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VOL. 1152 PAGE 261

**AMENDMENT TO THE REVISED
BYLAWS OF
PINECREST PROPERTY OWNERS ASSOCIATION**

STATE OF TEXAS §
COUNTY OF TRINITY §

This Amendment to the Revised By-Laws of PINECREST PROPERTY OWNERS ASSOCIATION ("Amendment") is executed and set forth by unanimous vote of the Board of Directors ("Board") of the PINECREST PROPERTY OWNERS ASSOCIATION ("Association"), also referred to as PINECREST ESTATES SUBDIVISION in Trinity County, Texas, after a member-wide vote regarding Article XV of the Revised Bylaws governing Pinecrest Property Owners Association, at which a quorum of members approved by majority vote in person or by proxy, at a duly called Annual General Meeting on March 8, 2025 for which proper notice was given.

WITNESSETH:

WHEREAS, Bylaws, Articles of Incorporation and restrictions for PINECREST PROPERTY OWNERS ASSOCIATION, applicable to all lots within PINECREST ESTATES, AREA A, B, C, D, PINECREST HIDEAWAY AND THE POINT (Hereinafter called "Pinecrest") in Trinity County Texas as shown on the map or plat of said subdivision recorded in the Plat Records of Trinity County, Texas at Volume 2, Pages 41, 51, 61, and 138, reference is hereby made for all purposes; and

WHEREAS, Articles of Incorporation of PINECREST PROPERTY OWNERS ASSOCIATION were approved and recorded in the Office of the Secretary of State of Texas on August 21, 1981; and

WHEREAS, Revised By-Laws for PINECREST PROPERTY OWNERS ASSOCIATION is recorded in Book 0825 Page 0195 in the Official Public Records of Trinity County, Texas, as restated on September 30, 2008; and

WHEREAS, Restated and Amended Restrictions in PINECREST PROPERTY OWNERS ASSOCIATION, applicable to all lots within PINECREST ESTATES, AREA A, B, C, D, PINECREST HIDEAWAY AND THE POINT ("Pinecrest"), are impressed and in effect in said records at Volume 798, Pages 008 et seq. in the Official Records of Trinity County;

WHEREAS, pursuant to Article XVII of the Bylaws, the power to alter, amend or repeal these By-Laws or to adopt new Bylaws shall be vested in the Members of the association at any special meeting of the Members at which a quorum is present by the affirmative vote of the majority of votes present in person or by proxy at such meeting, for which notice of the intention to act upon such matter was given in the notice calling such meeting; and

WHEREAS, on March 8, 2025, the Board of Directors of Pinecrest Property Owners Association, with a quorum of Members of the Association present in person or by proxy, voted affirmatively, by majority, for the Board to execute an Amendment to the Bylaws of Pinecrest Property Owners Association to allow the levy of fines.

WHEREAS, pursuant to the authority granted to the Members of the Association in the bylaws, enacted by the Board of Directors, the Members hereby restate and amend Article XV of the Bylaws to read as follows:

The Board of Directors shall compute, assess, collect and enforce the payment of all charges to which the Properties are subjected or may be subjected under or by virtue of the restrictions and these Bylaws.

The Board of Directors of the Association shall have the authority and obligation to enforce, without discrimination, and in the name of the Association, all restrictions, conditions and reservations now or hereafter imposed by the Articles of Incorporation, these Bylaws, the Restrictions, Resolutions, Rules and Amendments, by the levy fines/fees and/or any proceeding at law or in equity,

Any fines levied, or monies obtained shall be solely for the benefit of, deposited into an account in the name of, and used only for PINECREST PROPERTY OWNERS ASSOCIATION, to be applied to the payment of costs as defined in Section twenty-three (23) of the Restrictions of the Association.

The Revised Bylaws for PINECREST PROPERTY OWNERS ASSOCIATION, as hereby amended, are in all respects ratified and confirmed and shall remain in full force and effect. If any provision of this Amendment shall be found to be in conflict with the Revised Bylaws, as amended, this Amendment shall control.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the Secretary of Pinecrest Estates Property Owners Association, a non-profit corporation in Trinity, Texas;

That the foregoing Amendment to the Revised Bylaws was adopted by the votes of at least a majority of all valid votes held by property owners, voting in person or by proxy, on March 8, 2025, at a duly held meeting at which a quorum of property owner votes were represented.

In WITNESS WHEREOF, I have hereunto subscribed my name on the 23rd of June, 2025.

Ryanne Whicker
Ryanne Whicker, Secretary

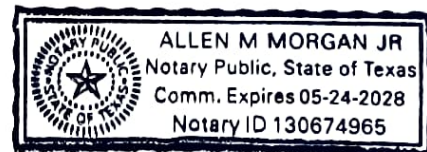
THE STATE OF TEXAS

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COUNTY OF TRINITY

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Before me, the undersigned Notary Public, on this day personally appeared Ryanne Whicker who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that she is the Secretary of Pinecrest Property Owners Association (as also indicated on their website), and that by the authority duly given and as the act of Pinecrest Property Owners Association executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this 11 day of July, 2025.

Allen M. Morgan Jr.
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Pinecrest Property Owners Association
182 Poolside Drive
Trinity, TX 75862

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County

By: *[Signature]*

Deputy



FILED
at 11:30 o'clock AM

JUL 14 2025

Shasta Bergman
COUNTY CLERK, TRINITY CO., TEXAS
By: *[Signature]* Deputy