AFFIDAVIT IN COMPLIANCE WITH TEX. PROP. CODE § 202.006

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER A. PRITCHARD, who, being by me duly sworn according to law, stated the following under oath:

"My name is CHRISTOPHER A. PRITCHARD. I am the President of Stone Oak Communities of Mutual Amenities, Incorporated, (aka SOCOMA, Inc.), and I have been authorized by the Association's Board of Directors to sign this Affidavit. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

The Association is a "property owners' association" as that term is defined in *TEX. PROP. CODE § 202.001.* The Association's jurisdiction includes, but may not be limited to, the property subject to:

Those certain subdivisions known as Hills of Stone Oak Unit I, Hills of Stone Oak Unit II, Stone Canyon Unit I, The Glen at Stone Oak Unit I, and The Glen at Stone Oak Unit II, each subject to their respective declaration: the Declaration of Covenants, Conditions, and Restrictions for Hills of Stone Oak Unit I, recorded in Volume 3329, Page 2073 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for Hills of Stone Oak Unit II, recorded in Volume 3437, Page 293 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for Stone Canyon Unit I, recorded in Volume 3320, Page 2051 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for The Glen in Stone Oak Unit I, recorded in Volume 7381, Page 510 of the Official Public Records of Real Property of Bexar County, Texas; and, the Declaration of Covenants, Conditions, and Restrictions for The Glen in Stone Oak Unit II, recorded in Volume 8450, Page 490 of the Official Public Records of Real Property of Bexar County, Texas; subject to all amendments, annexations and supplements thereto (collectively, the "Declaration"); and the By-Laws of Stone Oak Communities of Mutual Amenities, Inc., recorded in Volume 3330, Page 1 of the Official Public Records of Real Property of Bexar County, Texas.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

Stone Oak Communities of Mutual Amenities, Incorporated
Resolution Adopting First Amendment to the By-Laws

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

SOCOMA, Inc.
Attn: Vickie Johnson
1000 Knights Cross,
San Antonio, TX 78258
(520) 204-6566

SIGNED on this the 12 day of April, 2021.

CHRISTOPHER A. PRITCHARD
President
Managing Agent

VERIFICATION

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER A. PRITCHARD, President of Stone Oak Communities of Mutual Amenities, Incorporated, who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 12 day of APRIL, 2021.

NOTARY PUBLIC, STATE OF TEXAS

Erika Jane Johnson
My Commission Expires
06/29/2024
ID No. 3190111

After Recording, Return To:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
(210) 341-2020

STONE OAK COMMUNITIES OF MUTUAL AMENITIES, INCORPORATED
RESOLUTION
ADOPTING FIRST AMENDMENT TO THE BY-LAWS

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

WHEREAS, the Board of Directors of Stone Oak Communities of Mutual Amenities, Incorporated, also known as SOCOMA, Inc., (the "Association") is the established governing body of certain subdivisions known as Hills of Stone Oak Unit I, Hills of Stone Oak Unit II, Stone Canyon Unit I, The Glen at Stone Oak Unit I, and The Glen at Stone Oak Unit II (collectively, the "Subdivisions"), each subject to their respective declaration: the Declaration of Covenants, Conditions, and Restrictions for Hills of Stone Oak Unit I, recorded in Volume 3329, Page 2073 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for Hills of Stone Oak Unit II, recorded in Volume 3437, Page 293 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for Stone Canyon Unit I, recorded in Volume 3320, Page 2051 of the Official Public Records of Real Property of Bexar County, Texas; the Declaration of Covenants, Conditions, and Restrictions for The Glen in Stone Oak Unit I, recorded in Volume 7381, Page 510 of the Official Public Records of Real Property of Bexar County, Texas; and, the Declaration of Covenants, Conditions, and Restrictions for The Glen in Stone Oak Unit II, recorded in Volume 8450, Page 490 of the Official Public Records of Real Property of Bexar County, Texas; subject to all amendments, annexations and supplements thereto (collectively, the "Declaration"); and

WHEREAS, in accordance with the duties and responsibilities imposed by the Declaration, the By-Laws of Stone Oak Communities of Mutual Amenities, Inc., recorded in Volume 3330, Page 1 of the Official Public Records of Real Property of Bexar County, Texas ("By-Laws") and all policies, rules and regulations duly adopted by the Association (collectively, "Governing Documents"), the Board of Directors of the Association is charged with the duty of making, establishing and promulgating, in its discretion, policies, rules and regulations for the interpretation and enforcement of the Governing Documents for the use and enjoyment of properties in subdivisions; and

WHEREAS, the Board of Directors has the authority to amend the Bylaws from time to time pursuant to Section 22.102 of the Texas Business Organizations Code; and

WHEREAS, the Board of Directors has determined that it is in the best interests of the Association to amend the Bylaws of the Association to better define and supplement the provisions in the First Amendment to the By-Laws of Stone Oak Communities of Mutual Amenities, Incorporated attached hereto as Exhibit "A".

THEREFORE, BE IT RESOLVED:

The First Amendment to the By-Laws of Stone Oak Communities of Mutual Amenities, Incorporated, in the form attached hereto as Exhibit "A", has been approved and adopted by the Board of Directors of the Association.

This Resolution Adopting First Amendment to the By-Laws of Stone Oak Communities of Mutual Amenities, Incorporated, is adopted this 12 day of April, 2021, by the Board of Directors of Stone Oak Communities of Mutual Amenities, Incorporated and shall be effective as of the date hereof.

STONE OAK COMMUNITIES OF MUTUAL AMENITIES, INCORPORATED

By: _____

CHRISTOPHER A. PRITCHARD, President

Exhibit "A"

FIRST AMENDMENT TO THE BY-LAWS
OF
STONE OAK COMMUNITIES OF MUTUAL AMENITIES, INCORPORATED

STATE OF TEXAS §
§
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST AMENDMENT TO THE BY-LAWS OF STONE OAK COMMUNITIES OF MUTUAL AMENITIES, INCORPORATED, also known as SOCOMA, INC. (this "First Amendment") is made to be effective as of the 12 day of April, 2021, by the Board of Directors of Stone Oak Communities of Mutual Amenities, Incorporated, a Texas non-profit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, the By-Laws of Stone Oak Communities of Mutual Amenities, Inc., recorded in Volume 3330, Page 1 of the Official Public Records of Real Property of Bexar County, Texas ("By-Laws") serve as one of the governing documents for the Association; and

WHEREAS, the Board of Directors of the Association has the legal authority to amend the By-Laws of Stone Oak Communities of Mutual Amenities, Inc., pursuant to Section 22.102 of the Texas Business Organizations Code; and

WHEREAS, the following amendment to the By-Laws was approved by a majority of a quorum of the Board of Directors at its meeting duly called and held on the 12 day of April, 2021 and in accordance with the By-Laws.

NOW, THEREFORE, the By-Laws are hereby amended as follows:

A. ARTICLE I NAME AND LOCATION shall be deleted in its entirety and restated with the following:

ARTICLE I
NAME AND LOCATION

1. Name. The name of the Association is Stone Oak Communities of Mutual Amenities, Incorporated, hereinafter referred to as "SOCOMA, Inc."

2. Principal Office. The principal office of the Association shall be located at such location within Bexar County, Texas, as may be designated by the Board of Directors from time to time, or in the Texas county of the Association's management company.

3. Registered Office and Agent. The Association shall comply with the requirements of the Texas Business Organizations Code ("TBOC") to maintain a registered office and registered agent in Texas, which shall be designated by the Board of Directors from time to time. The registered office shall be the same office as that of the registered agent. The registered office may, but need not, be identical with the Association's principal office in Texas. The Board of Directors may change the registered office and the registered agent as provided in the TBOC.

