

**BYLAWS
OF
NBRC PROPERTY OWNERS ASSOCIATION AS AMENDED
A NONPROFIT CORPORATION**

As amended through the 11th Amendment filed April 24, 2023.

See pages 12-13 for full list of amendments and filed document numbers.

1. NAME AND LOCATION

1:1 The name of the corporation is NBRC Property Owners Association.

1.2 The principal office of the corporation shall be located at 436 River Chase Way, New Braunfels, Texas, 78132.

2. DEFINITIONS

2:1 "Association" shall mean and refer to NBRC PROPERTY OWNERS ASSOCIATION, its successors and assigns.

2:2 "Common Area" shall mean all real property owned by or dedicated to the Association for the common use and enjoyment of the Owners.

2:3 "Declarant" shall mean and refer to TEXAS SOUTHERLAND VENTURE Massachusetts Joint Venture acting herein by and through SOUTHERLAND PROPERTIES.INC a Texas Corporation, Joint Venture, its successors, and assigns, if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development

2:4 "Declarations" shall mean and refer to the Declarations of Covenants, Conditions, and Restrictions applicable to the Subdivision and now or hereafter of record in the Office of the County Clerk of Comal County, Texas.

2:5 "Lot" shall mean and refer to any numbered plot of land shown on the recorded Subdivision plats, except those plots used as common areas for all residents.

2:6 "Members" shall mean and refer to those persons entitled to membership in the Association as provided in the Declarations.

2:7 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Subdivision provided, however, that the Seller under a recorded Contract Deed shall be deemed the "Owner" of any such Lot until such time a Warranty Deed is given.

2:8 "Subdivision" shall mean and refer to that certain 1,494.671 acres, more or less of real property known, as River Chase together with any other property developer may own or hereafter acquire and annex into River Chase.

3. MEETINGS OF MEMBERS

3:1 Annual Meetings. The first annual meeting of Members shall be within one year from the date of incorporation of the Association or not later than thirty (30) days after fifty-one percent (51%) of the Lots have been sold, whichever last occurs. Subsequent annual meetings of Members shall be held during the first fifteen days in November of each year thereafter at the hour of 7:00 o'clock p.m. on a day chosen by the Board of Directors.

History: the Tenth Amendment to the Bylaws amended Article 3:1 of the Bylaws providing the option to move the meeting date out of a federal election week.

3:2 Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or on written request of Members who are entitled to vote one-fourth of all votes.

3:3 Notice of Meetings. Except as provided in the Declarations, written notice of each meeting of Members shall be given by, or at the direction of the Secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) but not more than fifty (50) days before such meeting to each Member entitled to vote thereafter, addressed to the Member's address appearing on the books of the Association, or supplied by such Member to the Association for the purpose of receiving notice. Such notice shall specify the day, hour, and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

History: Eleventh Amendment to the Bylaws amended Article 3:3 to delete reference to the Bell County newspaper as the Bell county newspaper no longer exists.

3:4 Quorum. The presence at the meeting, in person or by proxy, of Members entitled to cast fifteen percent (15%) of the votes of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declarations, the Articles of Incorporation, or these Bylaws. If a quorum is not present at any meeting, the Members entitled to vote there shall have power to adjourn the meeting from time to time, with notice as in the case of all meetings, until a quorum is present.

History: the Seventh Amendment to the Bylaws amended Article 3:4 of the Bylaws.

3:5 Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Proxies shall be revocable and shall have a duration of no longer than one year unless otherwise specified on the face of the proxy. The proxy of any power shall automatically terminate on conveyance by the Member of his/her Lot.

4. MEMBER VOTING RIGHTS

4:1 Voting Member: Any Member shall be allowed to vote at any and/or all Membership meetings, however, no lot shall have more than one vote regardless of the number of voting Members owning such lot. Combined lots shall nevertheless be considered as separate lots for voting purposes.

History: Article 4:1 of the Bylaws amended by the Second (2012) and Seventh Amendment to the Bylaws.

4:2 Nonvoting Members. Deleted by the Seventh Amendment to the Bylaws:

5. BOARD OF DIRECTORS-- TERM OF OFFICES; FIRST ELECTION;

5:1 **Number.** A Board of five (5) Directors, who shall be Members of the Association, shall manage the affairs of the Association.

History Section 5:1 amended by the First, Second (2009), and Seventh Amendment to the Bylaws.

5:2 **Term of Office.** The initial Board of Directors shall serve until the Control Transfer Date (as defined in the Restrictions) occurs. Upon the Control Transfer date, the Developer shall appoint the Board of Directors. The Directors shall be classified with respect to the time for which they hold office by dividing them into three classes, each class consisting of one Director, and each Director shall hold office until his successor shall be elected and shall qualify. At the first annual meeting of the Members, the Director in the first class shall be elected for a one (1) year term; the Director in the second class shall be elected for a term of two (2) years; the Director in the third class shall be elected for a term of three (3) years; and at each annual meeting thereafter the successors to the class whose term shall expire that year shall be elected to hold office for the term of three (3) years, so that the term of office of one class shall expire in each year.

5:2(a) The terms of all the Directors shall be staggered three-year terms such that a majority of the terms shall not expire within the same year. The initial term(s) of the first occupant(s) of any new classes created by an increase in the number of Directors may be less than three years to facilitate said provision on timing of expirations.

History: Section 5:2(a) added by the First, Amendment to the Bylaws.

5:3 **Removal.** Any member of the Board of Directors may be removed from office, with or without cause, by a majority vote of Members of the Association comprising a quorum in an annual or special membership meeting. In the event of death, resignation, or removal, the Board of Directors shall provide an announcement of such vacancy to the membership of the NBRCPOA by mail or by email and the website for a period of 28 days minimum to include at least one (1) BOD Meeting prior to any action to fill the vacancy. The announcement shall call for applications with supporting comments from the NBRCPOA membership to be submitted in writing to the BOD, read at the BOD Meeting for any/all in attendance to hear, and attached to the final approved minutes for that meeting. The vacancy then may be filled by appointment of the Board of Directors at the next BOD meeting. The person appointed to such a vacancy shall complete the unexpired term of his/her predecessor.

History: Eleventh Amendment to Section 5:2 clarified the process to fill a vacancy and deleted reference to a Dispute Resolution Protocol Agreement because a Dispute Resolution Protocol Agreement does not exist.

5:4 Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

6. BOARD OF DIRECTORS-NOMINATION AND ELECTION

6:1 Nomination. Nomination for election to the Board of Directors may be by nominating committee. However, nominations may also be made from the floor at any annual meeting of Members. The nominating committee shall consist of a chairman who shall be a Member of the Board of Directors, and two (2) or more Members of the Association. The committee shall be appointed by the Board of Directors prior to each annual meeting to serve from the close of such meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nominating committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled.

6:2 Elections. Voting in the election to the Board of Directors shall be by written and signed paper ballot or by electronic vote. Electronic votes cast under Section 209.00592 of Texas Property Code 209 constitute written and signed ballots. At such elections, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provision of the Declarations. Persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

History: The Eleventh Amendment amended Article 6:2 to include electronic voting as per Texas Property Code 209 and replaced the Seventh Amendment to the Bylaws.

7. BOARD OF DIRECTORS MEETINGS

7:1 Regular Meetings. Regular meetings of the Board of Directors will normally be held monthly with a minimum of six (6) regular meetings per year and shall be held at such place and hour as may be fixed from time to time by resolution of the Board.

(a) **As per Texas Property Code Chapter 209:** Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

(1) provided at least 144 hours (6 days) before the start of a regular board meeting and at least 72 hours before the start of a special board meeting by posting the notice on the POA website, and

(2) sending the notice by e-mail to each owner who has registered an e-mail address with the association.

History: The Eleventh Amendment to the Bylaws amended Article 7:1 to clarify instructions for holding regular Board meetings.

7:2 Special Meetings. Special Meetings of the Board of Directors shall be held when called by the President of the Association or by any two (2) Directors after not less than three (3) days' notice to each Director.

7:3 Quorum. A majority of three Directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of Directors present at a duly called meeting in which a quorum is present shall constitute the act or decision of the Board.

