AMENDMENT TO THE BYLAWS OF REMINGTON RANCH COMMUNITY ASSOCIATION, INC.

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COUNTY OF HARRIS

WHEREAS, Remington Ranch Community Association, Inc. (the "Association"), a nonprofit corporation, is the governing entity for Remington Ranch, Sections 1-10 and 12-27, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. Y605523, X605525, Y174108, X870267, X870347, Y086195, Y342318, Y791431, Y597684, Y610876, Z080569, Y610897, Y716477, Y610914, Y786624, Y948345, Y948353, Z207475, Z207476, Z395923, Z360337, Z360367, Z360373, 20060051256, 20060228556, and RP-2016-176660, respectively, along with any amendments, supplements and replats thereof (the "Subdivision") and

WHEREAS, the Association Bylaws are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. Y678395, along with any amendments thereto, including the amendment recorded under Clerk's File No. 20120214616, to which this instrument pertains (collectively, the "Bylaws"); and

WHEREAS, Chapter 209.00593(b) of the Texas Property Code provides that the Association Board of Directors may amend the Bylaws to provide for elections to be held as required by Section 209.00593(a); and

WHEREAS, Chapter 22.102(c) of the Texas Business Organizations Code provides that the Board of Directors may amend the Bylaws; and

WHEREAS, the members have never passed an amendment to the Bylaws which expressly prohibits the Board of Directors from amending any provision of the Bylaws, and the Articles of Incorporation of the Association vest the management of the Association in the Board of Directors and do not reserve the right to amend bylaws to the members; and

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association Bylaws are hereby amended as follows:

Article II, Section Nine, entitled "Quorum", which had previously read:

The Members (present in person or by proxy) holding five percent (5%) of the total number of votes in the Association shall constitute a quorum at any meeting of Members. Once a quorum is established, the meeting shall be validly called and held and the quorum may not be defeated by the subsequent departure of a Member. If a quorum is not present at any meeting of Members, a majority of the Members present may adjourn and reconvene the meeting from time to time without further notice, until a quorum shall be present or represented. At such reconvened meetings, at which a quorum shall be present or represented by proxy, any business may be transacted as was set out in the notification of the original meeting.

Is hereby amended to read as follows:

For a meeting of the members at which one or more directors will be elected, the members present at the meeting in person, by proxy, by absentee ballot, or electronic ballot, as applicable, shall constitute a quorum for the purpose of conducting elections.

For all other purposes, the members present at the meeting in person, by proxy, by absentee ballot, or electronic ballot, as applicable, entitled to cast five percent (5%) of the total number of votes in the Association shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Once a quorum is established, the meeting shall be validly called and held and the quorum may not be defeated by the subsequent departure of a Member. At such reconvened meetings, at which a quorum shall be present or represented by proxy, any business may be transacted as was set out in the notification of the original meeting.

CERTIFICATION

"I, the undersigned, being a Director of Remington Ranch Community Association, Inc., hereby certify that the foregoing Instrument was approved by at least a majority of the Association's Board of Directors at an open meeting of the Board of Directors, properly noticed, at which a quorum of the board was present."

Bv: 🕽

Print Name: Nichelas Stigers, Title: Wesident

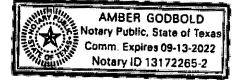
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STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared $\underline{\text{Nickology}}$ Stigger 5, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the <u>79</u> day of <u>Notember</u> 2018, to certify which witness my hand and official seal.



RP-2018-542127 # Pages 3 12/04/2018 09:32 AM e-Filed & e-Recorded in the Official Public Records of HARRIS COUNTY STAN STANART COUNTY CLERK Fees \$20.00

RECORDERS MEMORANDUM This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law. THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK HARRIS COUNTY, TEXAS