be fixed from time to

time by resolution of the Board. If the meeting date falls upon a Saturday, Sunday, or legal holiday, then that meeting shall be held at the same time on the next day which is not a Saturday, Sunday, or legal holiday. Notice of the agenda and place of meeting shall be delivered either personally or by mail, telephone, email or fax to the Board members not less than four (4) days prior to the meeting. However, notice of a meeting need not be given to Board members who have signed a waiver of notice or a written consent to the holding of the meeting. Attendance in person at a meeting, except where such director attends for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened, shall constitute waiver of notice and such director's consent to the holding of said meetings

Section 7.02 Special Meetings. Special meetings of the Board shall be held when called by written notice or email signed by the President of the Association or by any two (2) directors other than the President. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be sent to all directors by mail or email not less than three (3) days prior to the scheduled time of the meeting, provided that notice of the meeting need not be given to Board members who have signed a waiver of notice or a written consent to the holding of the meeting. An officer of the Association shall make reasonable efforts to notify all directors of the meeting by telephone. Attendance in person at a meeting, except where such director attends for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened, shall constitute waiver of notice and such director's consent to the holding of said meeting.

Section 7.03 Quorum. A majority of the total number of directors constituting the Board shall constitute a quorum for the transaction of business. Every act performed or decision 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.

Section 7.04 Open Meetings. All meetings of the Board shall be open to all Members, but Members other than directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

Section 7.05 Executive Session. The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matter, litigation in which the Association is or may become involved, disciplinary matters, and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 7.06 Action Without Meeting and Telephone Meetings. The Board may take actions without a meeting if all of its members consent in writing to the action to be taken and may hold duly called meetings between directors by conference telephone or other similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in a meeting shall constitute presence in person at such meeting, except where a person participates in such meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened. If the Board takes an action by unanimous written consent, an explanation of the action taken shall be sent by mail to all directors within three (3) days after the written consent of all directors have been obtained.

ARTICLE VIII
GENERAL POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 8.01 Powers and Duties. The affairs of the Association shall be conducted by the Board. In addition to the powers and duties enumerated in the Declaration or elsewhere herein, and without limiting the generality thereof, the Board, for the mutual benefit of the Members, shall have the powers and duties set forth in the Declaration and the following powers and duties:

(a) If, as and when the Board, in its sole discretion, deems necessary, it may take action to enforce the Declarations, the Articles of Incorporation, and these Bylaws by appropriate means and carry out the obligations of the Association thereunder, including, without limitation, the expenditure of funds of the Association, the employment of legal counsel and accounting services, the commencement of legal causes of action, the promulgation and enforcement of the Association rules, which may include the establishment of a system of fines and penalties enforceable as special individual assessments as provided in the Declaration, and enjoining and seeking damages from any Owner for violation of such provisions or rules;

(b) To acquire (free and clear of any encumbrances), maintain, and otherwise manage all or any part of the Common Properties and all facilities, improvements, and landscaping thereon, and all personal property acquired or owned by the Association;

(c) Except as may otherwise be provided in the Declaration, to dedicate, mortgage, or sell all or part of the Common Properties, all facilities, improvements, and landscaping thereon, and all personal property acquired or owned by the Association;

(d) To execute all declarations of ownership for tax assessment purposes and to pay any real and personal property taxes and other charges or assessments assessed against the Common Properties, if any, unless the same are separately assessed to all or any of the Owners which event such taxes shall be paid by such Owners;

(e) To obtain, for the benefit of the Common Properties, all water, gas, and electric services, refuse collections, landscape maintenance services, and other services, which in the opinion of the Board shall be necessary or proper;

(f) To make such dedications and grant such easements, licenses, franchises, and other rights which, in its opinion, are necessary for street, right-of-way, utilities, sewer, drainage, other similar facilities, video services; cable television services, security services, communication services and other similar services over the Common Properties to serve any of the Properties.

(g) To contract for and maintain such policies of insurance as may be required by the Declaration or as the Board deems necessary or desirable in furthering the purposes of and protecting the interest of the Association and its Members

(h) To borrow funds to pay costs of operation secured by assignment or pledge of its rights against delinquent Owners to the extent deemed advisable by the Board;

(i) To enter into contracts for legal and accounting services, maintain one or more bank accounts, and generally to have the powers necessary or incidental to the operation and management of the Association and the Common Properties;

(j) If, as, and when the Board, in its sole discretion, deems necessary it may, but shall not be obligated to, take action to protect or defend the Common Properties or other property of the Association from loss or damage by suit or otherwise;

(k) If, as and when the Board, in its sole discretion, deems it necessary, it may, but shall not be obligated to, sue and defend in any court of law on behalf of the Association or one (1) or more of its Members;

(l) To establish and maintain a working capital and contingency fund in an amount to be determined by the Board;

(m) To make reasonable rules and regulations for the operation and use of the Common Properties and to amend same from time to time;

(n) To make an unaudited annual report available (within one hundred twenty (120) days after the end of each fiscal year) to each Owner and any individual or entity holding a mortgage or deed of trust on any Lot;

(o) Subject to Article VII of the Declaration, to adjust the amount, collect, and use any insurance proceeds to repair damage or replace lost property owned by the Association, and if the proceeds are insufficient to repair damage or replace lost property owned by the Association, to assess the Members in proportionate amounts to cover the deficiency as set forth in the Declaration;

(p) To provide services for the benefit of Members, including, but not limited to security, entertainment, recreation, education, and television cable;

(q) To delegate its powers and duties to committees, officers, or employees as provided in these Bylaws, employ a manager or other persons, and contract with independent contractors or managing agents who have professional experience to perform all or part of the duties and responsibilities of the Association, provided that any contract with a person or entity appointed as a manager or managing agent shall be terminable with or without cause on not more than ninety (90) days written notice by the Association and shall have a term of not more than one (1) year with successive one (1) year renewal periods upon the mutual agreement of the parties;

(r) To suspend the voting rights of any Owners who have failed to pay their assessments or who have otherwise violated the Declaration, these Bylaws, or the rules and regulations of the Association;

(s) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by twenty-five percent (25%) or more of the outstanding votes of the Members;

- (t) To elect the officers of the Association, as provided in these Bylaws;
 - (u) To fill vacancies on the Board, in accordance with Section 5.04(a) hereof;
- and
- (v) Generally, to have the powers necessary or incidental to the operation and management of the Association and the Common Properties.

Section 8.02 Contracts Terminable. The Board shall enter into no contracts or agreements which are not terminable by the Board upon no more than ninety (90) days prior written notice.

ARTICLE IX OFFICERS AND THEIR DUTIES

Section 9.01 Enumeration of Officers. The officers of the Association shall be as follows:

- (a) A President, who shall at all times be a member of the Board;
- (b) A Vice President, who shall at all times be a member of the Board;
- (c) A Secretary, who may or may not be a member of the Board;
- (d) A Treasurer, who may or may not be a member of the Board;
- (e) Such other officers as the Board may from time to time by resolution create, who may or may not be members of the Board

Section 9.02 Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members.

Section 9.03 Term. The officers shall be elected annually by the Board, and each shall hold office for one (1) year unless an officer shall sooner resign, be removed, or otherwise become disqualified to serve.

Section 9.04 Special Appointments. The Board may elect such other officers or appoint such other agents 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, from time to time, determine.

Section 9.05 Resignation and Removal. Any officer may be removed from office by the Board with or without cause. Any such removal shall be without prejudice to the contract rights, if any, of the officer so removed; provided, however, that the election or appointment of an officer or agent does not, of itself, create any contract rights. 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, and unless otherwise specified therein, the acceptance of such

resignation shall not be necessary to make it effective.

Section 9.06 Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

Section 9.07 Multiple Offices. The offices of President and Secretary may not be held by the same person.