4. Place of Meetings. Meetings of the Members and Directors shall be held at a place within Bexar County, Texas, as determined by the Board of Directors and stated in the notice of the meeting or in a waiver of notice.

B. ARTICLE III DEFINITIONS shall be amended and supplemented as follows:

1. Section 1. "Association" shall be deleted in its entirety and restated with the following:

1. "Association" shall mean Stone Oak Communities of Mutual Amenities, Incorporated, a Texas non-profit corporation, chartered under the laws of the State of Texas, its successors and assigns, also known as SOCOMA, Inc.

2. Section 9. "Builder Member" shall be deleted in its entirety.

3. Section 12. "Declarant" shall be deleted in its entirety.

C. ARTICLE IV MEMBERSHIP, VOTING, QUOROM, PROXIES shall be amended as follows:

1. Section 2. Annual Meetings shall be deleted in its entirety and restated with the following:

2. Annual Meetings.

(a) The annual meeting of the Members of the Association, whether in-person or remote, shall be held during the month of May of each year, at such time, date and, if an in-person meeting, place in Bexar County, Texas, as may be designated in writing by the Board of Directors, except such meeting shall not be held on a Sunday or a national holiday and except in the case of a catastrophic event as described below. At the discretion of the Board of Directors, the annual meeting of the Members, whether in-person or remote, may be held at such other reasonable date and time provided the date is not more than thirty (30) days prior to or subsequent to the month of May (except in the case of a catastrophic event) and is not a Sunday or a national holiday. Further, the Board of Directors, at its discretion, may conduct any regular or special meeting of the Members by means of electronic, telephonic conference or similar communications equipment, including videoconferencing technology or the Internet, or any combination of audio and video equipment, if the telephone or other equipment or system permits each person participating in the meeting to communicate with all other persons participating in the meeting (a "Remote Meeting"). Participation in such a Remote Meeting shall constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the Remote Meeting is not lawfully called or convened. A right to attend a Remote Meeting is not the same as a right to participate.

(b) However, notwithstanding any other provision to the contrary, should the annual meeting be delayed as a result of a catastrophic event caused by an act of God (e.g., floods, fires, earthquakes) or other causes, such as: war; an act of terrorism; an epidemic, pandemic, or public health crisis; a mandated quarantine, shelter in place or similar order from any applicable state, county or local governmental authority or agency; or, any other cause or event which poses a material risk to adversely impact the health, safety and welfare of the Members of the Board of Directors or the Association that is beyond the control of the Board of Directors ("Catastrophic Event"), the then seated Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein. In such event, the Board of Directors shall schedule the annual meeting as soon as practical following the scheduled date of

the annual meeting or the date required by the By-Laws of the Association.

2. Section 4. Notice of Meetings shall be deleted in its entirety and restated with the following:

4. Notice of Meetings. Except as otherwise provided in the Articles of Incorporation or these By-Laws, written notice of each meeting of Members, whether in-person or remote, 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, not less than ten (10) nor more than sixty (60) days before the date fixed for 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 a notice shall specify the time, date, and, if an in-person meeting, place of the meeting, whether initial or reconvened, and, in the case of a special meeting, the purpose(s) of such meeting. For an Association wide vote or election to be conducted without a meeting, written notice to each Member shall be given not less than twenty (20) days before the latest date on which a ballot may be submitted to be counted.

Whenever written notice to a Member of the Association is permitted or required hereunder, such shall be given by the mailing of such, or emailing of such if an email address is registered for the purpose of notice, to the address, or email address, of such Member last appearing on the records of the Association, unless such Member has given written notice to the Association of a different address or email address, in which event such notice shall be sent to the Member at the address or email address so designated. It is incumbent on the Member to maintain a current mailing address, and/or email address if registered for the purpose of notice, with the Association and notify the Association of any change in Member's mailing address or email address.

