

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
DAVIS SPRING RESIDENTIAL PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF WILLIAMSON §

The undersigned, being the authorized representative for Davis Spring Residential Property Owners' Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Davis Spring Residential Property Owners' Association, Inc." recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File Nos. 2017007911, 2019044700, 2019112735, 2020045847, 2020101706, 2020122368 and 2020132775 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Certificate of Secretary of Davis Spring Residential Property Owners' Association, Inc. *regarding* Amendments to Bylaws of Davis Spring Residential Property Owners' Association, Inc.**

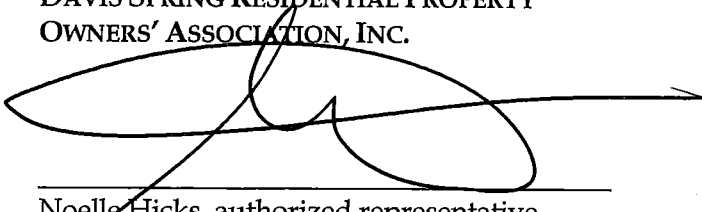
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Williamson County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 20th day of November, 2025.


DAVIS SPRING RESIDENTIAL PROPERTY
OWNERS' ASSOCIATION, INC.

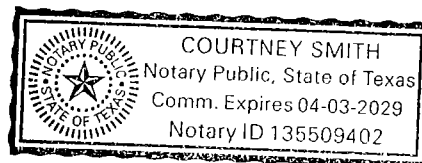
By:


Noelle Hicks, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of November, 2025 personally appeared Noelle Hicks, authorized representative of Davis Spring Residential Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



CERTIFICATE OF SECRETARY
of
DAVIS SPRING RESIDENTIAL PROPERTY OWNERS' ASSOCIATION, INC.
regarding
AMENDMENTS
to
BYLAWS OF DAVIS SPRING RESIDENTIAL PROPERTY OWNERS'
ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

I, Lisa Lusby, President of Davis Spring Residential Property Owners' Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 5th day of November, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, Article V, Section 5.4A. of the "Davis Spring Residential Property Master Declaration of Covenants, Conditions and Restrictions" recorded under Volume 2560, Page 0923 of the Real Property Records of Williamson County, Texas (the "Declaration") allows the Board, on behalf of the Association, to "...make, establish and promulgate, and in its discretion to amend or repeal and re-enact...Bylaws...";

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides:

The board of directors may amend or repeal the bylaws, or adopt new bylaws, unless:

- (1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members;
- (2) the management of the corporation is vested in the corporation's members; or
- (3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of directors may not amend or repeal the bylaw.

WHEREAS, there is no such restriction or reservation in the Association's Articles of Incorporation or Bylaws nor are there any vested rights specifically provided to the Association's Members;

WHEREAS, state law supersedes any language contained in the Association's Bylaws regarding the procedure to amend the Bylaws; and

WHEREAS, the Board has determined that it would be in the best interest of the Association to amend the Bylaws.

NOW THEREFORE, BE IT RESOLVED, the Bylaws are amended as follows:

1. Article 5, Section 17, of the Bylaws, entitled "Action Without Meeting" is amended and restated to read as follows:

Section 17. Action Without Meeting. The Board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to Members, if each Board member is given a reasonable opportunity to express the Board member's opinion to all other Board members and to vote. The President will determine the time period for the Board members to express an opinion and vote in accordance with the time frame described above. If the Board President is unwilling or unable to determine such time period, a majority of the Directors then in office will determine the time period. The vote of a majority of the Directors under this provision will constitute the decision of the Board. Any action taken without notice to Members under this section must be summarized orally, including an explanation of any known actual or estimated expenditures approved, and documented in the minutes of the next regular or special Board meeting. The Board may not, unless done in an open meeting for which prior notice was given to all Members in accordance with state law, consider or vote on:

- a. fines;
- b. damage assessments;
- c. initiation of foreclosure actions;
- d. initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- e. increases in Assessments;
- f. levying of special assessments;
- g. appeals from a denial of architectural control approval;
- h. a suspension of a right of a particular Owner before the Owner has an opportunity to attend a Board meeting to

present the Owner's position, including any defense, on the issue;

- i. lending or borrowing money;
- j. the adoption or amendment of a dedicatory instrument;
- k. the approval of an annual budget or the approval of an amendment of an annual budget;
- l. the sale or purchase of real property;
- m. the filling of a vacancy on the Board;
- n. the construction of capital improvements other than the repair, replacement or enhancement of existing capital improvements; or
- o. the election of an officer.

All other provisions of the Bylaws of the Association shall remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 13 day of November, 2025.

DAVIS SPRING RESIDENTIAL PROPERTY OWNERS'
ASSOCIATION, INC.

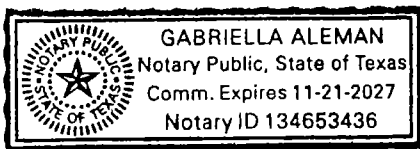
By: *Lisa Lusby*

Printed: Lisa Lusby

Its: President

STATE OF TEXAS §
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COUNTY OF Williamson §

This instrument was acknowledged before me on 13 day of November, 2025 by Lisa Lusby, President of Davis Spring Residential Property Owners' Association, Inc. on behalf of said corporation.



Gabriella Aleman
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2025096339

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Roberts Markel Weinberg
Butler Hailey PC
2800 Post Oak Blvd 57th Floor
Houston Tx 77056

Fee: \$41.00
12/05/2025 11:05 AM

KOROURKE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas