

RESOLUTION OF
SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
TO AMEND THE BYLAWS RELATING TO QUORUM REQUIREMENTS FOR
ELECTIONS ONLY

WHEREAS, South Shore Harbour Community Association, Inc., (hereinafter "Association") is a Texas non-profit corporation;

WHEREAS, Bylaws of Association were duly adopted by the Board of Directors for Association and thereafter amended by that certain Second Amended By-Laws of South Shore Harbour Community Association, Inc., recorded under Clerk's Film Code No. 018-52-1264 of the Real Property Records of Galveston County, Texas ("Amended Bylaws");

WHEREAS, Section 4.06 of the Amended Bylaws provides that the members holding thirty-three percent (33%) of the votes, which may be cast at any membership meeting shall constitute a quorum at such meeting;

WHEREAS, Chapter 209.00593(b) of the Texas Property Code provides that the board of directors of a property owners' association may amend the bylaws of the property owners' association to provide for elections to be held as required by subsection (a) of Chapter 209.00593 of the Texas Property Code;

WHEREAS, Chapter 209.00593(a) and (c) of the Texas Property Code states that: "(a) Notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property owners' association. A board member may be appointed by the board only to fill a vacancy caused by a resignation, death, or disability. A board member appointed to fill a vacant position shall serve the unexpired term of the predecessor board member. . . .(c) The appointment of a board member in violation of this section is void";

WHEREAS, the above law states that new board members cannot be appointed to serve unexpired terms of the predecessor board member and whereas the Association has been unable to conduct an annual meeting to elect board members when quorum cannot be obtained, the Board of Directors of the Association is hereby amending the Amended Bylaws pursuant to the authority of Chapter 209.00593(b) of the Texas Property Code;

WHEREAS, the Board of Directors for Association has determined that Section 4.06 of the Amended Bylaws should be amended to reduce the quorum requirement for the purpose of the election of directors only;

WHEREAS, at a duly constituted regular or special meeting of the Board of Directors, a motion was made and seconded to amend Section 4.06 of the Amended Bylaws to reduce the quorum requirement for the purpose of the election of directors only; and,

NOW, THEREFORE, Section 4.06 is amended to read as follows:

4.06. Quorum of Members. The members holding thirty-three percent (33%) of the votes, which may be cast at any meeting shall constitute a quorum at such meeting. If a 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, a 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 delegate voting. Directors shall be elected by a majority of those votes.

Nothing herein is intended to alter, modify, or amend the By-Laws except as specifically provided hereinabove.

CERTIFICATION

I, the undersigned, am the duly elected and acting Secretary of South Shore Harbour Community Association, a non-profit corporation, and I do hereby certify:

The foregoing amendment to the Amended Bylaws of South Shore Harbour Community Association, Inc., was properly adopted as of the 19 day of November, 2019, and that same, in addition to the Amended Bylaws, do now constitute the Bylaws of said corporation.

IN WITNESS WHEREOF, I have executed this amendment to the Bylaws this 19 day of November, 2019.



Rick Kruger, Secretary
South Shore Harbour Community Association, Inc.

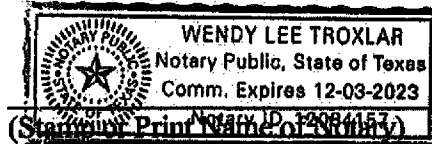
THE STATE OF TEXAS §

COUNTY OF GALVESTON §

This instrument was acknowledged before me on this 19th day of November, 2019 by Rick Kruger, Secretary of South Shore Harbour Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED AND RECORDED

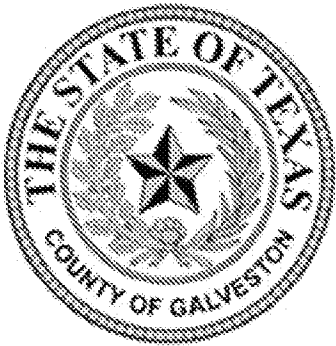
Instrument Number: 2020002949

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 01/16/2020 12:27PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*