



- Third Amendment to Declaration of Creekside Professional Plaza 2, recorded under Document No. 201806041789.
11. The Bylaws of the Association have been amended. As required by Section 202.006(a) of the Texas Property Code, a copy of the amendment to the Bylaws is attached for recording in the Official Public Records of Comal County, Texas.
  12. This amendment to the management certificate of the Association is made pursuant to Section 82.116 of the Texas Uniform Condominium Act.

**OWNERS ASSOCIATION OF CREEKSIDE  
PROFESSIONAL PLAZA 2**

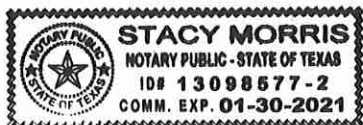
By:

  
DUSTIN SEIDEL, President

THE STATE OF TEXAS       §

COUNTY OF COMAL       §

This instrument was acknowledged before me on December 12, 2018, by DUSTIN SEIDEL, President of OWNERS ASSOCIATION OF CREEKSIDE PROFESSIONAL PLAZA 2, a Texas non-profit corporation, on behalf of same and in the capacity herein stated.



  
Notary Public, State of Texas

**FIRST AMENDMENT TO BYLAWS OF  
OWNERS ASSOCIATION OF  
CREEKSIDE PROFESSIONAL PLAZA 2**

This First Amendment to Bylaws of Creekside Professional Plaza 2, a Condominium (this "Amendment") is made by Dusty Hills, a Texas Limited Liability Company (the "Declarant"), and is as follows:

**RECITALS**

- A. Declarant, as the initial and sole member of the Owners Association of Creekside Professional Plaza 2 (the "Association") adopted Bylaws for the Association on March 22, 2017, a copy of which is recorded as part of the Notice of Dedicatory Instruments recorded as Document No. 201706015190, Official Public Records of Comal County, Texas.
- B. Declarant retains control of the Association, including the right to amend the Bylaws.
- C. Declarant amends the Bylaws as provided in the following paragraphs.
  - 1. Number and Term of Office of Directors. Section 2.1 of the Bylaws is hereby deleted in its entirety and restated as follows:
    - 2.1. Number and Term of Office. After the Declarant Control Period, the Board will consist of three persons. The number of directors may be changed by amendment of these Bylaws, but may not be less than three. Upon election, each director will serve a term of three years. A director takes office upon the adjournment of the meeting or balloting at which he is elected or appointed and, absent death, ineligibility, resignation, or removal, will hold office until his successor is elected or appointed.
  - 2. Staggered Terms of Directors. Section 2.2 of the Bylaws is hereby deleted in its entirety and restated as follows:
    - 2.2 Staggered Terms. The terms of directors will be staggered. At least one-third of the Board will be elected each year. To establish staggered terms, at the first election after the transition meeting, the candidate receiving the most votes will serve a 3-year term, the next highest vote-getter will serve a 2-year term and the third highest vote-getter will serve a

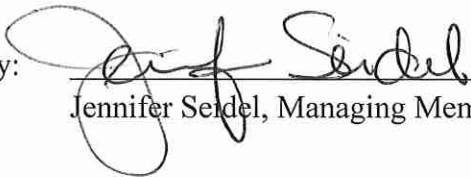
1-year term. Thereafter, their successors will serve 3-year terms. If the Board is ever elected en masse, the same method will be used to re-establish staggered terms.

3. Miscellaneous. Unless expressly amended by this Amendment, all other provisions of the Bylaws remain in full force and effect, as written, and are hereby ratified and confirmed. Any capitalized terms used and not otherwise defined herein, have the meanings set forth in the Bylaws.

**Declarant:**

DUSTY HILLS, A Texas Limited  
Liability Company

By:   
Dustin Seidel, Managing Member

By:   
Jennifer Seidel, Managing Member

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
12/12/2018 02:53:19 PM  
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*Bobbie Koepf*