

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 8888

ERecordings-RP

AMENDMENT

Recorded On: January 29, 2024 02:55 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* 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: 8888  
Receipt Number: 20240129000497  
Recorded Date/Time: January 29, 2024 02:55 PM  
User: Debbie D  
Station: Station 23

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**FIRST AMENDMENT TO THE  
BYLAWS OF SABLE CREEK OWNERS ASSOCIATION, INC.  
[Quorum]**

STATE OF TEXAS           §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF DENTON     §

**THIS FIRST AMENDMENT TO THE BYLAWS OF SABLE CREEK OWNERS ASSOCIATION, INC.** (this "First Amendment") is made to be effective as of the 29th day of January, 2024, by Sable Creek Owners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Sable Creek Partners, Ltd. ("Declarant") recorded the Declaration of Covenants, Conditions & Restrictions for Sable Creek on or about May 31, 2005, as Instrument No. 2005-63522 of the Real Property Records of Denton County, Texas (the "Declaration"); and

**WHEREAS**, the initial Board of Directors adopted the Bylaws of Sable Creek Owners Association, Inc. (the "Bylaws"); and

**WHEREAS**, Article 18, Section 18.01 of the Bylaws provides that, after the Declarant Control Period, the Bylaws may be amended, altered or repealed at a regular or special meeting of the Members of the Association by the affirmative vote in person or by proxy of Members representing a majority of a quorum of the Association; and

**WHEREAS**, the Declarant Control Period has ended pursuant to Article 1, Section 1.02 of the Bylaws; and

**WHEREAS**, pursuant to the authority granted in Article 18, Section 18.01 of the Bylaws, the following amendment to the Bylaws was approved by the affirmative vote in person or by proxy of Members representing more than a majority of a quorum of the Association at a meeting of the Members of the Association held on January 31, 2024.

**NOW, THEREFORE**, the Bylaws are amended as follows:

1. Article 5, Section 5.03 of the Bylaws is deleted in its entirety and replaced with the following:

**Quorum**

5.03 The presence, either in person or by proxy, at any meeting, of Members entitled to cast at least ten percent (10%) of the total voting power of the Association shall constitute a quorum for any action, except as otherwise provided in the Articles or Declaration. In the absence of a quorum at a meeting of Members, a majority of those Members present in person or by proxy may adjourn the meeting

to a time not less than five (5) days nor more than thirty (30) days from the meeting date.

2. In the event of a conflict between this First Amendment and any other provision of the Bylaws, this First Amendment shall control.
3. Except as modified by this First Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this First Amendment to be exercised by its duly authorized officer this 29th day of January, 2024.

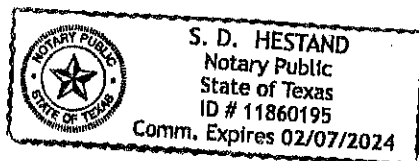
**SABLE CREEK OWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: [Signature]  
Name: Michael Todd  
Its: Director and Managing Member  
Justland Development, LLC  
General Partner of the Declarant

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
                                             §  
COUNTY OF DENTON           §

This instrument was acknowledged before me on by Michael Todd, the Director/Managing Member of Sable Creek Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation, on the 29th day of January, 2024.



[Signature]  
Notary Public, State of Texas