

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
2026 ANNUAL MEETING OF THE MEMBERS**

Dear Neighbors,

Enclosed please find the materials related to the Annual General Meeting of the Shady Hollow Estates Community Association, to be held on Tuesday, February 3, 2026, from 7:00 pm to 8:30 pm at the Shady Hollow Community Center (3303 Doe Run).

This year's Annual Meeting is particularly important, as the membership will be asked to vote on a proposed amendment to the Association's Bylaws. If approved, this amendment would make it significantly easier to update our community's CC&Rs in the future.

Currently, the Bylaws require the attendance or proxy of two thirds (67%) of all homeowners in order to amend the CC&Rs. This threshold has proven extremely difficult to achieve and has resulted in repeated meeting rescheduling, which is both time-consuming and costly for the Association. After working closely with the Association's legal counsel, the Board has developed a proposal that would lower this requirement to a more reasonable and practical level moving forward. This issue has been a long-standing frustration within the community, and with your participation, we hope to finally resolve it.

However, in order to adopt this change, we must first meet the current two thirds (67%) participation requirement for this meeting. That means every household's participation matters, either by attending in person or by submitting a proxy.

To help achieve this goal, the Association is taking the following steps:

1. **Proxy Voting** Included in this packet is a proxy form that allows you to authorize a Board member to vote on your behalf if you are unable to attend. Please note that the proxy authorizes the designated Board member to cast your vote, meaning their vote will represent yours on the matters presented.
2. **Online Voting** Information on how to enroll in online voting is included in this packet, providing an additional and convenient way to participate.
3. **Neighborhood Walk** Members of the Board will be conducting a neighborhood walk from 10a-1p on Saturday, January 24th to assist homeowners with signing up for online voting and to collect completed proxy forms.

In addition to this important amendment vote, the Annual General Meeting will also include the standard Association business as Board election and open forum, notice is attached.

We encourage all owners if you have not already, please register your email with the association my going into to your resident portal and click on manage contacts. If you have not registered for your portal please contact the association at SHAHOLLO@CiraMail.com.

Thank you for your attention, cooperation, and continued commitment to our community. Your participation is vital to the success of this meeting and to the future governance of Shady Hollow Estates. We look forward to seeing you at the Annual Meeting.

Best regards,

The Shady Hollow Estates HOA Board of Directors

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
NOTICE OF 2025 ANNUAL MEETING OF THE MEMBERS**

Dear Homeowner:

You are hereby given notice that the 2025 Annual Meeting of the Members of the Shady Hollow Estates Community Association will be held as follows:

Date: February 3, 2026

Location: Shady Hollow Community Center (3303 Doe Run)

Meeting Time: 7:00 p.m.

The purpose of the Annual Meeting is to conduct Association business as required by the governing documents, including the election of directors, consideration of proposed amendments, and any other matters that may properly come before the membership.

Please note that quorum is required in order to hold the Annual Meeting. In accordance with the Association's governing documents, 51% of the membership (121 properties) must be represented in person or by proxy. If you are unable to attend the meeting in person, please complete and return the enclosed proxy before February 1, 2026 AT NOON, so your vote may be counted toward quorum, and the meeting does not need to be rescheduled. You may assign your proxy to another Association member or homeowner of your choice. Your participation, either in person or by proxy, is essential to the successful conduct of Association business. We appreciate your time and involvement in the community and hope to see you at the meeting.

The proxy form, candidate solicitation form, and governing documents amendment materials are included in this meeting packet. If you require additional copies or have questions, please contact the Association at SHAHOLLO@CiraMail.com.

Also, the Board of Directors is currently soliciting two (2) open seat(s) on the Board to serve a two (2)-year term. If you are interested in volunteering to serve as a Board Member, please submit your Solicitation for Candidacy no later than January 22, 2026 at noon, in order to be included on the ballot. Nominations will also be accepted from the floor at the Annual Meeting, in accordance with the Association's governing documents.

Candidacy forms may be returned by email or mail as follows:

Email: SHAHOLLO@CiraMail.com Mailing Address: RealManage 8310 N Capital of TX Hwy, Suite 330 - Austin, Texas 78731 c/o Shady Hollow Estates Community Association.

Besides, the Board of Directors will be presenting proposed amendments to the Association's governing documents for consideration and vote by the membership at the Annual Meeting. In accordance with the Association's governing documents, these amendments require approval by the membership.

The proposed amendment materials will be distributed by email and are also included in this meeting packet for your review. Members are encouraged to review the proposed amendments carefully and to cast their vote either in person at the Annual Meeting or by proxy, if unable to attend.

The proposed amendments are as follows:

- 1. Short-Term Rentals (STRs):** Previously, short-term rentals were permitted with limited formal oversight or enforcement standards. This amendment establishes clear STR rules, including a minimum stay, permitting and registration requirements, guest conduct standards, parking limits, and enforcement mechanisms.
- 2. Outbuildings / ADUs:** Previously, outbuildings and exterior structures were allowed with fewer explicit limitations on size, use, and visibility. This amendment clarifies approval requirements and sets specific standards for use, size, placement, and design, including restrictions on rental use and alignment with the primary residence.
- 3. Bylaws Amendment (Voting Threshold):** Previously, amending the bylaws required approval from two-thirds (2/3) of the community, which can be difficult to achieve. This amendment allows the Bylaws to be amended by a majority of the Board of Directors.

Your participation is essential, as approval of these amendments may impact the governance and operation of the Association.

MEETING AGENDA

1. Certification of Proxies / Confirmation of Quorum
2. Proof of Notice of Meeting
3. Call to Order (if quorum is established)
4. Approval of 2024 Annual Meeting Minutes
5. Reports from the Board of Directors and Committees
6. Governing Documents Amendment Review, members vote and results
 - a. Short Term Rentals
 - b. Outbuildings/ ADUs
 - c. Bylaw Amendment (Voting Threshold)
 - d. Bylaw Amendment to mirror director terms in Declaration of Covenants, Conditions and Restrictions
7. Board of Directors Election – two position(s) open
8. Manager's Report
9. Constable Al Aranda
10. Resident Speakers - (Three minutes per person / Max. thirty (30) minutes total. Owners may speak once regarding only Association business)
11. Adjournment

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
SOLICITATION FOR CANDIDACY**

There are two (2) seats on the Board up for election to serve a 2-year term. If you are interested in serving on the Board of Directors and would like to be placed on the ballot, please return this completed form by email to ShaHollo@Ciramail.com. Candidacy Statements are due by no later than January 22, 2026, at noon to be included on the ballot. If you do not have access to the internet, you can mail or fax the form to Shady Hollow Estates, c/o Shady Hollow Estates Community Association, Realmanage 8310 N Capital of TX Hwy, Suite 330 - Austin, Texas 78731. Floor nominations at the meeting will be permitted.

STATEMENT OF CANDIDACY

Please place my name on the Ballot to indicate my interest in volunteering for a position on the **Shady Hollow Estates Board of Directors.**

Member Signature: _____

Member Name (PLEASE PRINT): _____

Member Address: _____

Please include a brief statement indicating why you are running for election. You may include such information as how long you have owned a home in this association, service to the community you have performed, and/or any action items you have interest in seeing take place. Please limit your information to one brief paragraph. This information will appear on the Ballot:

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
2025 ANNUAL MEETING**

Date: February 3, 2026

Time: Meeting starts at 7:00 p.m.

Location: Shady Hollow Community Center (3303 Doe Run)

P R O X Y

The undersigned member(s) hereby appoint(s): _____(must be present at the meeting),

Or if left blank, the proxy will be assigned to the President of Shady Hollow Estates HOA, as proxy agent with full power of substitution and with discretionary authority, to vote the number of votes to which I (we) am (are) entitled to vote at all meetings of Members of the Shady Hollow Estates Community Association(the "Association"), a non-profit Texas corporation, to be held at the time and place set forth above, and at any adjournment thereof, as fully and with the same effect that the undersigned would be entitled to if personally present, to vote upon any and all such business as may properly come before the meeting. This proxy revokes all proxies previously granted by me (us) with respect to the Association and shall be valid unless revoked by a new proxy or upon conveyance of the Members lot. I (we) understand that unless I (we) give other instructions on this proxy; the proxy agent intends to vote the lots represented by this proxy at his or her discretion on the matters which come before the members.

The undersigned hereby ratifies and confirms all that said proxy agents may lawfully do by virtue hereof.

Owner Signature: _____

Property Address: _____

Date: _____

If you cannot attend the meeting, please send this form to the meeting with a proxy agent or mail, fax, or email this form to:

**Mail: RealManage 8310 N Capital of TX Hwy, Suite 330 - Austin, Texas 78731
c/o Shady Hollow Estates Community Association,Fax: (512) 219-5696**

Email: ShaHollo@ciramail.com

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
AMENDMENT TO THE BYLAWS**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Shady Hollow Estates Community Association, a Texas nonprofit corporation (the “*Association*”) is the property owners association (as that term is used and defined in Section 202.001 of the TEXAS PROPERTY CODE) for the Shady Hollow subdivision in Travis County, Texas, pursuant to the Association’s Bylaws recorded in the Travis County Real Property Records under Clerk’s File No. 2025092620 together with all other amendments and supplements thereto, if any (the “*Bylaws*”); and

WHEREAS, pursuant to Article X, Section 1, of the Association’s Bylaws, the Bylaws may be amended at any time by a vote of two-thirds (2/3) majority of a quorum of Members entitled to vote at the time of such meeting present in person or by proxy; and

WHEREAS, the Association desires to amend the Bylaws to modify the required quorum necessary to modify or amend the Bylaws;

NOW THEREFORE, pursuant to the foregoing, the Association Bylaws are hereby amended as follows:

1. Article X, Section 1. Meeting, is hereby AMENDED in its entirety as follows:

Section 1. Meeting. These Bylaws may be amended, at a regular or special meeting of the Board of Directors by a vote of fifty-one percent (51%) of the votes in the Board of Directors entitled to vote at the time of such meeting present in person or by proxy; provided, as well as 51% of the members present at the Board Meeting in person or by proxy, however, that no amendment shall be effective if it conflicts with the provisions of the Declaration as amended from time to time.

[APPROVAL AND CERTIFICATION PAGE FOLLOWS]

APPROVAL AND CERTIFICATION BY ASSOCIATION

The Association’s Board, in compliance with the Association’s Bylaws and the Texas Property Code, hereby adopts this Amendment to the Bylaws, to be effective upon recording with the Travis County Real Property Records.

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION**
(d/b/a Estates of Shady Hollow Homeowners
Association), a Texas non-profit corporation

By: _____

Print Name: _____

Position: _____

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this the ____ day of _____ 202__, personally appeared _____, Board _____ (position) of Shady Hollow Estates Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Notary Public, State of Texas

**AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION
LAND USE, CONSTRUCTION STANDARDS AND RESTRICTIONS. PERMITTED**

**USES
(2026)**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is recorded at Volume 11675, Page 831, of the Real Property Records of Travis County, Texas (04-29-1992); that certain Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is filed under Instrument No, 0005651647, Book 13063, Page 0445; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) February, 2002 is filed as Document No. 2002024634 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2003 is recorded as Document No. 2004187451 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) 2005 is recorded as Document No. 2005133941 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) Regarding Carports - Adopted November, 2005 is recorded as Document No. 2006038800 in the Official Public Records of Travis County, Texas; and that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2007 is recorded as Document No. 2008006634 in the Official Public Records of Travis County, Texas (together with all other amendments, the "**Declaration**");

WHEREAS, pursuant to Article VIII, Sections 1 and 2 of the Declaration, the Declaration may be modified or amended by the Association;

WHEREAS, pursuant to Article VIII, Section 1 of the Declaration, an amendment to the Declaration shall require the approval of not less than two-thirds (2/3) vote of a quorum of the Members present at a meeting of the Members called to act on such matters; and

WHEREAS, this instrument received the requisite number of votes to amend the Declaration.

NOW THEREFORE, BE IT RESOLVED THAT pursuant to the foregoing, the following *Amendment to the Amended and Restated Declaration of Covenants, Conditions and*

Restrictions for The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) is hereby adopted:

ARTICLE VII LAND USE CLASSIFICATIONS PERMITTED USES AND RESTRICTIONS, SECTION 1 is amended in its entirety to read as follows:

Section 1. Prohibited Residential Uses. No structure of a temporary character, trailer, mobile home, recreational vehicle, basement, tent, shack, garage, storage building or other outbuilding not approved by the Architectural Control Committee in writing shall be used on any Lot at any time as a rental property or a residence either temporarily or permanently. Outbuildings may be used for residential purposes for individuals that are family or related by blood or marriage to the Lot Owner as approved by the Architectural Control Committee. No exterior structure may be used for rental purposes for anyone who is not related to the Lot Owner. Storage building may be kept only on lots having a six-foot privacy fence and shall not be visible from the street. The height a storage building shall not exceed fifteen (15) feet. This section shall not be construed to outlaw structures relating to storage that are not being used for residential purposes. Pre- and post construction of any construction must be reviewed and approved by the Architectural Control Committee.

Section 1A. Outbuildings and Exterior Additions. Any additional structure of temporary or permanent character must be approved by the Architectural Control Committee in writing prior to construction and/or installation, and must comply with all of the Association's Rules and Regulations, Guidelines, and any applicable governing documents, as amended from time to time. Lot Owners are responsible for maintaining additional structures in a manner that preserves structural integrity and appearance. All improvements must be kept in good repair to prevent deterioration or any negative impact on the community's aesthetic standards. The aggregate of all exterior additions or outbuildings may not exceed 75% of the square feet of the main building on each Lot, nor should they exceed fifteen (15) feet in height, cannot exceed the height of the main building, and shall not have a steeper pitch than the main building's roof. All outbuildings and exterior additions should match the main building of each lots, unless otherwise authorized by the Architectural Control Committee. All outbuildings must be within set-back lines, not over any easements, and close to the main building. All outbuildings and exterior additions should be constructed as to preserve the view of the Subdivision and should not be visible from the street. All outbuildings and exterior additions must be approved prior to construction by the Architectural Control Committee. There may not be more than three (3) outbuildings or exterior addition(s) on any Lot. Waivers or variances of this policy are strictly up to the Architectural Control Committee and/or the Board, with written approval. Pre- and post construction of outbuildings and exterior additions must be reviewed and approved by the Architectural Control Committee.

[APPROVAL AND CERTIFICATION PAGE TO FOLLOW]

APPROVAL AND CERTIFICATION

The Association’s Members properly voted in compliance with the Association’s Governing Documents and the Texas Property Code, hereby adopts this Amendment to the Declaration, to be effective upon recording with Travis County Real Property Records. This policy was approved by the Board on this ____ day of _____, 2026.

CERTIFICATION

“I, the undersigned, being a Director of Shady Hollow Estates Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Shady Hollow Estates Community Association, Inc.’s Members, at an open and properly noticed meeting of the Members, at which a quorum of the Association was present.”

EXECUTED this ____ day of _____, 202__, to evidence the certification set forth above.

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION** (d/b/a
Estates of Shady Hollow Homeowners
Association), a Texas non-profit corporation

By: _____

Name: _____

Position: President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this day ____, of _____ 2026 by _____, Title: _____, of the Shady Hollow Estates Community Association a Texas non-profit Corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature

[SECRETARY NOTARY PAGE TO FOLLOW]

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION** (d/b/a
Estates of Shady Hollow Homeowners
Association), a Texas non-profit corporation

By: _____

Name: _____

Position: Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this day ____, of _____ 2026
by _____, Title: _____, of the Shady Hollow Estates Community
Association a Texas non-profit Corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature

**AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is recorded at Volume 11675, Page 831, of the Real Property Records of Travis County, Texas (04-29-1992); that certain Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is filed under Instrument No, 0005651647, Book 13063, Page 0445; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) February, 2002 is filed as Document No. 2002024634 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2003 is recorded as Document No. 2004187451 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) 2005 is recorded as Document No. 2005133941 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) Regarding Carports - Adopted November, 2005 is recorded as Document No. 2006038800 in the Official Public Records of Travis County, Texas; and that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2007 is recorded as Document No. 2008006634 in the Official Public Records of Travis County, Texas (together with all other amendments, the "**Declaration**");

WHEREAS, pursuant to Article VIII, Sections 1 and 2 of the Declaration, the Declaration may be modified or amended by the Association;

WHEREAS, pursuant to Article VIII, Section 1 of the Declaration, an amendment to the Declaration shall require the approval of not less than two-thirds (2/3) vote of a quorum of the Members present at a meeting of the Members called to act on such matters; and

WHEREAS, this instrument received the requisite number of votes to amend the Declaration.

NOW THEREFORE, BE IT RESOLVED THAT pursuant to the foregoing, the following *Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates)* is hereby adopted:

1. **Article VII Section 1(b). Short Term Rentals is ADDED in its entirety and states the following:**

Section 1(b). Short-Term Rental Restrictions. Short-term, or transient rentals are by the following limitations:
restricted

(a) Short-Term Rental: Short-Term Rental (“STR”) shall mean the rental of a residential property within the Association. While Owners are permitted to rent their properties, rentals must be for residential purposes only, and any rental agreement must adhere to the following stipulations:

a. **Minimum Rental Period:** Four consecutive days.

b. **Permits:** Owners wishing to operate an STR must obtain a permit from the Association and register their property as an STR. Owners will receive fine if they do not notify the Shady Hollow Association or the Property Manager as prescribed in the fining policy.

1. Permit applications must include:

a) Owners name, mailing address where Owner resides, contact information of the Owner, and the address of the property being registered for STR use;

b) Proof of liability insurance coverage, and/or applicable permits for STR activities;

c) The name and contact information of a local property manager or emergency contact who can address issues arising from STR activities;

d) A signed acknowledgement by the Owner that they have received and will comply with all Association rules and regulations governing STRs; and,

e) Payment of any reasonable fees associated with the registration or permit application, as allowed under the Association’s rules and regulations as amended from time to time.

2. Permits shall be renewed annually and may be revoked for non-compliance with this provision or other Association rules.

c. **Compliance:** Owners must ensure that all STR activities comply with applicable local laws and regulations, including any licensing or registration requirements. Owners are responsible for collecting and remitting all applicable state and local taxes related to STR operations.

d. **Noise:** Occupants shall not create any nuisance or unreasonable disturbance to other Owners or residents. Quiet hours shall be observed from 10:00 PM to 8:00 AM daily.

- e. **Neighbor Notice:** Prior to operating an STR, Owners must provide written notification to adjacent property owners, including:
 - 1. STR permit number;
 - 2. Owner's contact information; and,
 - 3. Local emergency contact information.
- f. **Parking:** Occupants or tenants of an STR must park all vehicles in designated parking areas or in the Owner's driveway.
- g. **Residential Use Only.** Occupants or tenants of an STR are expressly prohibited from running events, parties, or commercial businesses out of rental properties.
- h. **Street-Parking.** Occupants or tenants of an STR are prohibited from parking more than 2 cars on the streets of the Association without prior written approval from the Board. Occupants and tenants are required to park on the Tract and/or Lot of the subject property that they are renting from.
- i. **Violations and Penalties:** If an Owner of an STR receives three (3) violation complaints that are not rectified, their STR permit will be revoked, and they will no longer be able to operate an STR.
 - 1. Owners shall be held responsible for any violations committed by their guests.

[APPROVAL AND CERTIFICATION PAGE FOLLOWS]

APPROVAL AND CERTIFICATION

The Association’s Members properly voted in compliance with the Association’s Governing Documents and the Texas Property Code, hereby adopts this Amendment to the Declaration, to be effective upon recording with Travis County Real Property Records. This policy was approved by the Board on this ____ day of _____, 2026.

CERTIFICATION

“I, the undersigned, being a Director of Shady Hollow Estates Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Shady Hollow Estates Community Association, Inc.’s Members, at an open and properly noticed meeting of the Members, at which a quorum of the Association was present.”

EXECUTED this ____ day of _____, 202__, to evidence the certification set forth above.

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION** (d/b/a
Estates of Shady Hollow Homeowners
Association), a Texas non-profit corporation

By: _____

Name: _____

Position: President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this day ____, of _____ 2026 by _____, Title: _____, of the Shady Hollow Estates Community Association a Texas non-profit Corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature

[SECRETARY NOTARY PAGE TO FOLLOW]

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION** (d/b/a
Estates of Shady Hollow Homeowners
Association), a Texas non-profit corporation

By: _____

Name: _____

Position: Secretary

STATE OF TEXAS §

 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this day ____, of _____ 2026
by _____, Title: _____, of the Shady Hollow Estates Community
Association a Texas non-profit Corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is recorded at Volume 11675, Page 831, of the Real Property Records of Travis County, Texas (04-29-1992); that certain Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Shady Hollow Estates is filed under Instrument No, 0005651647, Book 13063, Page 0445; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) February, 2002 is filed as Document No. 2002024634 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2003 is recorded as Document No. 2004187451 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) 2005 is recorded as Document No. 2005133941 in the Official Public Records of Travis County, Texas; that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) Regarding Carports - Adopted November, 2005 is recorded as Document No. 2006038800 in the Official Public Records of Travis County, Texas; and that certain Amendment to Declaration of Covenants, Conditions and Restrictions for the Estates of Shady Hollow (Formerly Known as Shady Hollow Estates) November 2007 is recorded as Document No. 2008006634 in the Official Public Records of Travis County, Texas (together with all other amendments, the "Declaration");

WHEREAS, pursuant to Article VIII, Sections 1 and 2 of the Declaration, the Declaration may be modified or amended by the Association;

WHEREAS, pursuant to Texas Property Code of the Declaration, an amendment to the Declaration shall require the approval of not less than two-thirds (2/3) vote of the Members present at a meeting of the Members called to act on such matters; and

WHEREAS, this instrument received the requisite number of votes to amend the Declaration.

NOW THEREFORE, BE IT RESOLVED THAT pursuant to the foregoing, the following *Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates of Shady Hollow (Formerly Known as Shady Hollow Estates)* is hereby adopted:

ARTICLE VIII. GENERAL PROVISIONS originally contained the following language:

Section 1. Duration. This Declaration shall be binding on the Property and the Owners, and shall inure to the benefit of and be enforceable by the Association or the Owner of any land subject to this Declaration and their respective legal

representatives, heirs, successors and assigns, for the term commencing on the effective date hereof and ending twenty (20) years after such effective date, and shall be automatically renewed and extended for successive periods of ten (10) years each, unless this Declaration is amended or terminated in the manner provided in this Section 1 of Article VIII. Except as otherwise stated in Section 2 of this Article VIII, this Declaration may be amended or terminated only by an instrument executed by the President and Secretary of the Association; provided, however, the President and Secretary of the Association shall execute such instrument only after it has been authorized and approved by two-thirds (2/3) vote of a quorum of the Members present at a meeting of the Members called to act on such matters. No such amendment shall be construed or applied to prohibit the continuing or continuous use of a Tract for a purpose for which it was being used in compliance with this Declaration before such amendment.

ARTICLE VIII GENERAL PROVISIONS is amended in its entirety to read as follows:

Section 1. Duration. This Declaration shall be binding on the Property and the Owners, and shall inure to the benefit of and be enforceable by the Association or the Owner of any land subject to this Declaration and their respective legal representatives, heirs, successors and assigns, for the term commencing on the effective date hereof and ending twenty (20) years after such effective date, and shall be automatically renewed and extended for successive periods of ten (10) years each, unless this Declaration is amended or terminated in the manner provided in this Section 1 of Article VIII. Except as otherwise stated in Section 2 of this Article VIII, this Declaration may be amended or terminated only by an instrument executed by the President and Secretary of the Association; provided, however, the President and Secretary of the Association shall execute such instrument only after it has been authorized and approved by fifty-one (51%) percent vote of a quorum of the Members present at a meeting of the Members called to act on such matters. No such amendment shall be construed or applied to prohibit the continuing or continuous use of a Tract for a purpose for which it was being used in compliance with this Declaration before such amendment.

CERTIFICATION

“I, the undersigned, being a Director of Shady Hollow Estates Community Association, hereby certify that the foregoing was adopted by at least a majority of the Shady Hollow Estates Community Association, Inc.’s Members, at an open and properly noticed meeting of the Members, at which a quorum of the Association was present.”

EXECUTED this ____ day of _____, 2026, to evidence the certification set forth above.

[Signature Page to Follow]

**SHADY HOLLOW ESTATES
COMMUNITY ASSOCIATION**, a Texas
non-profit corporation

By: _____

Name: _____

Position: _____

[NOTARY PAGE TO FOLLOW]

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this day ____, of _____
2026 by _____, Title: _____, of the Shady Hollow Estates
Community Association, a Texas non-profit Corporation, on behalf of said non-profit
corporation.

[SEAL]

Notary Public Signature

**SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION, INC.
AMENDMENT TO THE BYLAWS**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Shady Hollow Estates Community Association, Inc., a Texas nonprofit corporation (the “*Association*”) is the property owners association (as that term is used and defined in Section 202.001 of the TEXAS PROPERTY CODE) for the Shady Hollow subdivision in Travis County, Texas, pursuant to the Association’s Bylaws recorded in the Travis County Real Property Records under Clerk’s File No. 2025092620 together with all other amendments and supplements thereto, if any (the “*Bylaws*”); and

WHEREAS, pursuant to Article X, Section 1, of the Association’s Bylaws, the Bylaws may be amended at any time by a vote of two-thirds (2/3) majority of a quorum of Members entitled to vote at the time of such meeting present in person or by proxy; and

WHEREAS, the Association’s Board of Directors desires to amend the Bylaws to modify the Board of Directors term provision to reflect the provisions of the Declaration.

NOW THEREFORE, pursuant to the foregoing, the Association Bylaws are hereby amended as follows:

1. Article IV Section 2. Term of Office, is hereby AMENDED in its entirety as follows:

Section 2. Term of Office. The successors to the class of directors whose terms shall expire that year shall be elected to hold office for the term of (2) years, so that the term of office of one class of directors shall expire in each year.

[APPROVAL AND CERTIFICATION PAGE FOLLOWS]

