

535-17-2679

BY-LAWS  
OF  
EL DORADO TRACE CONDOMINIUM ASSOCIATION

ARTICLE I  
DEFINITIONS

Certain terms as used in these By-laws shall be defined as follows:

1. The "Act" shall mean and refer to the Texas Condominium Act, Article 1301a of the Texas Revised Civil Statutes.
2. "Declaration and Master Deed" shall mean and refer to the instrument dated 2-24-80, recorded in the Condominium Records of Harris County, Texas, establishing EL DORADO TRACE CONDOMINIUMS as a Condominium Project.
3. EL DORADO TRACE CONDOMINIUMS consist of thirty-four (34) residential buildings, one (1) recreational building and two (2) utility and storage buildings containing a total of two hundred ninety-four (294) units therein and certain other improvements located thereon, all as more particularly described in the Declaration and Master Deed.
4. "Condominium Project" shall mean and refer to EL DORADO TRACE CONDOMINIUMS as a condominium project established by the Declaration and Master Deed in conformance with the provisions of the Act.
5. "Unit" shall mean and refer to an enclosed space consisting of one or more rooms occupying all or part of one or more floors in a building in the Condominium Project having direct access to a thoroughfare as such space may be further described and delimited in the Declaration and Master Deed.
6. "Owner" shall mean and refer to a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof, who or which is the record owner of fee simple title to one or more Units in the Condominium Project.
7. "Condominium By-laws" shall mean and refer to the by-laws attached to the Declaration and Master Deed as Exhibit "A".
8. "Developer" shall mean and refer to EUGENE H BRANSCOME, JR.

9. "Association By-laws" shall mean and refer to this document and all subsequent amendments and additions hereto made in accordance with the provisions hereafter set forth.

## ARTICLE II

### OFFICES

Section 1. The registered office of the corporation shall be at 3135 Garth Road, Baytown, Texas, 77521, and the name of the registered agent of the corporation at such address is Eugene H Branscome, Jr.

Section 2. The corporation may also have offices at such other places, both within and without the State of Texas, as the board of directors may from time to time determine or the business of the corporation may require.

## ARTICLE III

### MEMBERS

Each Owner shall be a member of the corporation and no other person or entity shall be entitled to membership. No member shall be required to pay any consideration whatsoever for his membership in the corporation.

## ARTICLE IV

### MEETING OF MEMBERS

Section 1. Meetings of the members of the corporation may be held at such time and place, within Harris County, Texas, as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof.

Section 2. The first annual meeting of the members of the corporation shall be held on or before the earlier of either (i) ninety (90) days after conveyance by Developer of more than eighty percent (80%) in number of the Units in the Condominium Project, or (ii) three (3) years after the date of filing of the Declaration and Master Deed in the office of the County Clerk of Harris County, Texas. Thereafter, an annual meeting of the members of the corporation shall be held in each succeeding year on the third Tuesday of the third month following the close of the fiscal year if not a legal holiday, and if a legal holiday, then on the next secular day following, at 7 00 p.m., at which time the members shall elect a board of directors, and shall transact such other business as may properly be brought before the meeting.



Section 3. Special meetings of the members, for any purpose or purposes, unless otherwise prescribed by statute, the Articles of Incorporation, the Association By-laws, the Declaration and Master Deed or the Condominium By-laws, may be called by the president, the board of directors, or by members having not less than ten percent (10%) of the total percentage of values assigned to all members entitled to vote at such meeting. Any business transacted at all special meetings shall be confined to the objects stated in the notice of such meeting.

Section 4. Written or printed notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the president, the secretary, or the officer or person calling the meeting, to each member of the corporation entitled to vote at such meeting.

Section 5. Except as required by statute, the Declaration and Master Deed or the Condominium By-laws, the presence in person or by proxy, of sixty percent (60%) of the percentage of values assigned to the members entitled to vote thereat, shall constitute a quorum for holding any meetings of the members for the transaction of business. If, however, such quorum shall not be present or represented at any meeting of the members, the members entitled to vote thereat, 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 such adjourned meeting at which a quorum shall be present or represented any business may be transacted which might have been transacted at the meeting as was originally set forth in the notice calling the original meeting.

Section 6. When a quorum is present at any meeting, the vote of the holders of fifty-one percent (51%) or more of the percentage of values assigned to those members qualified to vote and present in person or by proxy shall decide any question properly brought before such meeting, unless the question is one upon which by express provision of any statute, the articles of incorporation of the corporation, these by-laws, the Declaration and Master Deed or the Condominium By-laws, a different vote is required, in which case such express provision shall govern and control the decision of such question. The members present in person or by written proxy at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

Section 7. Each member shall be entitled to a vote, the value of which shall equal the total of the percentage of value assigned to the Units owned by such member as set forth in the Declaration and Master Deed. No member, other than Developer, shall be entitled to vote at any meeting of the corporation until such member has presented evidence of ownership of a Unit in the Condominium Project to the board of directors. The vote of each member may only be cast by such member or by written proxy given by such member in favor of his or her spouse, or another member or his duly authorized representative bearing a date not more than eleven months prior to such meeting. Such proxy shall be filed with the secretary of the corporation prior to or at the time of the meeting. If title to a Unit shall be in the name of two or more persons as Owners, all of such persons shall be members of the corporation and are referred to herein as "Joint-Owners." Any one of such Joint-Owners may vote at any meeting of the members of the corporation until written notice to the contrary has been received by the board of directors in which case the unanimous vote of all such Joint-Owner (in person or by proxy) shall be required to cast their vote as members. Any such vote properly made, by any one of such Joint-Owners shall be binding upon such other Joint-Owners who are not present at or who did not vote at such meeting. If two or more of such Joint-Owners are present at any meeting, their unanimous action shall also be acquired to cast their vote as members of the corporation.

Section 8. At all meetings of the members of the corporation cumulative voting shall not be permitted.

#### ARTICLE V

#### DIRECTORS

Section 1. The business and affairs of the corporation shall be managed by its board of directors who may exercise all such powers of the corporation and do all such lawful acts and things as are not by statute, the Articles of Incorporation, these By-laws, the Declaration and Master Deed or the Condominium By-laws directed or required to be exercised or done by the members.

Section 2. The initial board of directors designated in the Articles of Incorporation shall consist of four (4) directors, none of whom need be members of the corporation or residents of the State of Texas. If a vacancy occurs in the initial board of directors prior to the first meeting of the members, such vacancy shall be filled by a person designated and appointed by Developer irrespective of whether such designated replacement Director is a member of the corporation or a resident of the State of Texas. At the first annual meeting of the members, the members shall elect five (5) directors and at such meeting and subsequent annual meetings the board of directors shall consist of



five (5) directors, all of whom shall be members of the corporation, maintaining their permanent residences in the Condominium Project. The directors shall be elected at the annual meeting of the members, except as hereinafter provided, and the three (3) persons receiving the most votes shall hold office for a term of two (2) years and the remaining two (2) persons receiving the least votes shall hold office for a term of one (1) year until the next annual meeting of the members following the election. Thereafter directors shall be elected and shall qualify and hold office for a term of two (2) years. The directors shall serve without compensation.

Section 3. Any director may be removed either for or without cause at any special meeting of the members of the corporation by the affirmative vote of a least fifty-one percent (51%) of the percentage values represented in person or by proxy at such meeting and entitled to vote if notice of the intention to act upon such matter shall be given in the notice calling such a meeting. If any vacancy occurs in the board of directors caused by the death, resignation, retirement, disqualification or removal from office of any director or otherwise, a successor or successors may be chosen by the affirmative vote of a majority of the remaining directors through less than a quorum of the Board of Directors, and each successor director so chosen shall be elected for the unexpired term of his predecessor in office. Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting of members or at a special meeting of members called for that purpose.

#### MEETING OF THE BOARD OF DIRECTORS

Section 4. The directors of the corporation shall hold their meetings, both regular and special, within Harris County, Texas.

Section 5. A meeting of the directors shall be held without further notice immediately following the annual meeting of members of the directors then elected and serving such time or place shall be changed.

Section 6. Regular meeting of the board of directors may be held without notice at such time and place as shall from time to time be determined by the board.

