

**FIRST AMENDMENT
TO
BYLAWS
of
AERO COUNTRY EAST ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO BYLAWS of AERO COUNTRY EAST ASSOCIATION, INC. (this "Amendment") is made to be effective as of the 20th day of January 2016 (the "Effective Date"), by AERO COUNTRY EAST ASSOCIATION, INC., a Texas Domestic Non-Profit Corporation (the "Association").

RECITALS

WHEREAS, AERO COUNTRY EAST ASSOCIATION, INC. was formed as a Texas Domestic Non-Profit Corporation on July 8th, 2009 and was filed with the Office of the Secretary of State of Texas on July 9, 2009; and

WHEREAS, the Association is bound by Declaration of Covenants, Conditions and Restrictions for Aero Country East (said Declaration, as amended, renewed or extended from time to time, is hereinafter sometimes referred as the "Declaration")

WHEREAS, Heave Ventures LLC, a Texas limited liability company (the "Original Declarant") prepared and recorded that certain Declaration of Covenants, Conditions and Restrictions for Aero Country East ("Declaration") dated January 13, 2010, and recorded January 26, 2010, as Instrument No. 20100126000084130 in the Deed Records of Collin County, Texas, and the Original Declarant caused the Declaration to be recorded for the "Property" more particularly described in the Declaration (the "Property"); and

WHEREAS, the Original Declarant was the sole declarant under the Declaration and was the sole Class B Member of the Association; and

WHEREAS, the Original Declarant assigned all of the Original Declarant's rights, privileges and obligations as the declarant and its rights, privileges and obligations as the sole Class B Member of the Association to Lattimore Properties, Inc. (the "Temporary Declarant"), as set forth in that certain Assignment of Declarant and Class "B" Member Status and Rights dated March 9, 2015, under Instrument No. 20150310000262400 of the Deed Records of Collin County, Texas; and

WHEREAS, the Temporary Delcarant assigned all of the Temporary Declarant's rights, privileges and obligations as the declarant and its rights, privileges and obligations as the sole Class "B" Member of the Association to Declarant, as set forth in that certain Assignment of Declarant and Class "B" Member Status and Rights dated April 16, 2015, under Instrument No. 20150420000442890 of the Deed Records of Collin County, Texas; and

WHEREAS, the Declarant prepared and recorded that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Aero Country East dated May 1, 2015, and recorded June 11, 2015, as Instrument No. 20150611000696950 in the Deed Records of Collin County, Texas (the "Third Amendment"); and

WHEREAS, the Declarant terminated the Class "B" Membership under Section 3.2(b) of that certain Declaration and assigned all of the Declarant's rights, privileges and obligations as the declarant and its rights, privileges and obligations, as set forth in that certain Assignment of Declarant and Class "B" Member termination to Class "A" Members recorded in the Deed Records of Collin County, Texas; and

WHEREAS, the Class "A" Members nominated and appointed the Board of Directors (the "Board") as set forth under Article III of the Bylaws, and such Board assumed the Powers and Duties as set forth under Article III, Section C. of the Bylaws; and

WHEREAS, the Board determined that a First Amendment to the Bylaws was required as defined in Section 6.5(b). of that certain Bylaws and called a special vote of Class "A" Members as defined in Section 2.13 of that certain Bylaws, of which the Class "A" Members approved such First Amendment and the Board therefore has the power to execute such First Amendment on behalf of the Class "A" Members

NOW, THEREFORE, the Declaration is hereby amended in the following particulars:

1. Article II, Section 2.1 is hereby amended by deleting in its entirety and replacing with:

Section 2.1 Membership. The Association shall have three classes of membership, Class "A", Class "B" and Class "C", as more fully set forth in the Declaration. The provisions of the Declaration pertaining to membership are specifically incorporated herein by reference. Class C Members as defined in the Fourth Amendment of the Declaration will be granted 2 Class "A" votes for each 5 whole T-Hangars within a T-Hangar Structure.

2. Article III, Section 3.4(a) is hereby amended by deleting in its entirety and replacing with:

Nominations for election of Class "A" and Class "C" Members to the Board, if any may be made from the floor or by a Nominating Committee. The Nominating Committee, if any, shall consist of a chairman, who shall be a director, and two(2) or more Members. The Nominating Committee, if any, shall be appointed by the Board not less than thirty (30) days prior to each annual meeting of the Members to serve a term of one (1) year or until their successors are appointed, and such appointment shall be announced at each such 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 less than the number of directors to be filled by the Class "A" and Class "C" Members, if any. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes. The Board may adopt rules governing the procedures for the nomination of directors.

3. Article III, Section 3.2 is hereby amended by deleting in its entirety and replacing with:

Section 3.2 Number of Directors. The Board shall consist five (5) directors.

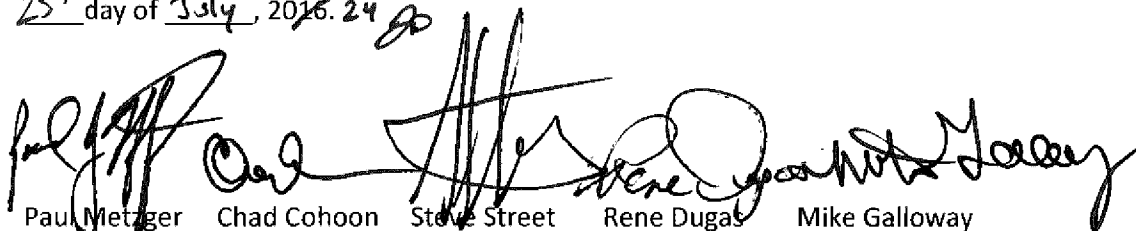
4. Article III, Section 3.5(b) is hereby amended by adding to the end of the section the following:

Within 30 days of the election of the three directors by the Class "A" members, the three Directors shall appoint 2 additional Directors ("Appointed Directors") which shall make the total number of the Board of Directors five (5). The initial term of these 2 Appointed Directors shall be for one (1) year or until the next annual election of the Board of Directors by the Members.

5. Except as herein provided, all of the terms, covenants, conditions and stipulations contained in the Declaration, as amended, shall continue with like force and effect and to all legal intents and purposed, and the Property, and the Owners thereof, shall continue to be bound by the Declaration as amended hereby.

(the remainder of this page is intentionally left blank; signature page to follow)

IN WITNESS WHEREOF, the Board of the Association has executed this FIRST AMENDMENT as of the 25th day of July, 2024.

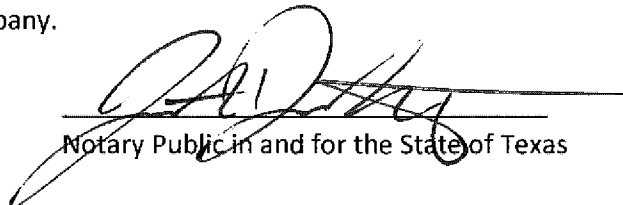

Paul Metzger Chad Cohoon Steve Street Rene Dugas Mike Galloway
President Vice President Secretary Treasure Board Member

ACKNOWLEDGEMENT

STATE of TEXAS

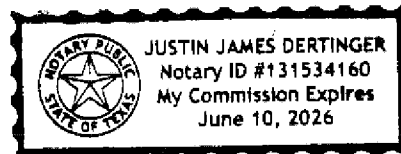
COUNTY OF COLLIN

BEFORE ME, the undersigned a Notary Public in and for the State of Texas, on the 25th day of July, 2024, personally appeared the Board of Directors for Aero Country East Association, Inc., a Texas Domestic Non-Profit Corporation, and acknowledged that the Board of Directors executed the foregoing document on behalf of said company.


Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Board of Directors
Aero Country East Association, Inc.
99 Lloyd Stearman Drive
McKinney, TX 75071



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000091641

eRecording - Real Property

AMENDMENT

Recorded On: July 29, 2024 12:49 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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:

Document Number: 2024000091641
Receipt Number: 20240729000532
Recorded Date/Time: July 29, 2024 12:49 PM
User: Jennifer S
Station: Workstation cck106

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX