

**FIRST AMENDMENT TO THE
BY-LAWS
OF
FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.**

After Recording, Return To:

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**FIRST AMENDMENT TO THE
BY-LAWS
OF THE
FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF REAL §

THIS FIRST AMENDMENT TO THE BY-LAWS OF THE FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC. (the "First Amendment"), is made on the date hereinafter set forth by the Frio Communities Improvement Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Reservations, Restrictions, Covenants and Easements Pertaining to Twin Forks Estates Subdivision Situated in Real County were recorded in Vol. 33, Pages 35-38 of the Deed Records of Real County, Texas, as same has or may be amended from time to time (the "Declaration"); and

WHEREAS, the By-Laws of the Frio Communities Improvement Association, Inc. were recorded in Vol. 49, Page 95 of Deed Records of Real County, Texas, as same has or may be amended from time to time as same has or may be amended from time to time (the "By-Laws"); and

WHEREAS, pursuant to Section 22.102 of the Texas Business Organizations Code, the Board of Directors of the Association ("Board") has been vested with the authority to amend the Bylaws; and

WHEREAS, all capitalized terms shall be defined according to the By-Laws, unless otherwise stated herein; and

WHEREAS, the Board desires to amend the By-Laws.

NOW THEREFORE, the Board hereby amends the By-Laws as follows:

Article II shall be amended to add a new provision "D" as follows:

D. Board Powers

1. The Board of Directors (the "Board") shall have the power to establish policies relating to, and for performing or causing to be performed, the following, in way of explanation, but not limitation:

(a) preparing and adopting of annual budgets;

- (b) making assessments, establishing the means and methods of collecting such assessments;**
- (c) collecting the assessments, depositing the proceeds thereof in a bank depository that it shall approve, and using the proceeds to operate the Association; provided, any reserve funds may be deposited, in the directors' best business judgment, in depositories other than banks;**
- (d) providing for the operation, care, upkeep and maintenance of all Community Facilities, including entering into a contract to provide for such operation, care, upkeep and maintenance;**
- (e) making or contracting for the making of repairs, additions, and improvements to or alterations of the Community Facilities in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;**
- (f) designating, hiring, and dismissing the personnel necessary for the operation of the Association and the maintenance, operation, repair, and replacement of its Property and the Community Facilities and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;**
- (g) making and amending rules and regulations regarding the conduct of Owners, and promulgating, implementing and collecting fines for violations and/or collecting fees related to enforcement of the rules and regulations, the Declaration, and all Dedicatory Instruments (as that term is defined in the Texas Property Code) for the subdivision;**

The By-Laws, as hereby amended, are in all respects ratified and confirmed and shall remain in full force and effect. If any provision of this First Amendment is found to be in conflict with the By-Laws, as amended, this First Amendment shall control.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the Board of Directors of the Frio Communities Improvement Association, Inc., a Texas non-profit corporation;

That the foregoing constitutes the First Amendment to By-Laws of the Frio Communities Improvement Association, Inc., and was duly adopted by a majority vote of the Board of Directors at a meeting held on _____, 2016, at which quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this ____ day of _____, 2016.

By: _____
Print Name: _____
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF REAL §

BEFORE ME, the undersigned authority, on this day personally appeared _____ the Secretary of the Board of Directors of the Frio Communities Improvement Association, Inc. known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and consideration herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public – State of Texas