

**FIRST AMENDMENT TO THE BYLAWS OF
KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association") has adopted By-laws of the Association (the "Bylaws"); and

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the board of directors of a property owners' association may amend the bylaws of the property owners' association to provide for election of the board of directors to be held; and

WHEREAS, Article X, Section 10.06 of the Bylaws requires a presence, at a meeting of the members of the Association (the "Members") entitled to cast, or of proxies entitled to cast, 25% of the votes of each class of Members to constitute a quorum; and

WHEREAS, a quorum is rarely achieved at the annual meeting of the Members and therefore it is difficult for the Members to conduct the meeting and elect directors; and

WHEREAS, pursuant to the authority granted to the Board of Directors of the Association (the "Board"), the Board desires to amend the Bylaws so that the quorum requirement for a meeting of the Members, as it pertains to election of directors, shall be 5% of the votes of each class of Members, in person or by proxy, absentee ballot, electronic ballot or any other method representative or delegate voting, at such meeting; and

WHEREAS, Article 6, Section 6.03 of the Bylaws provides that a majority of the number of directors shall constitute a quorum for the transaction of business and that every act made by a majority of the Directors present at a meeting at which a quorum is present is the act of the Board; and

WHEREAS, The Board held a meeting on August 15, 2012 at which majority of Directors were present and duly passed the resolution described hereinbelow.

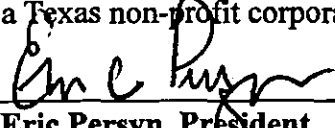
NOW, THEREFORE, in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, being at least a majority of the members of the Board, hereby consent to and do hereby amend the Bylaws effective January 1, 2013, as set forth hereinbelow, to-wit.

RESOLVED: That the following is added at the end of Article X, Section 10.06 of the Bylaws:

Notwithstanding anything contained herein to the contrary, the quorum requirement for a meeting of the Members, as such meeting pertains to the election of directors, shall be 5% of the Members present, in person or proxy, absentee ballot, electronic ballot or any other method of representative or delegate voting, at such meeting.

Effective as of the date first set forth hereinabove.

KELLER SADDLEBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation.


Eric Persyn, President

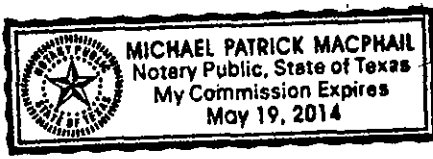
ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Eric Persyn, President of the Board of Directors at Keller Saddlebrook Estates Homeowners Association, Inc. know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of October, 2012.


Notary Public, State of Texas
My Commission Expires May 19, 2014





John Boelens, Vice-President

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared John Boelens, Vice-President of the Board of Directors at Keller Saddlebrook Estates Homeowners Association, Inc. know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of October, 2012.


Notary Public, State of Texas
My Commission Expires May 19, 2014



Kris Johnson, Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **Kris Johnson, Secretary of the Board of Directors at Keller Saddlebrook Estates Homeowners Association, Inc.** know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this ____ day of _____, 2012.

Notary Public, State of Texas
My Commission Expires May 19, 2014

Kyle Johnson, Treasurer

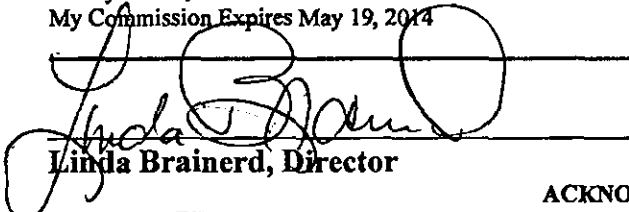
ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **Kyle Johnson, Treasurer of the Board of Directors at Keller Saddlebrook Estates Homeowners Association, Inc.** know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this ____ day of _____, 2012.

Notary Public, State of Texas
My Commission Expires May 19, 2014



Linda Brainerd, Director

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **Linda Brainerd, Director of the Board of Directors at Keller Saddlebrook Estates Homeowners Association, Inc.** know to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17th day of October, 2012.


Notary Public, State of Texas
My Commission Expires May 19, 2014



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PRINCIPAL MANAGEMENT GROUP
9001 AIRPORT FRWY #450
FT WORTH, TX 76180

Submitter: PRINCIPAL MANAGEMENT
GROUP/KELLER SADDLE
BROOK ES

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 11/20/2012 12:43
PM

Instrument #: D212285887

OPR 4 PGS \$24.00

By: _____

Mary Louise Garcia

D212285887

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: VDBOUNDS