

**SECOND AMENDMENT TO
THE FIRST AMENDED CONDOMINIUM BYLAWS
FOR
HOLLY GLEN CONDOMINIUMS**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

This SECOND AMENDMENT TO THE FIRST AMENDED CONDOMINIUM BYLAWS FOR HOLLY GLEN CONDOMINIUMS (this "Second Amendment") is made effective as of DECEMBER 16, 2019, by Holly Glen Condominium Owners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, ISC Properties, Inc. (as the "Developer") prepared and declared an instrument entitled Condominium Declaration for Holly Glen Condominiums, (A Condominium) filed June 12, 1980, and recorded as Instrument No. 198001176390, at Volume 80117, Page 1329, *et seq.*, Deed Records, Dallas County, Texas (hereinafter referred to as the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, bylaws were adopted for the Association and were attached as Exhibit "B" to the Declaration and were subsequently amended and replaced by the First Amended Condominium Bylaws for Holly Glen Condominiums which were filed of record on June 30, 2000, at Instrument No. 20001025049 in the Official Public Records, Dallas County, Texas, as such may be amended and/or supplemented from time to time, (hereinafter referred to as the "Bylaws"); and

WHEREAS, the Bylaws were amended by way of the First Amendment to the First Amended Condominium Bylaws for Holly Glen Condominiums dated December 13, 2018, which were filed of record on January 24, 2019, at Instrument No. 201900019787 in the Official Public Records, Dallas County, Texas, as such may be amended and/or supplemented from time to time, (hereinafter referred to as the "First Amendment"); and

WHEREAS, Article XII, Section 12.06 of the Bylaws, entitled "Amendment", provides the following in Sub-Section (b):

(b) By Owners. Except as provided in the Condominium Acts and otherwise specifically provided in the Declaration, these Bylaws may be amended only by the affirmative vote or written consent, or any combination thereof, of Owners representing fifty-one (51%) of the Percentage Interests in the Common Elements.

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under the clause. To be effective, any amendment must be recorded in Dallas County, Texas.

If an Owner consents to any amendment to these Bylaws, it will be conclusively presumed that such Owner has the authority so to consent, and no contrary provision in any Mortgage or contract between the owner and a third party will affect the validity of such amendment. Any action to challenge the validity of an amendment adopted under this Section must be brought within one (1) one year of the effective date of such amendment. No action to challenge such amendment may be brought after such time.

No meeting to consider or adopt an amendment to these Bylaws or any other rules of the Association shall be held unless such Owner has been provided a document showing the specific amendment to be considered before the tenth (10th) day and no later than the twentieth (20th) day preceding the date of the meeting. The information is considered to have been given to an Owner on the date the information is personally delivered to the Owner, as shown by a receipt signed by the Owner, or on the date shown by the postmark on the information after it is deposited in the United States mail with a proper address and postage paid[; and]

WHEREAS, the members desire to amend the Bylaws to add new sub-section (q) to the end of Article VIII, Section 8.03 of the Bylaws.

NOW, THEREFORE, Article VIII, Section 8.03 of the Bylaws of the Association is hereby amended by adding new sub-section (q) to the end of Article VIII, Section 8.03 of the Bylaws which provides as follows:

(q) Fireplaces. The use of a fireplace, or any fuel burning fireplace insert of any type, in a unit is strictly prohibited. That includes, but is not limited to, the burning of any material, liquid, solid, gas, fuel or other combustible substance in the fireplace or any fireplace insert.

Except as modified by this Second Amendment, the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of Holly Glen Condominium Owners Association, Inc. certifies that this Second Amendment was approved by the affirmative vote of owners representing at least fifty-one (51%) of the Percentage Interests in the Common Elements at an annual meeting of the members duly called and held on DECEMBER 16, 2019.

**HOLLY GLEN CONDOMINIUM OWNERS
ASSOCIATION, INC.**

By:

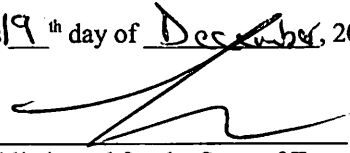


SABRINA BUNKS, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Sabrina Banks, a duly authorized officer of Holly Glen Condominium Owners 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of December, 2019.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
The Blend Law Firm, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

