

**CHAMPIONS POINT VILLAGE III HOMEOWNERS ASSOCIATION, INC.**

**AMENDMENT OF BY-LAWS**

WHEREAS, the Board of Directors (the "Board") of the Champions Point Village III Homeowners Association, Inc. (the "Association") held a Board of Directors meeting on the 15th day of June, 2015; and

WHEREAS, the Board noted the increasing problem of apathy within the membership of the Champions Point Village community and the difficulty in acquiring the necessary votes to establish a quorum for the annual meeting of the members sufficient to allow the community's business, including the election of directors, to be conducted; and

WHEREAS, the Board also noted that, because of the size of the collective subdivision, a reduction in the initial quorum amount required to conduct re-adjourned annual meeting(s) of the members would enhance the Association's ability to achieve quorum after the initial attempt to conduct and hold same. In addition, in an attempt to reduce the administrative costs associated with the notice required to be sent to the membership in order to hold re-adjourned subsequent meetings of the membership if quorum is not initially achieved, the Association noted that an additional reduction in the number of members required for quorum at re-adjourned annual meetings might facilitate the acquisition of the quorum requirement and enable the Association to conduct the business of the community including the election of new directors to the governing Board; and

WHEREAS, the Board also noted that, pursuant to Texas Property Code section 209.00593, the law provides that "[n]otwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property

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owners' association ... [t]he board of a property owners' association may amend the bylaws of the property owners' association to provide for elections to be held"; and

WHEREAS, the Board understands that section 209.00593 allows a property owners' association to modify its by-laws for the purpose of electing directors in the event that there is an expired term, even when no quorum is at the annual meeting of the members, and even when the association's dedicatory instruments provide for no amendment by the Board otherwise; and

WHEREAS, during the course of business, a vote of the Board was taken to amend the Association's By-laws, pursuant to the Texas Property Code section 209.00593, in order that the above-referenced problem could be addressed by modifying the quorum requirement currently set forth therein, as follows:

1. By adding the following provision to Article III, Section 4 of the By-laws:

"ARTICLE III, Section 4.1:

Reduction in Quorum. If the required quorum is not present at any meeting of the members, including the annual membership meeting, then the meeting may be adjourned and another meeting may be called and held immediately or at a future date, without notice other than announcement at the meeting, to act on the same matter(s), and the required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, except that such reduction in the quorum requirement shall not be applicable if the subsequent meeting is held more than ninety (90) days following the initial meeting. The Board may adjourn the meeting and call for a new meeting using the same one-half (1/2) quorum reduction as many times in succession as needed to achieve quorum. In any case, if a quorum shall not be present or represented at any meeting of the members, the members entitled to vote thereof, whether present in person or represented by proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented at any subsequent meeting of the members. At any subsequent meeting of the members, any business may be transacted which might have been transacted at the meeting as originally notified."

PP 05-31-10-4

WHEREAS, upon review of the votes cast for the above amendment to Article III, Section 4 of the By-laws, it was determined that the above-noted amendment was passed by a vote of the Board; NOW, THEREFORE,

BE IT RESOLVED, that the Association, acting by and through its Board of Directors, hereby adopts this Amendment to the By-laws of Champions Point Village III Homeowners Association, Inc.; and

BE IT FURTHER RESOLVED, that a true and correct copy of this Amendment to the By-laws of Champions Point Village III Homeowners Association, Inc. shall be filed in the real property records of Harris County, Texas, pursuant to the requirements of Texas Property Code sections 202.001 and 202.006.

IN WITNESS WHEREOF, the undersigned have executed this Resolution on the 18th day of June, 2015.

Steven Toolan  
Steven Toolan, President  
Champions Point Village III  
Homeowners Association, Inc.

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on the 18th day of June, 2015, by Steven Toolan, President of the Champions Point Village III Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Lisa Krause Dennis  
Notary Public, State of Texas



*Resolution to Amend By-Laws  
Modifying Quorum Requirements  
Champions Point Village HOA*

PP 095-31-1025

**AFTER RECORDING,  
PLEASE RETURN TO:**

NORTH LAW, P.C.  
1010 Lamar, Ste 1500  
Houston, Texas 77002



REF 095-31-1076

RP 095-31-1077

FILED FOR RECORD  
8:00 AM

JUL 23 2015

*Stan Stewart*  
County Clerk, Harris County, Texas

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas.

JUL 23 2015



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS