

AFFIDAVIT IN COMPLIANCE WITH TEX. PROP. CODE § 202.006

STATE OF TEXAS

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COUNTY OF BEXAR

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BEFORE ME, the undersigned authority, on this day personally appeared NICHOLAS BOUZA, who, being by me duly sworn according to law, stated the following under oath:

“My name is NICHOLAS BOUZA. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

Premier Management Group is the Managing Agent of Villa Tanglewood Condominiums Homeowners Association, Inc. (the “Association”). Premier Management Group is the custodian of the records for the Association, and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as that term is defined in *TEX. PROP. CODE § 202.001*. The Association’s jurisdiction includes, but may not be limited to, the property subject to:

- (a) Condominium Declaration for Villa Tanglewood Condominiums, recorded in Volume 3047, Page 315 *et seq.*, of the Official Public Records of Bexar County, Texas; and amended by Amendment to Condominium Declaration for Villa Tanglewood Condominiums, recorded in Volume 3302, Page 1063 *et seq.*, of the Official Public Records of Bexar County, Texas, and all amendments, annexations, supplements and restatements thereto (“Declaration”);
- (b) the Bylaws of the Association, recorded in Volume 3047, Page 315 *et seq.*, of the Official Public Records of Bexar County, Texas; and all amendments and restatements thereto (“Bylaws”).

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

*Villa Tanglewood Condominiums Homeowners Association, Inc.
Resolution Adopting
Third Amendment to the Bylaws
of
Villa Tanglewood Condominiums Homeowners Association, Inc.*


The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

Premier Management Group
7500 Callaghan Road, Suite 113
San Antonio, Texas 78229
Office@lafayetteplace.net

SIGNED on this the 10th day of October, 2025.

VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC.

By: Premier Management Group

By: 
NICHOLAS BOUZA, Director of
Premier Management Group, the Managing
Agent

VERIFICATION

THE STATE OF TEXAS

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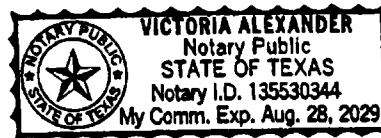
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared NICHOLAS BOUZA, Director of Premier Management Group, the Managing Agent of VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., who, after being duly sworn, acknowledged, and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 10th day of October, 2025.


NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



**VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.
RESOLUTION
ADOPTING THIRD AMENDMENT TO THE BYLAWS**

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

WHEREAS, the Board of Directors of Villa Tanglewood Condominiums Homeowners Association, Inc. ("Association") is the established governing body of "Villa Tanglewood Condominiums," a condominium regime, identified and referenced in that certain Condominium Declaration for Villa Tanglewood Condominiums, recorded in Volume 3047, Page 315 et seq., of the Official Public Records of Bexar County, Texas; and amended by Amendment to Condominium Declaration for Villa Tanglewood Condominiums, recorded in Volume 3302, Page 1063 et seq., of the Official Public Records of Bexar County, Texas, and all amendments, annexations, supplements and restatements thereto ("Declaration"); the Bylaws of the Association, recorded in Volume 3047, Page 315 et seq., of the Official Public Records of Bexar County, Texas; and all amendments and restatements thereto ("Bylaws"); and

WHEREAS, in accordance with the duties and responsibilities imposed by the Declaration, the Bylaws, and all policies, rules and regulations duly adopted by the Association (collectively, "Governing Documents"), the Board of Directors of the Association is charged with the duty of making, establishing and promulgating, in its discretion, policies, rules and regulations for the interpretation and enforcement of the Governing Documents for the use and enjoyment of properties in Villa Tanglewood Condominiums, including but not limited to, the common elements owned by the Association; and

WHEREAS, the Board of Directors has the authority to amend the Bylaws from time to time pursuant to Section 22.102 of the Texas Business Organizations Code; and

WHEREAS, the Board of Directors has determined that it is in the best interests of the Association to amend the Bylaws of the Association to better define and supplement the provisions in the Third Amendment to the Bylaws of Villa Tanglewood Condominiums Homeowners Association, Inc., attached hereto as Exhibit "A".

