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AFTER RECORDING, PLEASE RETURN TO:

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12/22/03

\$24.00 Deed

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**CERTIFICATE AND MEMORANDUM OF RECORDING  
OF ASSOCIATION DOCUMENTS FOR CREEKSIDE VILLAGE  
HOMEOWNERS ASSOCIATION**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §


The undersigned, as attorney for Creekside Village Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the instrument attached hereto is a true and correct copy of the following:

***FIRST AMENDMENT TO THE BYLAWS OF  
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION  
- effective December 5, 2003 (Exhibit "A").***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing Amendment to the Bylaws until amended by the members of the Association.

IN WITNESS WHEREOF, the Creekside Village Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Association Documents to be filed of record in the office of the Dallas County Clerk.

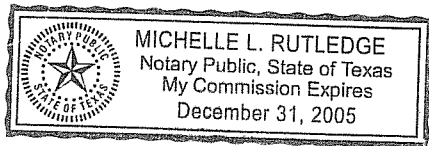
**CREEKSIDE VILLAGE HOMEOWNERS  
ASSOCIATION**

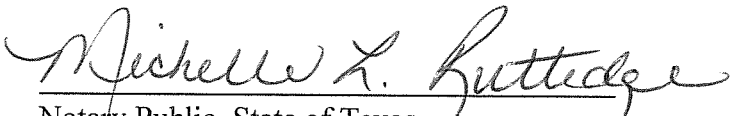
By:   
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Creekside Village Homeowners, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 12<sup>th</sup> day of December, 2003.



  
Notary Public, State of Texas

**FIRST AMENDMENT TO THE BYLAWS OF  
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION  
(A Texas Non-Profit Corporation)**

STATE OF TEXAS           §  
  §   KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF DALLAS     §

**THIS FIRST AMENDMENT** to the Bylaws of the Creekside Village Homeowners Association (the “Bylaws”), is effective as of December 5, 2003, and is made by the Members of the **CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION** (the “Association”):

**WITNESSETH:**

**WHEREAS**, Article VIII, Section 8.01 of the Bylaws provides that these Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members in good standing and present in person or by proxy at said meeting. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control, and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

**WHEREAS**, at the Regular Annual Meeting of the Members of the Association, which took place October 21, 2003 in accordance with the Bylaws, certain amendments to the Bylaws were proposed to the Members to be considered and voted upon; and

**WHEREAS**, the amendments to the Bylaws, as set out hereinafter with specificity, were approved by a vote of a majority of a quorum of Members in good standing present at such Regular Annual Meeting.

NOW, THEREFORE, the Bylaws of the Association are hereby amended as follows:

(a) Section 5.01 of Article V of the Bylaws is hereby deleted and shall hereinafter read,

in its entirety, as follows:

***Section 5.01. Number and Qualification. Until the first meeting of the Association, the affairs of the Association shall be governed by a Board of Directors consisting of the five (5) persons delineated in the Articles of Incorporation of the Association. At each annual meeting of the Association, there shall be elected no less than five (5) and no more than seven (7) directors to the Board of Directors who shall thereafter govern the affairs of the Association until their successors have been duly elected and qualified.***

(b) Section 5.04 of Article V of the Bylaws is hereby deleted and shall hereinafter read,

in its entirety, as follows:

***Section 5.04. Election and Term of Office. At the first meeting of the Association, the term of office of three (3) Directors shall be fixed at two years and the term of office for the remaining Directors shall be fixed at one year. At the expiration of the initial term of office of each respective Director, his successor shall be elected to serve a term of two years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein.***

EXECUTED to be effective as of the 5<sup>th</sup> day of December, 2003.

CREEKSIDE VILLAGE HOMEOWNERS  
ASSOCIATION

By Tom Whitman


Tom Whitman, President

**CERTIFICATION OF AMENDMENT TO BYLAWS**

I, Tom Whitman, the duly-elected President of the Creekside Village Homeowners Association hereby certify:

That this First Amendment to the Bylaws of the Creekside Village Homeowners Association, as evidenced by the records and minutes of the Association, was approved by a vote of a majority of a quorum of Members in good standing present, in person or by proxy, at the Regular Annual Meeting of the Association held on October 21, 2003, and that the same does now constitute a portion of the Bylaws of the Creekside Village Homeowners Association.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this 5<sup>th</sup> day of December, 2003.

  
President

**Exhibit "B"**

**Legal Description**

**Creekside Village No. 1:**

Lots 1 through 32 inclusive, Block 1; Lots 1 through 30 inclusive, Block 2; Lots 1 through 47 inclusive, Block 3; Lots 1 through 21 inclusive, Block 4; Lots 1 through 2 inclusive, Block 5; and Lots 1 through 9 inclusive, Block 6 of **CREEKSIDE VILLAGE No. 1**, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 96141, Page 1850, of the Map Records of Dallas County, Texas.

**Creekside Village No. 2:**

Lot 1, Block 1; Lots 1 through 6 inclusive, Block 3; Lots 40 through 47 inclusive, Block 3; and Lots 1 through 3 inclusive, Block 6 of **CREEKSIDE VILLAGE No. 2**, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 97082, Page 2343, of the Map Records of Dallas County, Texas.

**Creekside Village No. 3:**

Lots 22 through 85 inclusive, Block 4 and Lots 10 through 31 inclusive, Block 6 of **CREEKSIDE VILLAGE No. 3**, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 98061, Page 00139, of the Map Records of Dallas County, Texas.

**Creekside Village No. 4:**

Lots 22 through 33 inclusive, Block 1 and Lots 1 through 7 inclusive, Block 4 of **CREEKSIDE VILLAGE No. 4**, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 98061, Page 00140, of the Map Records of Dallas County, Texas.

**EXHIBIT "B"**

2003 252 00578

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FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
2003 DEC 19 AM 9:37  
*Christina Figueroa Callaway*  
COUNTY CLERK  
DALLAS CO., TEXAS

