

**CERTIFICATION OF AMENDMENT TO BYLAWS OF
LAS BRISAS CONDOMINIUM ASSOCIATION**

THE STATE OF TEXAS
COUNTY OF CAMERON

The undersigned being the President of Las Brisas Condominium Association hereby certifies the following:

WHEREAS, The Breeze, Inc., a Texas Corporation, herein after referred to as Developer, made and executed on November 7, 1973, pursuant to the Texas Condominium Act, the Declaration for Las Brisas Condominiums of South Padre Island, Texas, hereinafter called "Declaration", recorded at vol. 3, pg. 780, et. seq. in the Condominium Records of Cameron County, and simultaneously filed the Bylaws of Las Brisas Condominiums Council of Co-Owners recorded at vol. 18, pg. 826, et. seq.; and

WHEREAS, section five of the Bylaws states that the bylaws may be amended at an annual meeting of the board of directors by a majority vote of the entire board, subject to approval of the members by a vote of a majority of the votes present at a council meeting duly called at which a quorum is present; and

WHEREAS, the board approved by a majority vote the following amendment and the homeowners approved by a majority vote at the annual homeowners meeting held April 2019, the following amendment to the bylaws adding Section 10 to require all short term rentals to be rented and managed through the Association, as follows:

Section 10. Rentals through Association only.

The Association shall maintain a rental pool for the rental of units in the project. The Board of Directors may promulgate rules, regulations, and operational procedures for the rental pool. No unit shall be rented for transient purposes (thirty days or less) by any owner unless rented through the rental pool of the Association. Rental of thirty days or less by individual owners, by third parties or by agents of individual owners other than through the rental pool of the Association is prohibited. The rental pool of the Association may be operated by an agent of the Association which agent shall be appointed by the Board of Directors upon terms and conditions determined by the Board of Directors. Any owner(s) renting outside the rental pool as above prohibited shall be liable to the Association for penalties per day for each day their unit is rented outside the rental pool. The Association shall have a lien against any offending unit for all penalties assessed for renting outside the rental pool.

SIGNED this 19 day of October 2019.

LAS BRISAS CONDOMINIUM ASSOCIATION

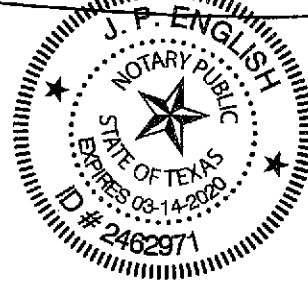
By: *Mike Willis*
Mike Willis, President

STATE OF TEXAS
COUNTY OF CAMERON

SWORN TO AND SUBSCRIBED before me, on the 19th day of October 2019, by the said President, Mike Willis, on behalf of Las Brisas Condominium Association.

J. P. English
Notary Public for the State of Texas

AFTER RECORDING RETURN TO:
KATHY CUNNINGHAM, Attorney at Law
P. O. Box 2729
South Padre Island, Texas 78597



**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 39586

eRecording - Real Property

Recorded On: October 29, 2019 11:12 AM

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" Examined and Charged as Follows: "

Total Recording: \$40.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

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DALLAS TX



**STATE OF TEXAS
COUNTY OF CAMERON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX