

**ADDITIONAL DEDICATORY INSTRUMENTS
OF
HOMEOWNERS ASSOCIATION OF WEST FORK, INC.**

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Christopher J. Archambault**, who, being by me first duly sworn, states the following:

My name is **Christopher J. Archambault**,. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the agent and attorney-in-fact of the following (herein the "Association"): **HOMEOWNER ASSOCIATION OF WEST FORK, INC.**

Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

- 1) Amendment to By-Laws In Regard to Quorum

DATED this the 7 day of December 2018.


**HOMEOWNERS ASSOCIATION
OF WEST FORK, INC.**

BY: 
Christopher J. Archambault, Attorney for
Association

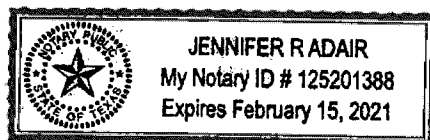
THE STATE OF TEXAS
COUNTY OF HARRIS

THIS affidavit was **acknowledged** before me on the 7th day of December 2018 by Chris J. Archambault, who stated that he is the attorney-in-fact and agent for the above-named Association.

Notary Public in and for the State of Texas


Stamp or Print Name of Notary

AFTER RECORDING RETURN TO:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
281-480-6888- Office



**AMENDMENT TO BY-LAWS
IN REGARD TO QUORUM**

OF

HOMEOWNERS ASSOCIATION OF WEST FORK, INC.

WHEREAS, the Amended and Restated By-Laws of the HOMEOWNERS ASSOCIATION OF WEST FORK, INC. (the "Association") were adopted by the Board of Directors on March 22, 2012, and filed of record on April 11, 2012 in the Montgomery County Clerk's File No. 2012-032546 (the "By-Laws");

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the Board of a property owners association may amend the bylaws of the property owners' association to provide for elections to be held as required by Subsection (a);

WHEREAS, certain other added provisions of the Texas Property Code conflict with, and expressly void, the terms of the Amended and Restated By-Laws; and

WHEREAS, it is the desire of the Board of Directors to amend the By-Laws to bring the Association in compliance with the provisions of the Texas Property Code which were passed by the Texas Legislature in 2011; and

NOW THEREFORE, Article III, Section 4 is hereby deleted and AMENDED to read as follows:

Section 4. Quorum.

- (a) **Quorum in General:** The presence at the annual or special meeting, in person or by proxy, of twenty five percent (25%) of Members entitled to cast votes in the meeting shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation or these By-Laws;
- (b) **If Quorum Not Met - for Association Business OTHER than Board of Director Elections:** If, however, a quorum is not present or represented, a majority of the Board shall have the power to adjourn the meeting from time to time, without notice other an announcement at the meeting by the President that a quorum is not present. The Board may reconvene the meeting at its discretion provided that notice is given to Members in accordance with Article III, Section 3 of these By-Laws. At such reconvened meeting the quorum requirement shall be fifty percent (50%) of the quorum requirement for the adjourned meeting;
- (c) **If Quorum Not Met for Board of Director Elections Only:** If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened **for the sole purpose of election of directors**. At the reconvened meeting, **quorum shall be all those members counted as present whether in person or by proxy**, absentee ballot, electronic ballot, if allowed, or any other allowable method of representative or delegated voting. Directors shall be elected by a majority of those votes.

Nothing herein is intended to alter, modify or amend the Bylaws except as specifically provided hereinabove.

CERTIFICATION

I, the undersigned, am the duly elected and acting President of the HOMEOWNERS ASSOCIATION OF WEST FORK, INC., a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to the Bylaws of the HOMEOWNERS ASSOCIATION OF WEST FORK, INC., was properly adopted as of the 12 day of November, 2018, that same, in addition to the Bylaws and any amendments thereto, do now constitute the Bylaws of said corporation.

IN WITNESS WHEREOF, I have executed this Amendment to Bylaws to be effective as of the 12 day of November, 2018.

Donald R Granger
(Signature)

DONALD R GRANGER
(Print Name)
President, HOMEOWNERS ASSOCIATION OF
WEST FORK, INC.

E-FILED FOR RECORD

12/10/2018 08:20AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

12/10/2018



County Clerk
Montgomery County, Texas