

**FIRST AMENDMENT TO
BYLAWS
OF
TERRACINA RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

This FIRST AMENDMENT TO BYLAWS OF TERRACINA RESIDENTIAL COMMUNITY, Inc. (this "First Amendment") is effective as of the 21st day of November, 2024, and executed by the President of the Terracina Residential Community, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions, was recorded on June 23, 2011, at Instrument No. 2011-57614 of the Official Public Records, Denton County, Texas, and re-recorded on June 27, 2011, at Instrument No. 2011-58584 of the Official Public Records, Denton County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, the Bylaws of Terracina Residential Community, Inc. were recorded on March 29, 2012, at Instrument No. 2012-31824 as Attachment 2 to the Terracina Community Manual in the Official Public Records of Denton County, Texas (the "Bylaws"); and

WHEREAS, Article XII, Section 12.1 of the Bylaws provide, in part, that:

These Bylaws may be amended by: (i) a Majority vote of the Board of Directors...[; and]

WHEREAS, the Board of Directors (the "Board") for the Association desires to amend Article IV, Section 4.1(c) of the Bylaws to provide for a revision to the staggered terms for the members of the Board of Directors; and

WHEREAS, Board approved of this First Amendment at a meeting of the Board held on November 21, 2024, as evidenced by the signature of the President of the Association hereto.

NOW THEREFORE, Article IV, Section 4.1(c) of the Bylaws is hereby deleted in its entirety and is replaced with the following language:

(c) Effective for the annual meeting of the members for the year 2024, the Association will transition to staggered, three (3) year terms for the Board of Directors as provided herein so that only one (1) Director position is up for election

each year. In order to establish, and then maintain, the three (3) year staggered terms, at the annual meeting of members in 2024, two (2) Director positions will be up for election, one (1) Director position will be available for a three (3) year term, and one (1) Director position will be available for a two (2) year term. The candidate receiving the highest number of votes will serve a three (3) year term and the candidate receiving the next highest number of votes will serve a two (2) year term. The third Director position will continue for the remaining one (1) year of its current term and that position will be up for election in 2025. Thereafter, upon expiration of the term of a Director elected by the Members pursuant to this Section 4.1(c), his or her successor will be elected for a term of three (3) years so that only one (1) Director position is up for election each year. In the event that a tie exists in voting for Director positions, then a run-off vote will be immediately held at the same meeting and the person receiving the highest number of votes shall be elected. Such process may be repeated in the event that any tie continues to exist.

Except as modified by this First Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of the Association hereby represents that the Board approved of this First Amendment at a meeting of the Board held on November 20, 2024, as evidenced by the signature of the President of the Association hereto.

Executed by Terracina Residential Community, Inc. this 11th day of DECEMBER 2024, 2024.

TERRACINA RESIDENTIAL COMMUNITY, INC.

By: Michael Avari
Michael Avari

Its: President

Date: 11 DECEMBER 2024

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Avari, President of Terracina Residential Community, Inc., a non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of December, 2024.

Emmanuel Adetoyi
Notary Public in and for the State of Texas

