

## FIRST AMENDMENT TO BY-LAWS OF CHESTERFIELD COMMUNITY ASSOCIATION, INC.

**WHEREAS**, CHESTERFIELD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "Association") is the governing entity for the Chesterfield community pursuant to the Declaration of Covenants, Conditions and Restrictions for Chesterfield, Section One (1) recorded in the Official Public Records of Harris County, Texas, under Clerk's File No. H256095; and

**WHEREAS**, the Association has adopted By-Laws of the Association (the "By-Laws"); and

**WHEREAS**, Article XIII, Section 1 of the By-Laws provides that the By-Laws may be amended at a regular or special meeting of the members of the Association (the "Members") by a vote of a majority of a quorum of Members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership in the Association; and

**WHEREAS**, there is no longer Class B membership in the Association; and

**WHEREAS**, Article III, Section 4 of the By-Laws provides that the presence at the meeting of the Members entitled to cast, or of proxies entitled to cast, one-tenth of the votes of each class of membership in the Association shall constitute a quorum; and

**WHEREAS**, a duly constituted meeting of the Members was held on January 30, 2020 (the "Adoption Date"), at which meeting it was proposed that the By-Laws be amended as described hereinbelow; and

**WHEREAS**, at such meeting of the Members on the Adoption Date, Members entitled to cast, proxies entitled to cast, and/or absentee ballots entitled to cast, one-tenth of the votes of the Association were present; and

**WHEREAS**, at such meeting of the Members on the Adoption Date, those Members having at least a majority of the votes in the Association present, in person, by proxy, and/or by absentee ballot, at the meeting voted to amend the By-Laws as described hereinbelow.

**NOW, THEREFORE**, in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, being the President of the Association, does hereby certify that at a duly constituted meeting of the Members held on the Adoption Date, Members entitled to cast, proxies entitled to

cast, and/or absentee ballots entitled to cast, one-tenth of the votes of the Association were present and of those Members, Members having at least a majority of the votes in the Association present, in person, by proxy, and/or by absentee ballot, at the meeting, voted to amend the By-Laws as set forth hereinbelow, to-wit:

**RESOLVED:** That Article III, Section 1 is deleted in its entirety and replaced with the following:

Section 1. Annual Meetings. Annual meetings of the members shall be held at a time, place, and date determined by the Board of Directors in the month of October of every calendar year.

**EFFECTIVE** upon recordation in the Official Public Records of Harris County, Texas.

**CHESTERFIELD COMMUNITY  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: \_\_\_\_\_

Nicholas Jessett, President

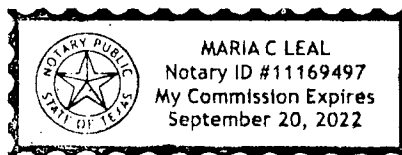
STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on JAN 30th, <sup>2020 ml</sup>2019, by Nicholas Jessett, President of CHESTERFIELD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, for and on behalf of said corporation.

Maria C Leal  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

Mark K. Knop  
HOOVER SLOVACEK, L.L.P.  
5051 Westheimer, Suite 1200  
Houston, Texas 77056



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# Pages 3  
01/31/2020 01:18 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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