Section 9.08 Duties. The duties of the officers are as follows:

- (a) President. The President shall (i) preside at all meetings of the Board; (ii) see that orders and resolutions of the Board are carried out; (iii) sign all leases, mortgages, deeds and other written instruments; provided, however, that any other duly authorized officer may sign such documents; and (iv) shall perform such other duties as may be required by the Board.
- (b) Vice President. The Vice President shall (i) act in the place and stead of the President in the event of the President's absence, inability or refusal to act and (ii) shall exercise and discharge such other duties as may be required by the Board.
- (c) Secretary. The Secretary shall (i) record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; (ii) keep the corporate seal of the Association should the Association have a seal and affix it on all papers requiring said seal, (iii) serve notice of meetings of the Board and of the Members; (iv) keep appropriate current records showing the Members of the Association together with their addresses; and (v) perform such other duties as required by the Board.
- (d) Treasurer. The Treasurer shall (i) receive and deposit in appropriate bank accounts all monies of the Association; (ii) disburse such funds as directed by resolution of the Board; (iii) maintain the financial records of the Association; and (iv) perform such other duties of a similar nature as may be required by the Board.

ARTICLE X COMMITTEES

The Board shall appoint an Architectural Control Committee, as provided in the Declaration. The provisions of Article X of the Declaration specifically set forth the rights, duties, obligations, responsibilities and liabilities of the Architectural Control Committee and its members and those provisions are incorporated herein by reference for all purposes. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI CORPORATE SEAL

The Association need not have a seal, but should it have one, the seal shall be in circular form having within its circumference the name of the Association.

ARTICLE XII
BOOKS AND RECORDS

Section 12.01 Inspection by Members. The membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any Member or by the Member's appointed representative, at any reasonable time and for a purpose reasonably related to the Member's interest at the office of the Association or at such other place as the Board shall designate.

Section 12.02 Rules for Inspection. The Board shall establish reasonable rules with respect to:

- (a) Notice to be given to the custodian of the records by the Member desiring to make the inspection;
- (b) Hours and days of the week when such an inspection may be made; and
- (c) Payment of the cost of reproducing copies of requested documents.

Section 12.03 Inspection by Directors. Every Director shall have the absolute right at reasonable time to inspect all books, records, and documents of the Association and the physical property owned by the Association. The rights of inspection by a director includes the right to make extra copies of documents.

ARTICLE XIII
ASSESSMENTS

The provisions of Article V of the Declaration specifically set forth the rights, obligations and liabilities of the Association and its Members relative to the levy, collection, and use of assessments, and those provisions are incorporated herein by reference for all purpose.

ARTICLE XIV
AMENDMENTS

These Bylaws or the Articles of Incorporation may be amended at a regular or special meeting of the Members by a vote (in person or by proxy) or by written consent as provided in Section 4.06 of these Bylaws or by the Board of Directors if notice of such proposed action be contained in the notice of such meeting.

ARTICLE XV
MISCELLANEOUS

Section 15.01 Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year-

Section 15.02 Interpretations. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control; and in the case of conflict between the Declaration and the laws of the State of Texas governing non-profit corporations, the laws of the State of Texas shall control; provided, however, to the extent reasonably practical, the Articles of Incorporation, Bylaws and Declaration shall be construed and interpreted together as consistent and non-conflicting documents, such being the intent thereof.

CERTIFICATION

I, the undersigned, do hereby certify: THAT, I am the duly elected and acting president of The Oaks at Stoney Creek Homeowners Association, Inc., a Texas corporation and That the foregoing Bylaws constitute the First Amended Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the _____ day of _____, 2018 and That the foregoing Bylaws have been authorized and approved in accordance with Article V Section 5.12 of the Original Declarations.

President, The Oaks at Stoney Creek HOA

ACKNOWLEDGEMENT:

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the ____ day of _____, 2018, Debra Roberts, President of The Oaks at Stoney Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS