



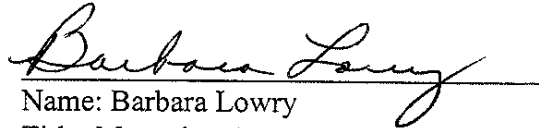
2000-0134582

**CERTIFICATE OF SECRETARY
OF
ESTATES AT STONEGATE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, Barbara Lowry hereby certifies that she is the acting Managing Agent of Estates at Stonegate Homeowners Association, Inc., a Texas non-profit corporation; that, as such, she is the keeper of the records and minutes of the proceedings of the Association, which is duly organized and existing under the laws of the State of Texas. The undersigned hereby further certifies as follows:

"Attached hereto as Exhibit "A" is a true and complete copy of Bylaws and Exhibit "B" is a true and complete copy of Articles of Incorporation of Estates at Stonegate Homeowners Association, Inc., in accordance with the provisions of applicable laws, which Bylaws have not been amended, modified or rescinded, except as attached hereto, and are in full force and effect on the date hereof."

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of July, 2000.

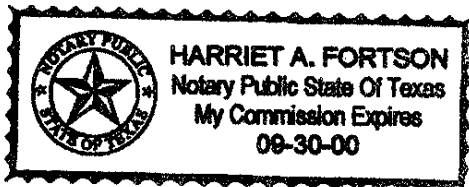



Name: Barbara Lowry
Title: Managing Agent

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF BEXAR**

This instrument was acknowledged before me on the 31st day of July, 2000 by Barbara Lowry, Managing Agent of Estates at Stonegate Homeowners Association, Inc., a Texas non-profit corporation, on its behalf, who stated before me that the foregoing was true and correct to the best of her knowledge and belief.




Notary Public, State of Texas

AFTER RECORDING, RETURN THIS INSTRUMENT:
Estates at Stonegate Homeowners Association, Inc.
1600 N.E. Loop 410, Suite 202
San Antonio, Texas 78209

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2/29/87

BY-LAWS

OF

THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION

ARTICLE I

NAME AND LOCATION. The name of the corporation is THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION, hereinafter referred to as the "Association". The principal office of the corporation shall be located on Estate Gate street in the Estates at Stonegate Subdivision, but meetings of members and directors may be held at such places within the State of Texas, County of Bexar, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, ESTATES AT STONEGATE, Bexar County, Texas, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "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 Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Oak Village Development Corporation, its successors and assigns if such successors and assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

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Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the County Clerk, Bexar County, Texas.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meetings. The first meeting of the members shall be held within 90 days from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock P.M., or on a day within 20 days of said anniversary date. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meeting. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid not less than 12 days nor more than 50 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 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. Every proxy shall be

revocable and shall automatically cease upon conveyance by the member of his Lot, or at the expiration of one year, whichever occurs first.

ARTICLE IV
BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of seven (7) directors, who need not be members of the Association.

Section 2. Term of Office. At the first meeting the members shall elect two directors for a term of one year, two directors for a term of two years, and three directors for a term of three years; and at each annual meeting thereafter the members shall elect directors for a term of three years to fill the expiring terms.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

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

Section 5. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual 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

not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held at least quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 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 directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be 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 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, any independent contractors, or such other employees as they deem necessary, and to prescribe their duties.

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

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual or any special assessment against each Lot at least thirty (30) days in advance of each assessment period;

(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

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibility to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 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 the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve. The president shall not serve more than two consecutive terms in that office.

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

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time 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 at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

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

President

(a) 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 written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, at which a quorum of members is present, by a vote of a majority of such members present.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV
MISCELLANEOUS

Section 1. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. Each director or officer, whether or not then in office, shall be indemnified by the Association against all costs and expenses reasonably incurred by or imposed upon him in connection with or arising out of any action, suit or proceeding in which he may be involved by reason of his being or having been a director or officer of the Association, such expenses to include the costs of reasonable settlements (other than amounts paid to the Association itself) made with a view to curtailment of costs of litigation. The Association shall not, however, indemnify any director or officer with respect to matters as to which he shall be finally adjudged in any such action, suit or proceeding to have been derelict in the performance of his duty as such director or officer, or guilty of fraud or material misrepresentation to the Association, its Board of Directors, its shareholders, or any other person, nor in respect of any matter on which any settlement or compromise is effected, shall substantially exceed the expenses which might reasonably be incurred by such director or officer in conducting such litigation to a final conclusion. The foregoing right of indemnification shall not be conclusive of other rights to which any director or officer may be entitled as a matter of law.

IN WITNESS WHEREOF, we, being all of the initial directors of the THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION, have hereunto set our hands this _____ day of _____, 1987.

NAME	ADDRESS
_____	_____
_____	_____
_____	_____

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ARTICLES OF INCORPORATION

OF

THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION

In compliance with the requirements of Article 1396 of Vernon's Texas Civil Statutes; Chap. 9, "Texas Non Profit Corporation Act" and Section 501(c)(7) of the Internal Revenue Code in order to maintain that exempt status, we, the undersigned natural persons of the age of twenty-one (21) years or more, all of whom are citizens of the State of Texas and residents of San Antonio, Bexar County, Texas, have this day voluntarily associated ourselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

This is a non profit corporation to be named THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 2210 Estate Gate, San Antonio, Bexar County, Texas 78260.

ARTICLE III

The post office address of the initial registered office of the Association is 2210 Estate Gate, San Antonio, Texas 78260 and the name of the initial registered agent of the Association is LAWRENCE H. GINDLER.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within those certain tracts of property described as follows:

- (1) A 100 acre tract of land situated in Bexar County, Texas, consisting of 85.8 acres out of the H. J. Huppertz Survey No. 417 4/8, County Block 4865 and 14.2 acres out of the Edward Peshorn Survey No. 367, County Block 4850; and
- (2) A 100 acre tract of land situated in Bexar County, Texas consisting of 5.2 acres out of the H. J.

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Huppertz Survey No. 417 4/8, County Block 4865, 32.0 acres out of the Edward Penshorn Survey No. 367, County Block 4850, 43.3 acres out the Beatry, Seale and Forwood Survey No. 417 3/8, County Block 4848, 16.7 acres out of the Theodore Loester Survey No. 1, County Block 4849 and 2.7 acres out the Guadalupe College Survey No. 418, County Block 4847;

Both of the above described 100 acres tracts of land being out of that certain 1064.323 acre tract of land conveyed to El Durangueno, a partnership, by John C. Oliver, Mary Oliver Heppes and Robert L. Oliver, Individually, as Independent Executor of the Estate of Herbert Oliver, Deceased and as Trustee of the Harry C. Oliver Trust, by Warranty Deed dated December 7, 1982, and recorded in Volume 2495, Page 994 of the Official Public Records of Real Property of Bexar County, Texas.

All of the above described property having been platted as and being a planned unit development known as THE ESTATES AT STONEGATE, according to the plat thereof recorded in Volume 9506, Page 53-55 of the Deed and Plat Records of Bexar County, Texas.

and to promote the pleasure and recreation as well as to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for these purposes to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain "The Estates at Stonegate Declaration of Covenants, Conditions and Restrictions", hereinafter called the "Declaration", applicable to the property and recorded in Volume 3386, pages 124-144 in the Office of the County Clerk, Bexar County, Texas, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real

or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of the members mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Texas by law may now or hereafter have or exercise;

(h) to exercise only those powers and privileges as are necessary to fulfill the above stated purposes and to exercise those powers, rights and privileges which a Corporation organized under the Non-Profit Corporate Law of the State of Texas by law may now or hereafter exercise and which do not conflict with exemption requirements under Section 501(c)(7) of the Internal Revenue Code of 1954 or its successors.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI
VOTING RIGHTS

Each member of the Association shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest in any Lot, all such persons or entity shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of seven (7) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. Until the first meeting of members, the Association shall be managed by the following initial Board of three (3) Directors who are to act in that capacity until the selection of their successors:

<u>NAME</u>	<u>ADDRESS</u>
Lawrence H. Gindler	2210 Estate Gate San Antonio, Texas 78260
Ron Blank	2243 Estate Gate San Antonio, Texas 78260
Cindy Kolmeier	2214 Estate Gate San Antonio, Texas 78260

At the first meeting, the members shall elect two (2) directors for a term of one (1) year, two (2) directors for a term of two (2) years, and three (3) directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect directors for a term of three (3) years to fill the expiring terms.

ARTICLE VIII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the

members. In the event of dissolution, the outstanding debts shall be paid and any remaining assets shall be distributed pro rata to the members.

ARTICLE IX

DURATION

The Association shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment to these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XI

DIRECTORS LIABILITY

A director of the corporation is not liable to the corporation or its shareholders or members for monetary damages for an act or omission in the director's capacity as a director, except that this article does not eliminate or limit the liability of a director for:

- a. a breach of a director's duty of loyalty to the corporation or its shareholders or members;
- b. an act or omission not in good faith or that involves intentional misconduct or a knowing violation of the law;
- c. a transaction from which a director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the director's office;
- d. an act or omission for which the liability of a director is expressly provided for by statute; or
- e. an act related to an unlawful stock repurchase or payment of a dividend.

ARTICLE XII

INCORPORATORS

The names and addresses of the incorporators of the Association are:

<u>NAME</u>	<u>ADDRESS</u>
Lawrence H. Gindler	2210 Estate Gate San Antonio, Texas 78260
Ron Blank	2243 Estate Gate San Antonio, Texas 78260
Cindy Kolmeier	2214 Estate Gate San Antonio, Texas 78260

IN WITNESS WHEREOF, for the purpose of forming this corporation, under the laws of the State of Texas, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 25th day of August, 1987.

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, personally appeared

and _____, who each being by me first duly sworn, severally declared that he is the person who signed the foregoing instrument as an Incorporator, and that the statements therein contained are true and correct.

WITNESS my hand and seal of office this 25th day of August, 1987.

NOTARY PUBLIC, State of Texas

My Commission Expires: _____

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

AUG 08 2000



Berry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
BERRY RICKHOFF, COUNTY CLERK

On Aug 08 2000
At 12:47pm

Receipt #: 357937
Recording: 33.00
Doc/Mgmt: 6.00
-Doc/Num : 2000- 0134582
Deputy -RUBIANA REYNA

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**FIRST AMENDMENTS TO THE BY-LAWS
OF
ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION**


WHEREAS, a majority of quorum of members present in person or by proxy at the meeting of the members of the Association on the 19 day of October 1995, have contemporaneously herewith voted to amend ARTICLE IV of the By-Laws of the Association entitled, "BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE", "Section 1. Number."

WHEREAS, the undersigned Board of Directors of the Association do hereby amend "ARTICLE IV, Section 1. Number." effective immediately, so that such Article now reads as follows:

The affairs of this Association shall be managed by a Board of five (5) directors, who, with the exception of secretary and treasurer, must be members of the Association.

AS HEREBY AMENDED, the undersigned Board of Directors do hereby RATIFY and AFFIRM all of the remaining terms and provisions of the By-Laws not inconsistent with the provisions hereof.

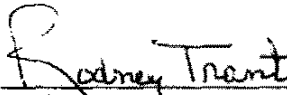
IN WITNESS WHEREOF, the undersigned Board of Directors of Estates At Stonegate Property Owners Association have hereunto set our hands effective the 4th day of November 2008.



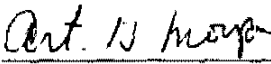
Bill Millikin



Lou Genco



Rodney Trant



Art Moya



Linda Gindler



STATE OF TEXAS

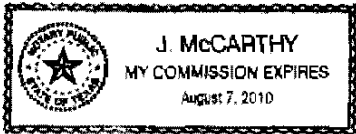
COUNTY OF BEXAR

This document was acknowledged before me, the undersigned authority, by Bill Millikin, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



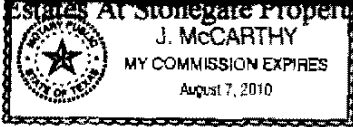
J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Lou Genco, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



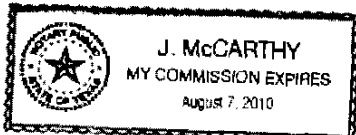
J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Rodney Trant, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



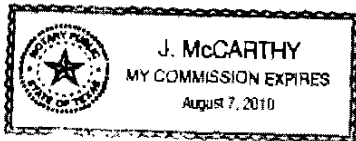
J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Art Moya, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Linda Gindler, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



J. McCarthy
Notary Public, State of Texas

After Recording Return One Copy To:
Estates At Stonegate Property Owners Association, Inc.
7613 Tezel Road
San Antonio, Texas 78250

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 17 2008

Doc# 20080246467 Fees: \$20.00
11/17/2008 9:20AM # Pages 2
Filed & Recorded in the Official Public
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GERARD RICKHOFF COUNTY CLERK



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS



**SECOND AMENDMENTS TO THE BY-LAWS
OF
ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION**

WHEREAS, a majority of quorum of members present in person or by proxy at the meeting of the members of the Association on the 16th day of October, 2003, have contemporaneously herewith voted to amend ARTICLE VIII of the By-Laws of the Association entitled, "OFFICERS AND THEIR DUTIES", "Section 8. Duties. (d) Treasurer"

WHEREAS, the undersigned Board of Directors of the Association do hereby amend "ARTICLE VIII, Section 8. Duties. (d) Treasurer" effective immediately, so that such Article now reads as follows:

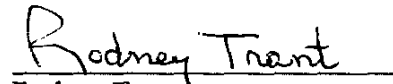
The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; *cause an annual review* of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

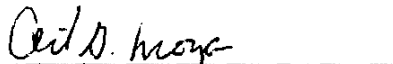
AS HEREBY AMENDED, the undersigned Board of Directors do hereby RATIFY and AFFIRM all of the remaining terms and provisions of the By-Laws not inconsistent with the provisions hereof.


IN WITNESS WHEREOF, the undersigned Board of Directors of Estates At Stonegate Property Owners Association have hereunto set our hands effective the 4th day of November 2008.


Bill Millikin


Lou Genco


Rodney Trant


Art Moya

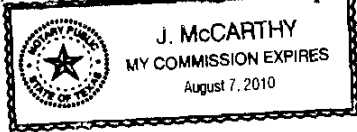

Linda Gindler



STATE OF TEXAS

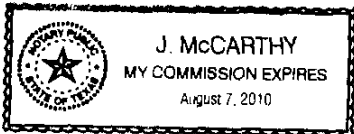
COUNTY OF BEXAR

This document was acknowledged before me, the undersigned authority, by Bill Millikin, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



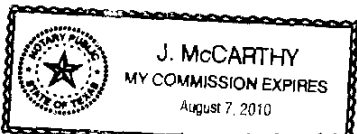
J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Lou Genco, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



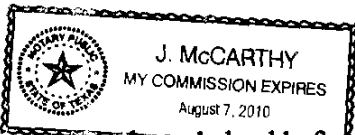
J. McCarthy
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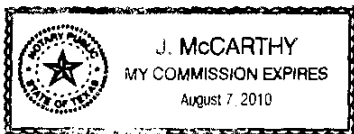
J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Art Moya, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



J. McCarthy
Notary Public, State of Texas

This document was acknowledged before me, the undersigned authority, by Linda Gindler, Board of Directors, Estates At Stonegate Property Owners Association on the 4th day of November 2008.



J. McCarthy
Notary Public, State of Texas

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Estates At Stonegate Property Owners Association, Inc.
7613 Tezel Road
San Antonio, Texas 78250

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20080246466 Fees: \$20.00
11/17/2008 9:20AM # Pages 2
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GERARD RICKHOFF COUNTY CLERK

NOV 17 2008



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

THIRD AMENDMENT TO THE AMENDED BYLAWS OF THE ESTATES AT STONEGATE PROPERTY OWNERS ASSOCIATION

We, the undersigned Board of Directors of The Estates at Stonegate Property Owners Association, do, by our signatures below, hereby amend Article III of the amended Bylaws, Section 4, which shall read as follows:

Section 4. Quorum. The presence, in person, by proxy, or by absentee or electronic ballot, of Owners entitled to cast votes for twenty seven (27) Lots shall constitute a quorum for any action except as otherwise provided by the Articles of Incorporation, the Declaration or the Bylaws. If a quorum is not attained at any meeting, the members may adjourn the meeting, without notice other than announcement at the meeting, until a quorum as aforesaid shall be attained.

Thus adopted on October 11, 2011.

The Estates at Stonegate Property Owners Association

[Signature of William Millikin]
By William Millikin

[Signature of Donna Grinnan]
By Donna Grinnan

[Signature of Art Moya]
By Art Moya

[Signature of Jerry Kimble]
By Jerry Kimble

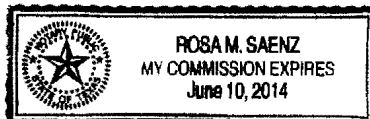
[Signature of Ada Dreyfus]
By Ada Dreyfus

STATE OF TEXAS §
COUNTY OF BEXAR §

This document was acknowledged before me, the undersigned authority, by William Millikin, Board of The Estates at Stonegate Property Owners Association on the 11 day of October, 2011.

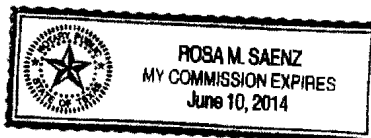
[Signature of Notary Public]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BEXAR §



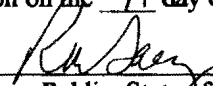
This document was acknowledged before me, the undersigned authority, by Donna Grinnan, Board of The Estates at Stonegate Property Owners Association on the 11 day of October, 2011.

[Signature of Notary Public]
Notary Public, State of Texas



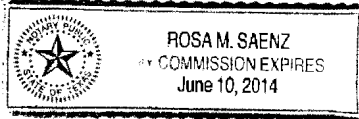
STATE OF TEXAS §
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COUNTY OF BEXAR §

This document was acknowledged before me, the undersigned authority, by Art Moya, Board of The Estates at Stonegate Property Owners Association on the 11 day of October, 2011.

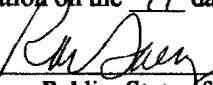


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COUNTY OF BEXAR §

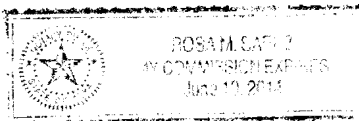


This document was acknowledged before me, the undersigned authority, by Jerry Kimble, Board of The Estates at Stonegate Property Owners Association on the 11 day of October, 2011.

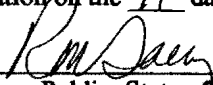


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STATE OF TEXAS §
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COUNTY OF BEXAR §

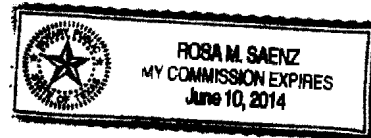


This document was acknowledged before me, the undersigned authority, by Ada Dreyfus, Board of The Estates at Stonegate Property Owners Association on the 11 day of October, 2011.



Notary Public, State of Texas

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7613 Tezel Road
San Antonio, Texas 78250



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STATE OF TEXAS, COUNTY OF BEXAR
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01/24/2012 3:50PM # Pages 2
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GERARD C. RICKHOFF COUNTY CLERK

JAN 24 2012





COUNTY CLERK BEXAR COUNTY, TEXAS