

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2020-0041305

Billable Pages: 2  
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 12/22/2020 at 08:22 AM</p> <p><b>Document Number:</b> <u>2020-0041305</u></p> <p><b>Receipt No:</b> <u>20-34207</u></p> <p><b>Amount:</b> \$ <u>30.00</u></p> <p><b>Vol/Pg:</b> <u>V:6748 P:79</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Daisy Sneed, Deputy

**ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.**

**Record and Return To:**

ABERNATHY, ROEDER, BOYD AND HULLETT, PC  
1700 REDBUD BLVD SUITE 300  
MCKINNEY, TX 75069



#2020-0041305

GF# 2018-319512-RU (Kaufman Co)  
4716.2413

**FIRST AMENDMENT TO THE  
BYLAWS OF WYNDSOR POINTE HOMEOWNERS ASSOCIATION, INC.  
[Electronic Meetings]**

STATE OF TEXAS           §  
  §       **KNOW ALL MEN BY THESE PRESENTS;**  
COUNTY OF COLLIN    §

**THIS FIRST AMENDMENT TO THE BYLAWS OF WYNDSOR POINTE HOMEOWNERS ASSOCIATION, INC.** (this "First Amendment") is made as of the 8<sup>th</sup> day of December, 2020, by the Board of Directors of **WYNDSOR POINTE HOMEOWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation (hereinafter referred to as the "Association").

**WITNESSETH:**

**WHEREAS**, Stonebrook Realty Investment Partners, Ltd., a Texas limited partnership ("Declarant") recorded the Declaration of Covenants, Conditions and Restrictions for WyndSOR Pointe Addition on or about August 10, 2007 as Document No. 20070810001117070 of the Real Property Records of Collin County, Texas (the "Declaration"); and

**WHEREAS**, the Board of Directors of the Association adopted the Bylaws of WyndSOR Pointe Homeowners Association, Inc. on or about April 24, 2007 which was recorded on or about August 15, 2007 as Document No. 20070815001136430 of the Real Property Records of Collin County, Texas (the "Bylaws"); and

**WHEREAS**, Article VII, Section 7.6 of the Bylaws provides that the power and authority to alter, amend or repeal the Bylaws, or to adopt new Bylaws, has been delegated by the Members to the Board of Directors; and

**WHEREAS**, a majority of the Board of Directors of the Association approved the following amendment to the Bylaws at a meeting of the Board held on September 28, 2020.

**NOW, THEREFORE**, the Bylaws are hereby amended as follows:

1. Article II of the Bylaws is amended to add a new Section 2.14 thereto to state as follows:

2.14 Alternative Forms of Meetings. Subject to the Texas Business Organizations Code and these Bylaws, the Association may hold regular and/or special meetings of the Members by means of conference telephone or similar communication equipment, or other suitable electronic communications system, including video conferencing technology or the Internet, or any combination thereof, by which all persons participating in the meeting can communicate with all other persons in the meeting. If voting is to take place at the meeting, the Association must (a) implement reasonable measures to verify that every person voting at the meeting by means of remote communications is sufficiently identified; and (b) keep a record of any vote or other action taken.

Participation in a meeting by conference telephone or similar communication or video conferencing technology or the Internet shall constitute presence in person at such meeting except where a Member participates in the meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened.

2. Except as modified by this First Amendment, the Bylaws shall remain in full force and effect.

**IN WITNESS WHEREOF**, the undersigned certifies that a majority of the Board of Directors of the Association voted in favor of the foregoing amendment to the Bylaws.

**WYNDSOR POINTE  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

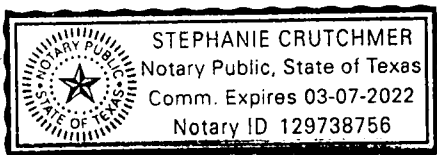
By: Kelly Cannell  
Name: Kelly Cannell  
Its: Director

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

**BEFORE ME**, the undersigned authority, on this day personally appeared Kelly Cannell, the Director of WyndSOR Pointe Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said entity.

**SUBSCRIBED AND SWORN TO BEFORE ME** on this 8<sup>th</sup> day of December, 2020.



Stephanie Crutchmer  
Notary Public, State of Texas

My Commission Expires: 3-7-22