

NOW, THEREFORE, Article 2 of the Bylaws of the Association is hereby amended by adding the following Section 2.14 to the end of such Article 2:

Section 2.14 Lack of Quorum at Annual Meeting - Election of Directors - Election Meeting. Notwithstanding any provision contained in the Declaration or these Bylaws to the contrary, in order to comply with Section 209.00593 of the Texas Property Code, which is entitled "Election of Board Members," if the quorum required in Article 2, Section 2.11 above is not obtained for the annual meeting of the members, in order to elect directors, another annual meeting is not required to be called pursuant to Section 2.7 above, rather, the following process may be implemented to provide for the election of directors:

The Secretary will announce that no quorum was obtained for the annual meeting of the members. Thereafter, the members present, in person or by other legal means, will convene an election meeting. The members present, in person or by other legal means, will constitute a quorum for the purpose of conducting such meeting and an election of directors will be conducted. No other business of the Association will be conducted at such election meeting. No notice of such meeting need be given to the members other than that sent to the members providing notice of the annual meeting. The implementation of the foregoing procedure to elect directors will not affect any provision of Section 2.7 above if the Voting Members desire to adjourn a meeting of the Association for other purposes.

Except as modified by this First Amendment, the Bylaws, as amended and/or supplemented, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of Turnbridge Manor Homeowners' Association, Inc. certifies that this First Amendment was approved by a majority vote of the Board of Directors at a regular meeting of the Board of Directors duly called and held on November 12, 2019.

**TURNBRIDGE MANOR HOMEOWNERS'
ASSOCIATION, INC.**

By: Bead Henderson

TURNBRIDGE MANOR HOA, President

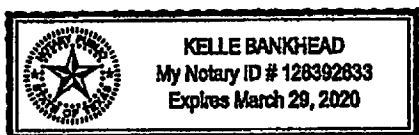
STATE OF TEXAS §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Brad Henderson, President of Turnbridge Manor Homeowners' Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of November, 2019.

Kelle Bankhead

Notary Public in and for the State of Texas



After recording return to:
THE BLEND LAW FIRM, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
11/20/2019 08:17:13 AM
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Stacey Kemp