Section 7. Special meetings of the board of directors may be called by the president on three (3) days' notice to each director, either personally or by mail or by telegram; special meetings shall be called by the president or secretary in like manner and on like notice on the written request of two directors. Except as may be otherwise expressly provided by statute, the Articles of Incorporation, these

By-laws, the Declaration and Master Deed or the Condominium By-laws, neither the business to be transacted at, nor the purpose of, any special meeting need be specified in a notice or waiver of notice.

Section 8. At all meetings of the board of directors the presence in person of a majority of the directors shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of a majority of the directors, when present in person or by proxy at any meeting at which there is a quorum, shall be the act of the board of directors, except as may be otherwise specifically provided by statute, the Articles of Incorporation, these By-laws, the Declaration and Master Deed or the Condominium By-laws. If a quorum shall not be present at any meeting of directors, the directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

#### COMMITTEES AND MANAGING AGENTS

Section 9. The board of directors may, by resolution passed by a majority of the directors in office, designate one (1) or more committees, to consist of two (2) or more of the directors of the corporation. Any such committee, to the extent provided in said resolution, shall have and may exercise all of the authority of the board of directors in the management of the business and affairs of the corporation, except where action of the full board of directors is required by statute, the Articles of Incorporation, the Declaration and Master Deed or the Condominium By-laws.

Section 10. Other committees not having and exercising the authority of the board of directors in the management of the affairs of the corporation may be designated and appointed by a resolution adopted by a majority of the directors at a meeting at which a quorum is present, or by the president thereunder authorized by a like resolution of the board of directors. Membership of such committees may, but need not be, limited to directors or member of the corporation.

Section 11. All committees shall keep regular minutes of their proceedings and shall report the same to the board of directors when requested to do so.

Section 12. The board of directors may employ on behalf of the corporation a management agent at a compensation established by the board of directors and such management agent shall perform such duties and services with respect to the Condominium Project as the board of directors shall authorize, and the board of directors may delegate to such management agent such duties with respect to management, repair and maintenance of the Condominium Project which are not by statute, the Articles of Incorporation, these By-laws, the Declaration and Master



Deed or the Condominium By-laws required to be performed by or have the approval of the board of directors or the members of the corporation. Any agreement for professional management of the Condominium Project must provide for termination by either party without cause or payment of a termination fee on thirty (30) days' written notice and the term of any such contract shall not exceed one (1) year.

Section 13. Any action required or permitted to be taken at a meeting of the board of directors or any committee may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all members of the board of directors or committee, as the case may be. Such consent shall have the same force and effect as a unanimous vote at a meeting.

Section 14. Subject to the provisions required or permitted by statute or the Articles of Incorporation for notice of meetings, members of the board of directors, or members of any committee designated by the board, may participate in and hold a meeting of the board or such committee by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and participating in a meeting pursuant to this section shall constitute presence in person at such meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

#### ARTICLE VI

Section 1. Whenever under the provisions of any statute, the Articles of Incorporation, these By-laws, the Declaration and Master Deed or the Condominium By-laws, notice is required to be given to any director or member, and no provision is made as to how such notice shall be given, it shall not be construed to require personal notice, but any such notice may be given in writing, by mail, postage prepaid, addressed to such director or member at such address as appears on the records of the corporation. Any notice required or permitted to be given by mail shall be deemed to be given at the time when the same shall be deposited in the United States mail.

Section 2. Whenever any notice is required to be given to any member or director of the corporation under the provisions of any statute, the Articles of Incorporation, these By-laws, the Declaration and Master Deed or the Condominium By-laws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated in such notice, shall be deemed equivalent to the giving of such notice.

## ARTICLE VII

Section 1. The officers of the corporation shall be elected by majority vote of the directors from among the members of the board of directors and shall consist of a president, a secretary and a treasurer. The board of directors may also choose from among the members of the board of directors one (1) or more vice presidents, and one (1) or more assistant secretaries and assistant treasurers. Any two (2) or more offices may be held by the same person except that the offices of president and secretary shall not be held by the same person.

Section 2. The board of directors at its first meeting after each annual meeting of members shall choose a president, a secretary, and a treasurer, all of whom shall be members of the board. The board of directors may also elect from and among its members such vice presidents, assistant secretaries and assistant treasurers as it may determine.

Section 3. The board of directors may appoint such other officers and agents as it shall deem necessary, who shall be appointed for such terms (not to exceed three (3) years in duration) and shall exercise such powers and perform such duties as shall be determined from time to time by the board.

Section 4. Each officer of the corporation shall hold office until the annual meeting of the board of directors next following his election and thereafter until his successor is chosen and qualified in his stead or until his death or until his resignation or removal from office. Any officer or agent elected or appointed by the board of directors may be removed at any time by the affirmative vote of a majority of the entire board of directors whenever in their judgment the best interest of the corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Election or appointment of any officer or agent shall not of itself create any contract rights. If the office of any officer becomes vacant for any reason, the vacancy may be filled by the majority vote of the board of directors.

## THE PRESIDENT

Section 5. The president shall be the chief executive officer of the corporation. He shall preside at all meetings of the members and the board of directors, shall have general and active management of the business and affairs of the corporation, shall see that all orders and resolutions of the board are carried into effect, and shall perform such other duties as the board of directors shall prescribe.



## VICE PRESIDENTS

Section 6. Each vice president shall have such powers and perform such duties as the board of directors may from time to time prescribe or as to which the president may from time to time delegate to him.

## THE SECRETARY AND ASSISTANT SECRETARIES

Section 7. The secretary shall attend all sessions of the board of directors and all meetings of the members and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for any committees when required. He shall give, or cause to be given, notice of all meetings of the members and special meetings of the board of directors, and shall perform such other duties as may be prescribed by the board of directors or president, under whose supervision he shall be.

Section 8. Each assistant secretary shall have such powers and perform such duties as the board of directors may from time to time prescribe or as the president may from time to time delegate to him.

## THE TREASURER AND ASSISTANT TREASURERS

Section 9. The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements of the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the board of directors.

Section 10. He shall disburse the funds of the corporation as may be ordered by the board of directors, taking proper vouchers for such disbursements, and shall render to the president and directors, at the regular meetings of the board, or whenever they may require it, an account of all his transactions as treasurer and of the financial condition of the corporation, and shall perform such other duties as the board of directors may prescribe.

Section 11. If required by the board of directors, he shall give the corporation a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the board for the faithful performance of the duties of his office and for the restoration to the corporation, in case of his death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation.

Section 12. Each assistant treasurer shall have such powers and perform such duties as the board of directors may from time to time prescribe.

ARTICLE VIII

MISCELLANEOUS

RESERVES

Section 1. There shall be created by resolution of the board of directors such reserve or reserves as the directors from time to time in their discretion, think proper to provide for contingencies, or to repair or maintain any portion of the Condominium Project, or for such other purposes as the directors shall think beneficial to the corporation, and the directors may modify or abolish any such reserve in the manner in which it was created.

CHECKS

Section 2. All checks or demands for money and notes of the corporation shall be signed by such officer or officers or such other person or persons as the board of directors may from time to time designate.

FISCAL YEAR

Section 3. The fiscal year of the corporation shall be fixed by resolution of the board of directors.

SEAL

Section 4. The corporate seal, if any, shall be in such form as may be determined by the board of directors. Said seal may, but need not, be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

INDEMNIFICATION

Section 5. The corporation shall indemnify any director, officer, or employee, or former director, officer, or employee of the corporation, against expenses and costs (including but not limited to attorney's fees) actually and necessarily incurred by him and any amount paid in satisfaction of judgments in connection with any action, suit or proceeding, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a director, officer or employee (whether or



not a director, officer or employee at the time such costs of expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in respect to the matter for which indemnity may be sought. The corporation may also reimburse to any director, officer or employee the reasonable costs of settlement of any such action, suit or proceedings, if it shall be found by a majority of a committee of the directors not involved in the matter in controversy, whether or not a quorum, that it was to the best interest of the corporation that such settlement be made and that such director, officer or employee was not guilty of gross negligence or willful misconduct. Such rights or indemnification and reimbursement shall not be deemed exclusive of any other rights to which such director, officer, or employee may be entitled by law or under any by-law, agreement, vote of members or otherwise.

#### CONSTRUCTION

Section 6. In the event these By-laws shall be inconsistent with the Declaration and Master Deed or the Condominium By-laws, then the Declaration and Master Deed or the Condominium By-laws shall be controlling.

#### AMENDMENTS

Section 7. These By-laws may not be altered, amended or repealed except by the affirmative vote of a fifty-one percent (51%) of the percentage of values assigned to the members of the corporation.

#### "RIGHT OF FIRST REFUSAL

Section 8. There shall be no "right of first refusal" in favor of anyone or any entity with respect to any Unit in the Condominium Project. Notwithstanding anything contained herein to the contrary, any amendment subsequent to the date hereof which may provide for a right of first refusal shall provide that any first mortgagee who obtains title to any Condominium Unit pursuant to the remedies provided in the mortgage, or foreclosure of the mortgage, or deed (or other transfer or assignment) in lieu of foreclosure, shall be exempt from any "right of first refusal" contained in any of the Condominium constituent documents. No such amendment shall affect the rights of any holder of a first mortgage against any Condominium Unit which is made in good faith and for value provided that such mortgage is recorded prior to the recordation of such amendment, unless such mortgagee shall either join in the execution of such amendment or shall approve said amendment in writing as a part of said amendment.

535-17-2690

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 on

OCT 12 2000



*Beverly B. Kayman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



FIRST AMENDMENT TO THE CONDOMINIUM BY-LAWS  
OF EL DORADO TRACE CONDOMINIUMS

WHEREAS, the Declaration and Master Deed of El Dorado Trace Condominiums, as recorded in Volume 106, at Page 84 of the Condominium Records of Harris County, Texas, pursuant to Article I, Section 3 F of the By-Laws of the El Dorado Trace Condominium Association, Inc, attached as Exhibit A to said Declaration and Master Deed, require that sixty percent (60%) of the percentage values of the Owners qualified to vote be present at a meeting to constitute a quorum, and that pursuant to Article IX, Section 1 of the said By-Laws, the vote of at least fifty-one percent (51%) of the percentage of values assigned to the Owner entitled to vote may amend the said By-Laws, and

WHEREAS, by written ballot at the Third Annual Meeting of the El Dorado Trace Condominium Association, Inc, duly called on October 6, 1982, and the adjournment thereof on November 3, 1982, at which a quorum of 62.044% of the percentage of values of the Owners was reached, the Condominium By-Laws of El Dorado Trace Condominiums, which are recorded as Exhibit A To Declaration and Master Deed (filed under Harris County Clerk's File Number G435884) were amended as follows

- 1 Article I, Section 3 F was amended to change the quorum requirements for holding meetings of the Association from the presence in person or by proxy of sixty percent (60%) to forty percent (40%) of the percentage of values of Owners qualified to vote. The aforementioned article now reads as follows

"F Except as otherwise required by statute, or these by-laws, the presence in person or by proxy of Forty percent (40%) of the percentage of values of the Owners qualified to vote shall constitute a quorum for holding any meeting of the members of the Association. If, however, such quorum shall not be present or represented at any meeting of the Owners entitled to vote thereat, the Owners 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 quorum shall be present or represented. If a quorum shall be present or represented by proxy at such meeting held in lieu of the adjourned meeting(s), any business may be transacted at such meeting as was originally set forth in the notice calling the original meeting."

This amendment was approved by at least fifty-one percent (51%) of the percentage of values of those Owners qualified to vote at such meeting, in accordance with Article I, Section 3 H and Article IX, Section 1 of the Condominium By-Laws of El Dorado Trace Condominiums

The results of the balloting were duly recorded in the Minutes of the Third Annual Meeting of the El Dorado Trace Condominiums Association, and all original ballots and tabulations are maintained as part of the official records of the Association

NOW THEREFORE, the undersigned President and Secretary of El Dorado Trace Condominium Association, Inc, do hereby

certify that the above and foregoing amendment was on that date duly enacted and has not been amended or rescinded

Executed on this April 17 day of April, 1987

EL DORADO TRACE CONDOMINIUM  
ASSOCIATION, INC

By *William C McClain*  
William C McClain  
President

ATTEST

*Linda Lester*  
Signature  
Linda Lester, Secretary

*April 17, 1987*  
Date

JT-821 009

FILED IN THE REAL PROPERTY RECORDS AT THE HARRIS  
COUNTY ADMINISTRATION BUILDING

Volume 155, Page 22 of the Condominium Records  
of Harris County Texas

Recorded under Clerks File #L079502



T126135

C20472

CERTIFICATE OF AMENDMENT  
TO THE BYLAWS OF  
EL DORADO TRACE CONDOMINIUM ASSOCIATION

FIL

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110.00  
*[Handwritten signature]*  
HARRIS COUNTY  
2014

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting Secretary of the El Dorado Trace Condominium Association, a Texas non-profit corporation, the corporation set forth and described in that certain "Declaration and Master Deed (for) El Dorado Trace Condominiums" dated February 4, 1980, recorded in Volume 106, Page 84, et seq. of the Condominium Records of Harris County, Texas; the undersigned Secretary further being the keeper of the minutes and record of said corporation, does hereby certify that the following is a true and correct copy of the Amendment to the Bylaws of El Dorado Trace Condominium Association, as adopted at a duly constituted meeting held on Tuesday, April 15, 1997, and approved, adopted, ratified and confirmed by the requisite percentage of aggregate interest of the undivided ownership of the general common elements as required by the Bylaws of El Dorado Trace Condominium Association.

AMENDMENT TO THE BYLAWS OF  
EL DORADO TRACE CONDOMINIUM ASSOCIATION

**RESOLVED**, that Article V, Section 2 of the Bylaws be amended by deleting the existing Article V, Section 2 of the Bylaws and substituting in lieu thereof the following.

"Section 2. At the first annual meeting of the members, the members shall elect five (5) directors, all of whom shall be members of the corporation maintaining their permanent residence in the Condominium Project. At such first annual meeting and subsequent annual meetings, the board of directors shall consist of five (5) directors. The directors shall be elected at the annual meeting of the members, except as hereinafter provided, and at the first annual meeting of the members, the

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*Signature*  
CRK  
TEXAS

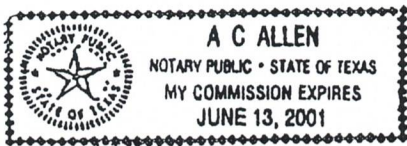
three (3) persons receiving the most votes shall hold office for a term of two (2) years and the remaining two (2) persons receiving the least votes shall hold office for a term of one (1) year until the next annual meeting of the members following the election. Thereafter directors shall be elected and shall qualify to hold office for a term of two (2) years. All directors shall be members of the corporation, shall serve without compensation, and, except as provided below, maintain their permanent residences in the Condominium Project. Provided, however, that effective as of the date of the meeting whereat this proposed amendment is approved by the members, a maximum of two (2) of the directors may maintain their permanent residence from the away from the Condominium Project, provided that such permanent residence is within 50 miles of the Condominium Project. "Permanent residence" as used herein shall be deemed to mean such location where such director resides on a full time basis as his primary residence.

TO CERTIFY WHICH witness my hand this 26<sup>TH</sup> day of SEPTEMBER, 1997.

*Signature*  
Secretary, El Dorado Trace GEORGE  
Condominium Association SPYROS  
VARSOS

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 26<sup>th</sup> day of September, 1997 by George Spyros Varsos, Secretary of El Dorado Trace Condominium Association, a Texas non-profit corporation, on behalf of said corporation.



*Signature*  
Notary Public/State of Texas

RECORDER'S MEMORANDUM  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



OFFICE OF  
BEVERLY B KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK  
FILM CODE 173072

EL DORADO TRACE  
CONDOMINIUM ASSOCIATION

THIS IS PAGE 1 OF 1 PAGES

REDUCTION 16x CAMERA DESIGNATION MRG1

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL L.  
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 on

July 7, 1998



*Beverly B Kaufman*

COUNTY CLERK  
HARRIS COUNTY TEXAS

