

STATE OF TEXAS
COUNTY OF BEXAR

684839

AMENDMENT TO BYLAWS

CHICHESTER HILL TOWNHOUSE ASSOCIATION

PURSUANT TO ARTICLE VIII, AMENDMENTS TO BYLAWS, EXHIBIT "A" to CONDOMINIUM DECLARATION FOR CHICHESTER HILL TOWNHOUSES, recorded in Volume 1, Pages 477-530, of the Condominium Records of Bexar County, Texas, the following amendments to said Bylaws were approved by Resolution of the Chichester Hill Townhouse Association at a duly constituted meeting for such purpose held on November 14, 1983, and were approved by owners representing 82.298 percent, this being more than the required seventy-five percent (75%) of the aggregate interest of the undivided ownership of the general common elements:

BE IT RESOLVED that the Chichester Hill Townhouse Association Bylaws are hereby amended as follows:

- 1.) Add to Article IV, BOARD OF MANAGERS, Paragraph 3, subparagraph (b):
"The Board of Managers shall have the power to enforce compliance with reasonable house rules, specifically to terminate any lease, oral or written, between an Owner and a Tenant, in the event of a default by a Tenant disturbing the rights, comforts or conveniences of other persons in the Chichester Hill Townhouse complex, by giving the Tenant a ten day notice in writing to quit and vacate the premises, a copy to the Owner; the Board of Managers may, if the tenant does not comply with such notice, institute action in forcible detainer against the Tenant."
- 2.) Add to Article VII, OBLIGATIONS OF OWNER, Paragraph 4, a new subparagraph (c):

"Owners shall not rent any Condominium Unit for transient or hotel purposes, or in any event for an initial period of less than six months. No portion of any Condominium Unit, other than an entire unit, shall be leased for any period. No Owner shall lease a Condominium Unit other than on a written form of lease; (1) requiring the lessee to comply with the Condominium Declaration and Bylaws and Rules and Regulations; (2) providing that failure to comply constitutes a default under the lease; (3) and providing that the Board of Managers has the power to terminate the lease or to bring action in forcible detainer to evict the Tenant after ten days' written notice to the Owner and to the Tenant, in the event of a default by the Tenant in the performance of the lease."

"The Board of Managers may provide a standard lease form and require its use by Owners. Each Owner of a Condominium Unit shall, following the execution of any lease of a Condominium Unit, promptly forward a conformed copy of the lease to the Board of Managers."

"It is noted that any proposed lease of a Condominium Unit is subject to the Right of First Refusal by remaining Owners as provided by Paragraph 26 - 28 of the Condominium Declaration of the Chichester Hill Townhouses, which is unchanged by these Amendments to the Bylaws."

IN WITNESS WHEREOF, the undersigned hereunto by and through its duly authorized officers has executed this instrument at San Antonio, Texas, this the ____ day of November, 1983.

Nellie M. Thompson, Sec.
Nellie M. Thompson, Secretary

Rees R. Oliver, Jr.
Rees R. Oliver, Jr., President

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared NELLIE M. THOMPSON, Secretary, and REES R. OLIVER, JR., President, of the CHICHESTER HILL TOWNHOUSE ASSOCIATION, known to me to be the persons whose names are subscribed to the foregoing instrument, and being by me first duly sworn, acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of November, 1983.



Barbara MacManus
Barbara MacManus, Notary Public
Bexar County, Texas
My Commission expires 12/31/83

Return to: Management Associated Co.
Chichester Hill Townhouse Assoc.
2143 Zercher - San Antonio, TX. 78209

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STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that the foregoing was filed in the Public
Records of the County of Bexar, Texas, on the day and date
herein specified, and that the same are true and correct copies of
the original thereof.

DEC 13 1983



James S. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN MY OFFICE
ROBERT O. GREEN
COUNTY CLERK BEXAR CO.

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