3. Section 5. Quorum shall be deleted in its entirety and restated with the following:

5. Quorum - Adjournment. The Members holding ten percent (10%) of the total eligible votes of the membership of the Association, present in person or represented by proxy, absentee ballot, or electronic ballot, shall constitute a quorum at all meetings of the Members for the transaction of business, except as otherwise provided by law, by the Articles of Incorporation or by these By-Laws. If, however, such quorum shall not be present or represented at any meeting of the Members, the Members entitled to vote at the meeting, present in person or represented by proxy, shall (with notice described as follows) have the power to adjourn the meeting and call another meeting immediately after the adjournment of the initial regular or special called meeting or within sixty (60) days following the initial meeting until a quorum shall be present or represented, subject to the limitations of the Texas Property Code. Provided the original notice to Members of an annual or special called meeting contains a provisional date for a reconvening of the initial meeting in case it is adjourned due to lack of quorum, verbal notice of reconvening conveyed to those present at the initial meeting shall be sufficient notice to satisfy all notice provisions in these By-Laws. Ballots cast by absentee or electronic ballot shall not count towards the quorum if the proposed item on the ballot is amended from the language on the absentee or electronic ballot at a meeting of the Members. This exclusion provision does not apply to a ballot for the election of Directors.

4. Section 6. Proxies shall be deleted in its entirety and restated with the following:

6. Methods of Voting; Proxies.

(a) All Members of the Association may attend meetings of the Association and all voting Members may exercise their vote or votes at such meetings in person, by proxy, by absentee ballot and/or by electronic methods as described in TEX. PROP. CODE § 209.00592, if offered by the Association. All proxies shall (i) be in writing, signed and dated by the Member granting the proxy; (ii) contain Member's contact information (e.g., telephone, email address, or facsimile number) for verification purposes; and, (iii) be filed with the Secretary of the Association by the date designated by the Board of Directors. At any time after a Member executes a proxy, but prior to the voting deadline established by subsection (d) herein, the Member may revoke the proxy by submitting a post-dated absentee ballot or delivering a notice of cancellation of the proxy to the Secretary of the Association. Every proxy shall be valid for a period of eleven (11) months, unless stated otherwise or revoked by the Member granting the proxy, and shall automatically cease upon conveyance by a Member of their Lot(s). In the case of a Member's execution of more than one proxy, the proxy with the most current date shall be valid. Proxies not delivered prior to the start of the meeting or by any earlier date or time, if specified in the notice of meeting, shall be invalid. Additionally, at the discretion of the Board of Directors, an election or vote of Members on matters requiring a membership vote may be conducted without a meeting by conducting an Association wide vote by electronic and/or absentee ballots. Any vote cast in an election or vote by a Member must be in writing, signed and dated by the Member. In an Association wide election, written, signed and dated ballots are not required for uncontested races. Cumulative voting, fractional votes and split votes will not be permitted. The decision of the Board of Directors as to the number of votes a Member is entitled to cast, based upon the number of Lots owned by the Member, shall be final. The vote of a majority of the votes entitled to be cast by the Members present in person, by proxy, absentee ballot or electronic ballot, at a meeting or an association wide vote, for which a quorum was present or met, shall be necessary for the adoption of any matter by the Members, unless a greater proportion is otherwise required by the Association's Governing Documents or Texas law.

(b) An electronic vote (i) given by email, facsimile, or posting on an internet website established by the Association for voting, if available, (ii) for which the identity of the Member submitting the ballot can be confirmed, and (iii) for which the Member may receive a receipt of the electronic transmission and receipt of the Member's ballot shall constitute a written, signed and dated ballot.

(c) An absentee or electronic ballot (i) may be counted as an Owner present and voting and for the purpose of establishing a quorum only for items appearing on the ballot; (ii) may not be counted, even if properly delivered, if the Owner attends the meeting to vote in person, so that any vote cast at a meeting by an Owner supersedes any vote submitted by absentee or electronic ballot previously submitted for that proposal; and (iii) may not be counted on the final vote of a proposal if the motion amended at the meeting is different from the exact language on the absentee or electronic ballot.

(d) In the event of a Remote Meeting (as defined in Article IV, Section 2(a) of these By-Laws), all voting Members may exercise their vote or votes at the Remote Meeting by proxy, by absentee ballot and, if offered by the Association, by electronic methods as described in TEX. PROP. CODE § 209.00592. If a Member elects to appoint an individual to vote on the Member's behalf by proxy, the proxy will be used in conjunction with an absentee ballot by attaching the proxy to the absentee ballot and submitting the absentee ballot to the Election Officer or such other person or entity designated by the Board of Directors. For a Remote Meeting, the Board of Directors shall extend the voting period beyond adjournment to allow Members to listen to candidates' presentations as to their qualifications and the reasons the candidates desire to be a member of the Board of Directors. The deadline for the receipt of proxies, absentee ballots and, if

offered, electronic ballots shall be published in the Notice of Annual Meeting. In such event, votes received during the extended voting period shall be considered a vote taken at the Remote Meeting.

D. ARTICLE V BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE shall be amended as follows:

1. Section 1. Number shall be deleted in its entirety and restated with the following:

1. Number and Qualification. The affairs of this Association shall be managed by a Board of five (5) Directors who shall be Members of the Association.

2. Section 2. Term of Office shall be deleted in its entirety and restated with the following:

2. Term of Office. Each Director shall be elected to serve a term of three (3) years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein.

3. Section 3. Removal shall be deleted in its entirety and restated with the following:

3. Removal and Vacancies.

(a) Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. Any Director whose removal is sought will be given notice of the proposed removal.

(b) Any vacancy occurring in the Board of Directors due to death, incapacitation, resignation, removal, loss of membership in the Association, or otherwise may be filled by an affirmative vote of a majority of the remaining Directors though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected to serve out the remaining term of his predecessor in office.

4. Section 5. Action Taken Without A Meeting shall be deleted in its entirety and restated with the following:

5. Action Without Meeting and Notice. The Board of Directors shall be permitted to take action without a formal meeting and without notice as follows:

(a) Subject to the limitations of the TEX. PROP. CODE § 209.0051, any action permitted to be taken without a meeting or vote may be taken if a consent in writing, setting forth the action so taken, is signed by all the members of the Board of Directors. Such consent shall have the same force and effect as a unanimous vote at a meeting. The signed consent, or a signed copy, shall be placed in the minutes book. The consent may be in more than one counterpart so long as each Director signs one of the counterparts.

(b) The Board of Directors may meet by any method of communication, including electronic and telephonic meetings, without prior notice to the Members. The Board of Directors may take action either pursuant to a verbal or electronic vote during such meeting, provided each Director may hear and be heard by every other Director or by unanimous written consent. Any action taken by the Board of Directors without notice to the Members must be summarized orally, including, but not limited to, actual or estimated expenditures approved, and documented in the written minutes of the next regular or special Board of Directors meeting. The Board of Directors

may not, unless done in an open meeting for which prior notice was given to the Members, consider or vote on any of the following matters:

(i) fines;

(ii) damage assessments;

(iii) initiation of foreclosure actions;

(iv) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;

(v) increases in assessments;

(vi) levying of special assessments;

(vii) appeals from a denial of Architectural Control Committee approval;

(viii) suspension of a right of a particular Member before the Member has an opportunity to attend a regular or special meeting of the Board of Directors to present the Member's position, including any defense, on the issue;

(ix) lending or borrowing of money;

(x) the adoption or amendment of a dedicatory instrument;

(xi) the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than 10 percent;

(xii) the sale or purchase of real property;

(xiii) the filling of a vacancy on the Board;

(xiv) the construction of capital improvements other than the repair, replacement or enhancement of existing capital improvements; or

(xv) the election of an officer.

E. ARTICLE VI NOMINATION AND ELECTION OF DIRECTORS shall be amended as follows:

1. Section 1. Nomination shall be deleted in its entirety and the following substituted therefor:

1. Nomination Committee and Solicitation of Candidates.

(a) Not less than forty-five (45) days prior to the next scheduled annual meeting of the Association, the Board of Directors shall appoint a Nomination Committee comprised of not less than two (2) and no more than three (3) Board members not standing for re-election. The Nomination Committee shall be responsible for receiving solicited nominee requests, confirming nominees' eligibility, and presenting the names of eligible nominees to the Board of Directors for inclusion on the ballot. The Nomination Committee shall present the names of eligible nominees to the Secretary of the Association at least seven (7) days prior to the date the notice of the annual meeting, ballots, and proxies, if applicable, are to be mailed. The names of the nominees shall be included in the notice of the annual meeting. Nominations from Members of the Association may also be accepted from the floor at the annual meeting prior to the casting of ballots.

(b) At least thirty (30) days before the date the Association disseminates ballots to the Members for purposes of voting in a Board member election, the Association must provide notice to the Members soliciting candidates interested in running for a position on the Board of Directors. The notice must contain instructions for an eligible candidate to notify the Association of the candidate's request to be placed on the ballot and the deadline to submit the candidate's request. The deadline may not be earlier than the tenth (10th) day after the date the Association provides the notice required by this subsection.

(c) The notice required by this Subsection (b) must be:

(i) mailed to each Member; or

(ii) provided by:

(A) posting the notice in a conspicuous manner reasonably designed to provide notice to Association Members:

(1) in a place located on the Association's Common Areas or, with the Property Owner's consent, on other conspicuously located privately owned property within the Subdivision; or

(2) on any Internet website maintained by the Association or other Internet media; and

(B) sending the notice by email to each Member who has registered an email address with the Association.

(d) The Association shall include on each absentee ballot or other ballot for a Board Member election the name of each eligible candidate from whom the Association received a request to be placed on the ballot in accordance with this Article VI, Section 1.

2. Section 2. Election shall be deleted in its entirety and restated with the following:

2. Election. .

(a) Appointment of Election Officer. The Board of Directors shall, prior to the annual meeting or a special meeting if an election is to be conducted and prior to accepting nominations, by resolution designate one (1) Member who is not standing for re-election to the Board of Directors to serve as Election Officer for the election of the Board of Directors. The Election Officer shall receive written nominations as provided herein and shall administer the annual election or special called meeting. The Election Officer shall appoint, in writing, such assistants as are in the Election Officer's judgment required to conduct the election. The assistants may be members of the Board of Directors that are not up for re-election and need not be Members of the Association. Such assistants shall not be paid for their services. A person who is a candidate for election or who is otherwise the subject of an Association wide vote, or a person related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as part of a recount process authorized by law and set forth in TEX. PROP. CODE § 209.00594, as amended. A person other than a candidate or related person, as previously described in this Subsection (a), may tabulate votes in the Association election or vote, but may not disclose to any other person how an individual voted; and a person other than a person who tabulates votes under this Subsection (a),

including a candidate or person related to a candidate as previously described in this Subsection (a), may be given access to the ballots cast in the election or vote only as part of a recount process authorized by law. If ballots are to be returned to the Association by email, fax, mail or otherwise, the Election Officer shall ensure that a person identified in the preceding sentence does not have access to the returned ballots.

(b) Election Results. The results of balloting shall be announced by the Election Officer before the close of the meeting at which the election takes place or after the expiration of the voting period as determined by the Board of Directors. The nominee(s) receiving the highest number of votes shall be declared by the President or Vice President, if there is no President, to have been elected. The President or Vice President shall announce only the names of the successful candidate(s) and shall not announce or post the vote totals of the respective candidates. The Election Officer shall thereafter certify, in writing, the results of the balloting, which shall then be countersigned by his or her assistants.

