

**AMENDMENT TO  
BY-LAWS IN REGARD TO  
BOARD OF DIRECTORS AND QUORUM**

**OF**

**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the January 2015 Amended and Restated By-Laws of Bellavita at Green Tee Homeowners' Association, Inc. (the "Association") were adopted by the Board of Directors and recorded in the Harris County Real Property records on February 16, 2015 at Harris County Clerk's Filing No. 20150062705;

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 Texas Property Code Section 209.00593(a);

WHEREAS, certain other added provisions of the Texas Property Code conflict with, and expressly void, the terms of the original Bylaws; and

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

NOW THEREFORE, Article II, Section 9 is hereby AMENDED to read as follows:  
Section 9. Quorum. The presence, in person or by proxy, of ten percent (10%) of the Owners of Lots to which eligible votes appertain shall constitute a quorum at all meetings of the Association.

**Section 9 Quorum.**

- (a) **Quorum in General:** The presence, in person or by proxy, of ten percent (10%) of the Owners of Lots to which eligible votes appertain shall constitute a quorum at all meetings of the Association.
- (b) **If Quorum Is Reduced at a Meeting - for Association Business OTHER than Board of Director Elections:** If the members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum
- (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, or any other 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.

RP-2020-122810

**CERTIFICATION**

I, the undersigned, am the duly elected and acting President of **BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**, a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws for of **BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**, was properly adopted as of the 16<sup>th</sup> day of March, 2020, 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 16<sup>th</sup> day of March, 2020.

Connie Harry  
(Signature)

Connie Harry  
(Print Name)  
President, of **BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**

RP-2020-122810

**ADDITIONAL DEDICATORY INSTRUMENT**  
**for**  
**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**AMENDMENT TO BY-LAWS REGARDING QUORUM**

for

**BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**  
**A TEXAS NON-PROFIT CORPORATION**

DATED this 16<sup>th</sup> day of March, 2020

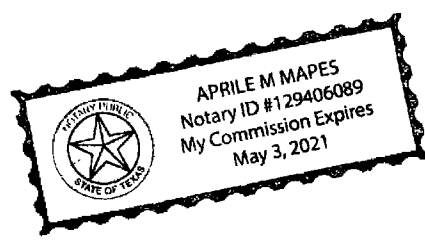
**BELLAVITA AT GREEN TEE**  
**HOMEOWNERS' ASSOCIATION, INC.**

BY: Margaret R. Maddox  
Margaret R. Maddox, Attorney/Agent  
(Printed Name)

RP-2020-122810

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris           §

THIS INSTRUMENT was **acknowledged** before me on this the 16<sup>th</sup> day of March 2020 by the said Margaret R. Maddox, Attorney/Agent for **BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



April M. Mapes  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

RP-2020-122810

After Recording Return To:  
Daughtry & Farine, P.C.  
17044 El Camino Real  
Houston, Texas 77058  
ATTN: MRM

RP-2020-122810  
# Pages 5  
03/18/2020 08:26 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$28.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2020-122810