THEREFORE, BE IT RESOLVED:

The Third Amendment to the Bylaws of Villa Tanglewood Condominiums Homeowners Association, Inc., in the form attached hereto as Exhibit "A", by a majority of a quorum of Board of Directors of the Association, was approved and adopted.

This Resolution Adopting Third Amendment to the Bylaws of Villa Tanglewood Condominiums Homeowners Association, Inc. is approved and adopted this 30th day of September, 2025.

VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC.

By: Susan H. Johnson
Name: Susan H. Johnson
Title: President Villa Tanglewood Condominium
 HOA

shall be valid for a period of eleven (11) months, unless stated otherwise, and shall automatically cease upon conveyance by the Member of their Unit(s). In the event more than one (1) valid proxy is submitted for a Member, the latest executed proxy, as determined by the date and/or time of signature, shall control. If the latest executed proxy is undeterminable, both proxies shall be invalid. Any vote cast in an election or vote by a Member must be in writing, signed, and dated by the Member. In any election, written and signed ballots are not required for uncontested races. Cumulative voting, fractional votes, and split votes will not be permitted. The decision of the Board of Directors as to the number of votes a Member is entitled to cast, based upon the undivided interest of each Unit Owner in the General Common Elements, shall be final.

II. Article III Section 3. Annual Meetings shall be deleted in its entirety and restated with the following:

3. Annual Meetings.

(A) The annual meeting of the Members of the Association, whether in-person or remote, shall be held during the month of May, at such time, date, and, if an in-person meeting, place in Bexar County, Texas as may be determined by the Board of Directors, except such meeting may not be held on a Sunday or a national holiday and except in the case of a catastrophic event as described below. The Board of Directors, at its discretion, may conduct any regular or special meeting of the Members by means of electronic, telephonic conference or similar communications equipment, including videoconferencing technology or the Internet, or any combination of audio and video equipment, if the telephone or other equipment or system permits each person participating in the meeting to communicate with all other persons participating in the meeting (a "Remote Meeting"). Participation in such a Remote Meeting shall constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the Remote Meeting is not lawfully called or convened. A right to attend a Remote Meeting is not the same as a right to participate.

(B) However, notwithstanding any other provision to the contrary, should the annual meeting be delayed as a result of a catastrophic event caused by an act of God (e.g., floods, fires, earthquakes) or other causes, such as: war; an act of terrorism; an epidemic, pandemic, or public health crisis; a mandated quarantine, shelter in place or similar order from any applicable state, county or local governmental authority or agency; or, any other cause or event which poses a material risk to adversely impact the health, safety and welfare of the Members of the Board of Directors or the Association that is beyond the control of the Board of Directors ("Catastrophic Event"), the then seated Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein. In such an event, the Board of Directors shall schedule the annual meeting as soon as practical following the scheduled date of the annual meeting or the date required by the Bylaws of the Association.

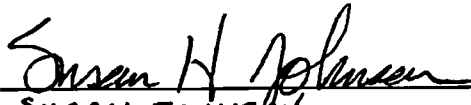
III. Except as modified by this Third Amendment, the Bylaws, as amended, shall remain in full force and effect. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Bylaws shall control, and in the case of any conflict between the Declaration and the Bylaws, the Declaration shall control.

CERTIFICATE OF OFFICER

The undersigned certify that the foregoing Third Amendment to the Bylaws was duly approved and adopted by a majority quorum of the Board of Directors of Villa Tanglewood Condominiums Homeowners Association, Inc., at its meeting duly called and held on the 30th day of September, 2025, and that the undersigned have been authorized by the Board of Directors to execute and record this instrument. The undersigned further certifies that the foregoing Third Amendment to the Bylaws of Villa Tanglewood Condominiums Homeowners Association, Inc. constitutes a dedicatory instrument under TEX. PROP. CODE § 202.006 which applies to the operation of Villa Tanglewood Condominiums, a condominium regime located in Bexar County, Texas, as hereinabove described.

Signed this 7th day of OCTOBER, 2025.

VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC.

By: 
Name: SUSAN JOHNSON
Title: BOARD PRESIDENT

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250191020
Recorded Date: October 14, 2025
Recorded Time: 3:52 PM
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Total Fees: \$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/14/2025 3:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk