

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
LAKE HOUSTON COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Lake Houston Community Association (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Lake Houston Community Association" and "Supplemental Notice of Dedicatory Instruments for Lake Houston Community Association" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. 20120160568 and RP-2021-602688 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

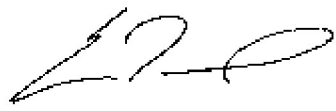
- **First Amendment to the By-Laws of Lake Houston Community Association.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 11th day of January, 2024.

LAKE HOUSTON COMMUNITY ASSOCIATION

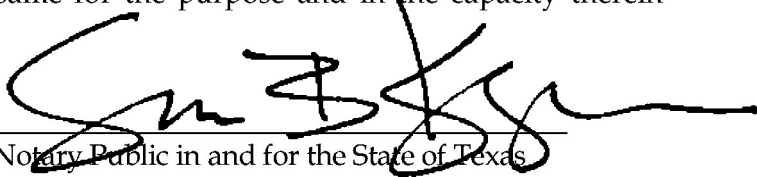
By: 

Eric B. Tonsul, authorized representative

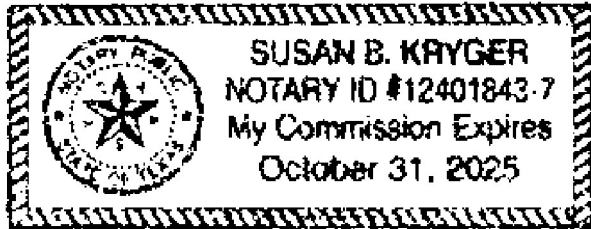
RP-2024-12514

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 11th day of January, 2024 personally appeared Eric B. Tonsul, authorized representative of Lake Houston Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2024-12514

**FIRST AMENDMENT TO THE BY-LAWS
OF
LAKE HOUSTON COMMUNITY ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, CONNIE J. EMERSON, President of Lake Houston Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 26th day of SEPTEMBER, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following First Amendment to the By-Laws of the Association was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The By-Laws of Lake Houston Community Association, were recorded under Clerk's File No. 20120160568 of the Official Public Records of Harris County, Texas ("Bylaws").

2. The Association desires to amend the Bylaws of the Association to update the Bylaws to comply with current law and to make other changes that the Board considers to be in the best interest of the Association.

3. WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides:

The board of directors may amend or repeal the bylaws, or adopt new bylaws, unless:

- (1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members;
- (2) the management of the corporation is vested in the corporation's members; or
- (3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of directors may not amend or repeal the bylaw.

WHEREAS, there is no such restriction or reservation in the Association's Articles of Incorporation or Bylaws nor are there any vested rights specifically provided to the Association's Members;

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WHEREAS, state law supersedes any language contained in the Association's Bylaws regarding the procedure to amend the Bylaws; and

WHEREAS, the Board determined it would be in the best interest of the Association to amend the Bylaws.

4. This First Amendment to the By-Laws of Lake Houston Community Association has been approved by the requisite vote of the Board.

AMENDMENT:

The Board hereby amends the Bylaws of the Association as follows:

Article II, Section 7 titled "Parcel" is hereby deleted in its entirety.

Article II, Section 8 titled "Apartment" is hereby deleted in its entirety.

Article IV, Section 1 is hereby amended and restated as follows:

Section 1. Number. The affairs of the Association shall be managed by a Board of five (5) directors, who must be Members of the Association.

Article V, Section 1 is hereby amended and restated as follows:

Section 1. Nomination. All Members have the right to run for a position on the Board. Each year, prior to the date of the annual meeting of the Members or election for the Board and in the time prescribed by law, the Association will solicit candidates for the Board in accordance with Texas Property Code Section 209.00593 (or its successor statute). The notice will specify a date by which a Member must submit his/her name as a candidate for election to the Board. The date for a Member to submit his/her name as a candidate may not be earlier than the tenth (10th) day after the date the Association provides the solicitation notice. The notice may be mailed to each Member or provided by: (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the Members in a place located on the Association's Common Area or, with the owner's consent, on private property located within the Association; or (b) on an Internet website maintained by the Association, and by sending notice by e-mail to each Member who has registered an e-mail address with the Association. The Association must be notified by the Member who desires to run for a position on the Board, not by another Member, to confirm the Member's desire to run for election and to serve on the Board. All

Members who notify the Association by the stipulated deadline will be candidates whose names will appear on any ballot and directed proxy (if applicable) that is provided to the Members. Nominations from the floor at a meeting of the Members shall not be permitted. A candidate may also submit a one letter size page, one side printed only document with resume and/or biographical information to the Association by the specified date. If provided by the candidate, the candidate's resume/biographical information may, at the discretion of the Board, be provided to the Members at any pre-election candidate forum and/or with the notice of annual meeting sent to all Members and/or be made available on the Association's website. If candidate resumes/biographical information are distributed to or made available to the Owners in any manner, the Association will provide all resume/biographical information provided by all candidates.

Article VII, Section 1(j) is hereby deleted in its entirety.

Article VIII, Section 8(c) is hereby amended and restated as follows:

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Article VIII, Section 8(d) is hereby amended and restated as follows:

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall co-sign promissory notes of the Association and keep proper books of account. At the direction of the Board, cause an audit of the Association books to be made by a competent accountant at least once every three (3) years. Shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the Members.

Article XIII titled "*Corporate Seal*" is hereby deleted in its entirety.

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Pages 7
01/11/2024 01:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$45.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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