History: The Eleventh Amendment to the Bylaws amended Article 7:3 to define a quorum of the Board of Directors.

8. BOARD OF DIRECTORS-POWERS AND DUTIES

8:1 Powers. The Board of Directors shall have power to:

8:1:1 Adopt and publish rules and regulations governing the use of the common areas and facilities including the personal conduct of the Members and their guests thereon; and to establish penalties for infractions of such rules and regulations;

8:1:2 Suspend the voting rights and right to use of the recreational facilities of any Member during any period in which such Member is 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 thirty (30) days; for infraction of published rules and regulations;

8:1:3 Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the association and not specifically reserved to the membership by the Declarations, Articles of Incorporation or by other provisions of these Bylaws;

8:1:4 Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three (3) consecutive regular meetings of the Board of Directors; and

8:1:5 Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

8:2 Duties. It shall be the duty of the Board of Directors to:

8:2:1 Cause to be kept a complete record of all its acts and corporate affairs and to present a summary statement thereof to the Members at each annual meeting, or at any special meeting at which such a statement is required in writing by one fourth of the Members entitled to vote thereat;

8:2:2 Supervise all officers, agents, and employees of the Association and see to it their duties are properly performed:

8:2:3 (1) Fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

8:2:3 (2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

8:2:3 (3) As an option to enforce the lien, foreclosure of same against any property for which assessments are not paid within thirty (30) days after the due date, or to bring an action at law against the Owner personally obligated to pay the same.

8:2:4 Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid, a statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for the issuance of these certificates.

8:2:5 Procure and maintain adequate liability and hazard insurance on all property owned by the Association;

8:2:6 Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

8:2:7 Cause the Common Area to be maintained.

9. OFFICERS AND THEIR DUTIES

9:1 Enumeration of Offices. The officers of the Association shall be a President and Vice President, who shall at all times be Members of the Board of Directors, and a Secretary Treasurer, and such other officers as the Board may from time to time by resolution create.

9:2 Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of Members.

9:3 Term. The officers of the Association shall be elected annually by the Board. Each shall hold office for a term of one (1) year unless he or she shall sooner resign or shall be removed or otherwise disqualified to serve.

9:4 Special Appointments. The Board may elect such other officers as the affairs in the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may from time to time, determine.

9:5 Resignation and Removal. Any officer may be removed from office by the Board at any time with or without cause. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or later specified therein and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

9:6 Vacancies. When a vacancy in any elected position Board of Directors (BOD) or the Architectural Control Committee (ACC) of the Association occurs, the Board of Directors shall provide an announcement of such vacancy to the membership of the NBRC POA by mail or by blast email and the website for a minimum period of 28 days to include at least one (1) BOD Meeting prior to any action to fill the vacancy. The announcement shall call for applications with supporting comments from the NBRCPOA Member to be submitted in writing to the BOD and reviewed at the BOD meeting for any/all in attendance to hear. At the next regular Board meeting any additional applications will be reviewed, the vacancy may then be filled by appointment of the Board of Directors at that meeting. The person appointed to such a vacancy shall complete the unexpired term of his/her predecessor.

History: The Eleventh Amendment to the Bylaws amended Article 9:6 to expedite filling vacancies and deleted reference to a Dispute Resolution Protocol agreement which did not exist.

History: Article 9.6 amended by the Seventh Amendment to the Bylaws.

9:7 Multiple Offices. The offices of Secretary and Treasurer may be held by the same person.

9:8 Duties. The duties of the officers are as follows:

9:8:1 President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and is authorized to co-sign all checks and promissory notes.

9:8:2 Vice President. The Vice President shall act in the place of the President in the event of his or her absence, inability, or refusal to act, and shall exercise and discharge such other duties may be required of the Vice President by the Board.

9:8:3 Secretary. The Secretary, or the Secretary's designee, shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties as may be required by the Board or by law.

9:8:4 Treasurer. The Treasurer, or the Treasurer's designee, shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; is authorized to cosign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures. A copy of which documents shall be made available to each Member, and a report on which shall be given at the regular meeting of Members.

9:8:5 Additional Duties: Two additional Board Members, aside from the president and treasurer, will be authorized to co-sign checks after being selected and approved by vote of the Board. All checks will be co-signed by two of the four designated signees. If a check is reimbursement for an expense paid by a Board member, then that specific Board member may not exercise his or her responsibility of approving and signing that check.

History: The Eleventh Amendment to the Bylaws amended Articles 9:8 sections 1-5 to clarify check signing instructions for Board members.

9:8:5 Delegation of Duties. The Board of Directors is the only body to delegate authority to a committee, or to a company or contractor for performance of any work for the POA, including the Association Manager.

(a) All Contracts/Contractors:

- 1) Will include the legal names and addresses of both parties,
- 2) Will include the date of the contract,
- 3) Will include the statement of work to be performed and the consideration in total for fully described products and services to be rendered,
- 4) Shall not include cost-plus provisions,
- 5) Will fully disclose all relationships, blood, and ownership, between contractors and vendors and other legal or informal affiliations, and any Association elected officer,
- 6) Will be for one (1) year or less, with no automatic roll over, renewals or in perpetuity clauses,
- 7) Will include a 30 day, with notice clause to end a contract, with or without cause and without penalty,
- 8) Will not provide for sub-contracting of service without notification and without written permission,
- 9) Will be specific to the scope of work and include a specific timeline for completion of the tasks to be performed, monitoring of compliance with the timeline and specify penalties for non-completion within the timeline,
- 10) Will be specific as to the owner of the business,
- 11) Will be licensed and bonded according to state law,
- 12) Will have workers compensation for employees employed to work on NBRCPOA property with proof of insurance,
- 13) Will report to a specific oversight board member,
- 14) Will include in the body of the contract a specific reference to any and all attachments and if none are specified may not be added,
- 15) Will include signatures of legal representatives of all parties on all copies,
- 16) All requests for payment will include a true and accurate copy of all invoices for materials acquired for the project and labor-hours expended.
- 17) Before coming effective, all parties must sign all contracts or agreements.
- 18) Any portion of any contract found in violation of the above, these Bylaws, the DCCRs or with the law is severable and unenforceable.

History: Section 9:8:5 added by the Seventh Amendment to the Bylaws.

10. COMMITTEES

10:1 The Association shall have an architectural committee, as provided in the Declarations, and a nominating committee as provided in Article 6 of these Bylaws. In addition, the Board of Directors may appoint such other committees, as it may deem appropriate in the performance of its duties.

10:2 Term. The initial Board of Directors shall serve as the Architectural Control Committee until the Control Transfer Date (as defined in the Restrictions). Upon the Control Transfer Date, the Developer shall appoint the Architectural Control Committee, which shall serve staggered three-year terms, with the first member of the Architectural Control Committee being elected at the next annual meeting.

11. ASSESSMENTS

11:1 As more fully provided in the Declarations, each Member is obligated to pay the Association annual and special assessments which are secured by a continuing lien on the property against which such assessments are made. Any assessments which are not paid when due are considered delinquent. If an assessment is not paid within prescribed timeframe as delineated in the NBRC PROPERTY OWNERS ASSOCIATION COLLECTION POLICY, the Association may bring an action at law against the Owner personally obligated to pay the same or may foreclose the lien against his property. Interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by nonuse of the Common Area or abandonment of his or her lot.

History: The Eleventh Amendment to the Bylaws amended Article 11:1 to defer procedures addressing delinquent dues to the NBRC PROPERTY OWNERS ASSOCIATION COLLECTION POLICY.

12. BOOKS AND RECORDS, INSPECTION

12:1 The books, records, and papers of the Association not protected by the Privacy Act of 1974 shall be subject to inspection by any Member during ordinary business hours. The Declarations, Articles of Incorporation, and Bylaws of the Association shall be available for inspection by any Member at the principal office to the Association, where copies shall be made available for sale at a reasonable price.

History: The Eleventh Amendment to the Bylaws amended Article 12:1 to include Privacy Act of 1974 protection.

13. FISCAL YEAR

13:1 The fiscal year of the Association shall be the calendar year, except that the first fiscal period shall begin on the date of incorporation and shall end on December 31st of the year of Incorporation.

14. AMENDMENTS

14:1 These Bylaws may be amended by the Board of Directors as outlined in Section 14:2 or at any annual or special meeting or by the Members at a regular or special meeting of Members, by vote of a majority of a quorum of Members present in person or proxy.

History: The Eleventh Amendment to the Bylaws amended Article 14:1 to add reference to Section 14:2 for amendments made by the Board of Directors.

14:2 Review & Comments. Any proposed changes or amendments to these Bylaws or any other Policies, Regulations, Resolutions, or Rules, created by the Board shall be read aloud at a regular meeting of the Board or at an annual meeting of the Membership. Within two business days after being read aloud at a meeting the proposal will be announced by burst email to the Membership that it is available on the website for review and comments by the Membership. Comments must be emailed to the BOD at BOD@riverchasepoa.org. At the next regular meeting of the Board or meeting of the Membership the reviews and comments submitted by property owners will be read. The proposal can be amended at the discretion of the Board and reposted until the next meeting or, if there are no changes to the amendment it will be voted on by the Board. If/when the proposal is passed it will then be posted to the minutes of that meeting and submitted to the Official Public Records of Comal County for filing.

History: The Eleventh Amendment to the Bylaws amended Article 14:2 to reduce the previous 60-day Review and Comments waiting period to approximately 30 days.

14:3 Effective Date. Amendments made under this Section shall become effective on the date filed in the Official Public Records of Comal County, Texas, or another date after the filing as specified in the Amendment.

History: Sections 14:2 and 14:3 added by the Seventh Amendment to the Bylaws.

15. CONFLICTS: In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control. In the case of any conflict between the Declarations and these Bylaws, the Declarations shall control.

16. ARCHITECTURAL CONTROL COMMITTEE

16:1 Powers and Duties. The powers and duties of the Architectural Control Committee (hereinafter the "ACC") shall be as primarily described in Article IV of the Declaration of Covenants, Conditions, and Restrictions for each unit of River Chase and in any other portions of the Declaration of Covenants, Conditions, and Restrictions.

16:2 Nepotism. Two members of the same family or extended family cannot serve at the same time on the Board of Directors of the NBRCPOA, as Treasurer, as elected or appointed members of the Architectural Control Committee "ACC," or members of the Neighborhood Board. This section applies to relationships within the third degree by consanguinity or within the second degree by affinity related family member as described and defined in the Texas Government Code, Title 5, Chapter 573.

16:3 Term. The three members of the ACC shall serve staggered three-year terms. A voting member shall serve no more than two (2) consecutive terms. A vacancy in the ACC may be filled by appointment of the Board of Directors. The appointee to such vacancy shall serve for the unexpired term of the member replaced.

History: The Eleventh Amendment to the Bylaws amended Article 16:3 to delete reference to Dispute Resolution Protocol Agreement which does not exist.

16:4 Nominations. Nominees for election to the ACC may be provided by a nomination committee created by the Board of Directors and provide for nominations from the floor. The nominating committee, at its discretion, shall make nominations for election to the ACC, but in no event shall it nominate less than the number of vacancies to be filled.

16:5 Election. The members of the ACC shall be elected by Board of Directors of the POA at the first regular meeting of the Board of Directors in the new year following the Annual Meeting with the new board members in place. Election shall be by written ballot. At this time, Association will indemnify the new ACC member from liability except under limited circumstances involving acts in bad faith, fraud, theft, cohesion, or acts of moral turpitude defined as conduct that is contrary to justice, honesty, or morality.

History: The Eleventh Amendment to the Bylaws amended Article 16:5 to delete reference to Dispute Resolution Protocol Agreement which does not exist.

16:6 Removal. Any member of the Architectural Control Committee may be removed from office with or without cause, by a majority vote of Members of the Association comprising a quorum in an annual or special membership meeting or by the Board of Directors.

16:7 Vacancies. Procedures for filling vacancies of the ACC are addressed in Section 9:6.

History: The Eleventh Amendment to the Bylaws amended Article 16:7 to delete reference to Dispute Resolution Protocol Agreement which does not exist and eliminated redundancy by referring to Section 9:6 the process to fill vacancies.

16:8 Indemnification. The Association will indemnify the ACC members from liability except under limited circumstances involving acts in bad faith, fraud, theft, cohesion, or

History: The Eleventh Amendment to the Bylaws amended Article 16:8 to clarify indemnification for ACC members.

16:9 ACC Appeal Committee.

History: Section 16.9 deleted by the Ninth Amendment to the Bylaws and replaced with the Dispute Resolution Policy and the formation of the Homeowners Resolution Committee.

16:10 Notification: Article 16:10 is deleted as this section is replaced by elements of the Homeowners Resolution Policy.

History: The Eleventh Amendment to the Bylaws deleted Article 16:10 as this section is replaced by elements of the Homeowners Resolution Policy.

History: Section 16 amended by the Seventh Amendment to the Bylaws.

17. NEPOTISM AND DISPUTE RESOLUTION PROTOCOL: Deleted.

History: Section 17 added by the Seventh Amendment to the Bylaws.

History: Section 17 deleted by the Ninth Amendment to the Bylaws and replaced with the Dispute Resolution Policy.

NBRCPOA BYLAW AMENDMENT HISTORY:

The original bylaws were unanimously adopted by the Board of Directors on the 13th day of April 1999. Originally signed by Charles D. Patterson, Jay Patterson, and Carole Donaldson.

Chronological order of Amendments:

1. The First Amendment to Bylaws for NBRC Property Owners Association dated 7 August 2007 and filed on 12/13/2007 in the Public Records of Hays County is hereby removed and deleted.
2. The Second Amendment to Bylaws for NBRC Property Owners Association dated 27 January 2009 and filed as #200906007947 on 03/06/2009 in the Public Records of Comal County is hereby removed and deleted.
3. The second, Second Amendment to Bylaws for NBRC Property Owners Association dated 28 February 2012 filed as #2012206010316 on 03/26/2012 in the Public Records of Comal County is hereby removed and deleted.
4. The Third Amendment to Bylaws for NBRC Property Owners Association dated 22 April 2013 filed as #201306018916 on 05/06/2013 in the Public Records of Comal County is hereby removed and deleted.
5. The Fourth Amendment to Bylaws of NBRC Property Owners Association dated 2 August 2013 filed as #201306034690 on 08/14/2013 in the Public Records of Comal County is hereby removed and deleted.
6. The Fifth Amendment to Bylaws of NBRC Property Owners Association dated 20 November 2013 filed as #201306048039 on 11/20/2013 in the Public Records of Comal County is hereby removed and deleted.
7. The Sixth Amendment to Bylaws of NBRC Property Owners Association dated 29 July 2014 filed as #201406025900 on 7/29/2014 in the Public Records of Comal County is hereby removed and deleted.
8. The Seventh Amendment to Bylaws of NBRC Property Owners Association dated December 8, 2014 deleted and replaced all previous amendments. The Seventh Amendment was filed as #201406043686 on 12/12/2014 in the Public Records of Comal County.
9. Eighth Amendment to the Bylaws was unanimously adopted by the Board of Directors on August 21, 2019 and filed in the Comal County Public records as document 202006019878 on May 29, 2020.
10. Ninth Amendment to the Bylaws was unanimously adopted by the Board of Directors on February 24, 2020 and filed in the Comal County Public records as document 20200601979 on May 28, 2020.
11. Tenth Amendment to the Bylaws was unanimously adopted by the Board of Directors on September 27, 2022 and filed in the Comal County Public records as document 202206046339 October 26, 2022.
12. Eleventh Amendment to the Bylaws was unanimously adopted by the Board of Directors on March 20, 2023 and filed in the Comal County Public records as document 20230612848 October 22, 2023.

APPROVED AND ADOPTED at the regular meeting of the Board of Directors held on the
Day ²⁴~~15~~ of ^{APRIL}~~MAY 23~~ 2023.

Thus executed this ¹⁵ day of ^{MAY} 2023.

New Braunfels River Chase Property Owners Association

By 
Jerry Young, President of the Board of Directors

By 
Mary McNaught, Secretary of the Board of Directors