F. ARTICLE VII MEETING OF DIRECTORS shall be amended as follows:

1. Section 4. Quorum shall be deleted in its entirety and restated with the following:

4. Quorum; Majority Vote. At meetings of the Board of Directors, a majority of the number of Directors fixed by these By-Laws shall constitute a quorum for the transaction of business. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, except as otherwise specifically provided by statute, the Articles of Incorporation, or these By-Laws. If a quorum is not present at a meeting of the Board of Directors, the Directors present may adjourn the meeting and shall (with notice as described herein) have the power to adjourn the meeting and call another meeting immediately after the adjournment of the initial meeting or within sixty (60) days following the initial meeting until a quorum shall be present or represented, subject to the limitations of the Texas Property Code. Provided the original notice to Members of the Board of Directors meeting contains a provisional time and date for a reconvening of the initial meeting in case it is adjourned due to lack of quorum, verbal notice of reconvening conveyed to those present at the initial meeting shall be sufficient notice to satisfy all notice provisions in these By-Laws. A Director may vote in person or by proxy executed in writing by the Director appointing another member of the Board of Directors to vote on the Director's behalf. A Director's proxy shall expire thirty (30) days after the date the proxy is executed or when revoked, whichever is sooner.

G. ARTICLE VIII POWERS AND DUTIES OF THE BOARD OF DIRECTORS shall be amended and supplemented as follows:

1. Section 1. Powers, Subsection (c) shall be deleted in its entirety and restated with the following:

(c) suspend the right to use of recreational facilities of a Member during any period in which a Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

2. Section 1. Powers shall be supplemented by adding Subsection (f) as follows:

(f) charge and collect administrative fees, non-sufficient funds fees, and other associated charges for the collection of delinquent assessments.

H. ARTICLE X COMMITTEES shall be amended as follows:

1. Section 2. Nominating Committee shall be deleted in its entirety.

I. ARTICLE XVI AMENDMENTS shall be amended as follows:

1. ARTICLE XVI AMENDMENTS shall be deleted in its entirety and restated with the following:

ARTICLE XVI

AMENDMENTS

1. These By-Laws may be altered, amended or repealed at a meeting of the Board of Directors at which a quorum is present, by the affirmative vote of eighty percent (80%) of the Directors present at such meeting, provided notice of the proposed alteration, amendment or repeal is contained in the notice of the meeting.

2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control. In the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

J. ARTICLE XIX MISCELLANEOUS shall be amended as follows:

1. Section 2. Managing Agent shall be deleted in its entirety and restated with the following:

2. Managing Agent. The Board of Directors may hire and empower a Managing Agent for the Association who shall perform or cause to be performed all acts and responsibilities of the Board of Directors which may by law and by these By-Laws be delegated. The choice of managing agent shall be at the sole discretion of the Board of Directors.

K. Except as modified by this First Amendment, the By-Laws shall remain in full force and effect.

CERTIFICATE OF OFFICER

The undersigned certifies that the foregoing First Amendment to the By-Laws of Stone Oak Community of Mutual Amenities, Incorporated, was duly approved and adopted by approval of a majority of a quorum of the Board of Directors of Stone Oak Community of Mutual Amenities, Incorporated, at the meeting conducted on the 12 day of April, 2021 and that the undersigned has been authorized by the Board of Directors to execute and record this instrument. The undersigned further certifies that the foregoing First Amendment to the By-Laws of Stone Oak Community of Mutual Amenities, Incorporation, constitutes a dedicatory instrument under TEX. PROP. CODE § 202.006 which applies to the operation of the subdivisions known as Hills of Stone Oak Unit I, Hills of Stone Oak Unit II, Stone Canyon Unit I, The Glen at Stone Oak Unit I, and The Glen at Stone Oak Unit II, located in Bexar County, Texas, as hereinabove described.

Signed this 12 day of April, 2021.

STONE OAK COMMUNITY OF MUTUAL AMENITIES, INCORPORATION

By: _____

Name: CHRISTOPHER A. PRITCHARD

Its: President

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/15/2021 10:49 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk