

**FIRST AMENDMENT TO THE BYLAWS OF BOSWELL RANCH ESTATES  
HOMEOWNER'S ASSOCIATION, INC.  
[Board Terms; Board Removal]**

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

This **FIRST AMENDMENT TO THE BYLAWS OF BOSWELL RANCH ESTATES HOMEOWNER'S ASSOCIATION, INC.** (this "First Amendment") is adopted by the Board of Directors of Boswell Ranch Estates Homeowner's Association, Inc., (the "Association"), as of the 17 day of September 2019.

**WITNESSETH:**

**WHEREAS**, on or about May 12, 2006 SMRP, LTD., a Texas Limited Partnership, ("Declarant" or "Developer") recorded an instrument entitled "Declaration of Restrictions, Covenants and Conditions of Boswell Ranch Estates" and recorded as Instrument No. D206143646, of the Real Property Records of Tarrant County, Texas (the "Declaration"); and

**WHEREAS**, the Bylaws of Boswell Ranch Estates Homeowner's Association, Inc. were adopted by the Association on or about August 17, 2017, (the "Bylaws"); and

**WHEREAS**, Article VIII, Section 8.01, of the Bylaws provides that the Bylaws may be amended by a majority of the Board; and

**WHEREAS**, pursuant to Article VIII, Section 8.01, of the Bylaws, the Board of Directors of the Association has approved of the following amendment to the Bylaws at a duly called meeting of the Board.

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

1. Delete Article V, Section 5.04 of the Bylaws and replace with the new paragraph as follows:

Election and Term of Office. At the election of Directors following the adoption and recordation of this First Amendment, each Director shall serve a term of two (2) years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein. The terms of Directors may be changed by amendment of these Bylaws. Pursuant to Section 209.00591 of the Texas Property Code, if The Board is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a Director was

convicted of a felony or crime involving moral turpitude not more than 20 years before the date the Board is presented with the evidence, the Director is immediately ineligible to serve on the Board of the Association, automatically considered removed from the board, and prohibited from future service on the board.

2. Amend Article V, Section 5.06 of the Bylaws with the following:

Removal of Directors. Any one or more of the Directors may be removed with or without cause by the affirmative vote of a majority of Board Members entitled to vote who are present at a duly convened Board meeting, and a successor may then and there be appointed to fill the vacancy thus created. Additionally, at any annual or special meeting of the Association duly called, any one or more of the Directors may be removed with or without cause by the affirmative vote of a majority of Members entitled to vote who are present at a duly convened meeting, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting. The Board may adopt a code of conduct to that sets for the manner in which Directors are expected to behave and perform their duties on the Board and for which the Board may, at its sole and absolute discretion, use in determining whether a Director should be removed from the Board.

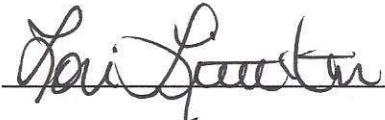
3. Delete Article VI, Section 6.02 of the Bylaws and replace with the new paragraph as follows:

Election of Officers and Term of Office. The officers of the Association shall be elected by the Board at the meeting of the Board following the Annual Meeting of the Members; and such new officers shall hold office for a term of two (2) years or until their successors are elected and qualified.

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

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 17 day of September 2019.

**BOSWELL RANCH ESTATES  
HOMEOWNERS ASSOCIATION, INC, a Texas  
non-profit corporation**

By: 

Printed Name: Lori Littleton

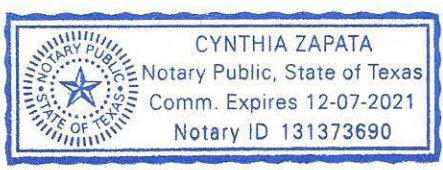
Title: Vice President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared LORI LITTLETON, VICE PRESIDENT of the Boswell Ranch Estates Homeowners Association, Inc., 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 on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17 day of SEPTEMBER, 2019.



C Zapata  
Notary Public

My Commission Expires: 12/07/2021

**Exhibit A**

- A-1 Bylaws of Boswell Ranch Estates Homeowners Association, Inc.
- A-2 First Amendment to the Bylaws of Boswell Ranch Estates Homeowners Association, Inc.
- A-3 Assessment Collection Policy
- A-4 Management Certificate
- A-5 Billing Policy and Payment Plan Guidelines
- A-6 Violation Enforcement Resolution
- A-7 Records Retention Policy
- A-8 Records Inspection Policy
- A-9 Payment Plan Policy
- A-10 Membership Voting Policy
- A-11 E-Mail Registration Policy
- A-12 Religious Item Display Guidelines
- A-13 Solar Energy Device Guidelines
- A-14 Roofing Material Guidelines
- A-15 Rainwater Collection Devices Guidelines
- A-16 Flag Display Guidelines
- A-17 Drought-Resistant Landscaping and Natural Turf Guidelines
- A-18 Application of Payments Policy
- A-19 Conflict of Interest Policy
- A-20 Guidelines for Land Use of Adjacent Lots