

**SECOND AMENDMENT  
TO BYLAWS OF  
NBRC PROPERTY OWNERS ASSOCIATION  
A NONPROFIT CORP**



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STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

WHEREAS, NBRC Property Owners Association (hereinafter called the "Association") is a residential association of property owners located in New Braunfels, Comal County, Texas; and,

WHEREAS, the Association is subject to and governed by a mandatory association of property owners incorporated under the name NBRC Property Owners Association, Inc. (hereinafter the "Association"); and,

WHEREAS, the Association is a Texas non-profit corporation incorporated pursuant to Articles of Incorporation (hereinafter called the "Articles") filed with the Texas Secretary of State on or about April 12, 1999; and,

WHEREAS, the management of the Association is vested in the Board of Directors (hereinafter called the "Board"), pursuant to the Articles; and,

WHEREAS, the Association's Bylaws were adopted by the Board of Directors for the Association on or about April 13, 1999; and,

WHEREAS, the Board has determined that is in the best interests of the Association and the Members of the Association to amend the Bylaws for the convenience of the Association;

WHEREAS, pursuant to Article XIV of the said Bylaws, the said Board of Directors is empowered to amend such By-laws and has previously done so:

NOW, THEREFORE, the Board does hereby officially amend the Bylaws to modify the following:

1. Article IX, Section 9:8 of the Bylaws is amended by the addition of new section 9:8:5, which shall state:

9:8:5 Delegation of duties. The officers of the Association may, with the consent of the Board of Directors, delegate performance of any of their duties to any person, including the Association Manager; provided, however, that each officer shall be ultimately responsible for seeing to it that the duties of their office are fully, faithfully and properly carried out.

2. Article V, Section 5:1 of the Bylaws is amended to read as follows:  
5:1 Number. A Board of five (5) Directors, who shall be Members of the Association, shall manage the affairs of the Association.

ADOPTED at a Special Meeting of the Board of Directors held on the 24<sup>th</sup> day of November, 2009.

Except as amended hereinabove, the Bylaws are hereby affirmed, ratified and continued in the future in full force and effect.

Signed the 27<sup>th</sup> day of January, 2009.

Al Vaughan, President  
NBRC Property Owners Association

ATTEST:

*Dave Skinner*

Dave Skinner, Secretary  
NBRC Property Owners Association

STATE OF TEXAS

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COUNTY OF COMAL

ACKNOWLEDGED before me on date set forth above, by the above-named President and Secretary of NBRC Property Owners Association, Inc.



*Anita Hoffman*  
Notary Public, State of Texas

↙ AFTER RECORDING RETURN TO:  
NBRC Property Owners Association  
1600 N.E. Loop 210, Suite 202  
San Antonio, TX 78209

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Filed and Recorded  
Official Public Records  
Joy Streater, County Clerk  
Comal County, Texas  
03/05/2009 04:13:39 PM  
CASH TWO  
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*Joy Streater*