



ADDITIONAL DEDICATORY INSTRUMENT

for

CEDARWOOD HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF Galveston §

BEFORE ME, the undersigned authority, on this day personally appeared Julie Rommel, who, being by me first duly sworn, states on oath the following:

My name is Julie Rommel, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Secretary of CEDARWOOD HOMEOWNERS' ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**AMENDMENT TO
BY-LAWS IN REGARD TO QUORUM**

OF

**CEDARWOOD HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

DATED this 9th day of November, 2011.

**CEDARWOOD HOMEOWNERS'
ASSOCIATION, INC.**

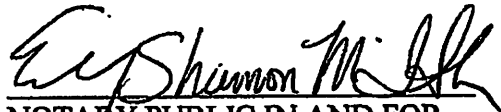
BY: Julie Rommel
Julie Rommel, Secretary
(Printed Name)

THE STATE OF TEXAS

COUNTY OF Galveston

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§

THIS INSTRUMENT was acknowledged before me on this the 9th day of November, 2011 by the said Julie Rommel, Secretary of CEDARWOOD HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM

**AMENDMENT TO
BY-LAWS IN REGARD TO QUORUM**

OF

**CEDARWOOD HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, the Bylaws of Cedarwood Homeowners Association, Inc. (the "Association") were executed on April 12, 2005;

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the board 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);

WHEREAS, certain other newly added provisions of the Texas Property Code conflict with, and expressly void, the terms of the original Bylaws; and

WHEREAS, it is the desire of the Board of Directors to amend the Bylaws to bring the Association in compliance with the provisions of the Texas Property Code which were passed by the Texas Legislature in 2011; and

NOW THEREFORE, Article III, Section E is hereby AMENDED to read as follows:

Section E. Quorum.

- (a) **Quorum in General.** The presence at any meeting of Members (in person or by proxy) of forty percent (40%) or more of the votes of the membership shall constitute a quorum at any such meeting of Members for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws.
- (b) **Quorum for Association Business OTHER than Board of Director Elections:** If, however, a quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than an announcement at the meeting, until a quorum shall be present or represented.
- (c) **Quorum for Board of Director Elections:** If 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, 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 delegated voting. Directors shall be elected by a majority of those votes.

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

CERTIFICATION

I, the undersigned, am the duly elected and acting Secretary of CEDARWOOD HOMEOWNERS ASSOCIATION, INC., a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws in Regard to Quorum of Cedarwood Homeowners Association, Inc. was properly adopted as of the 9th day of November, 2011, that same, in addition to the original Bylaws, do now constitute the Bylaws of said corporation

IN WITNESS WHEREOF, I have executed this Amendment to Bylaws in Regard to Quorum to be effective as of the 9th day of November, 2011.

Julie Kimmel
(Signature)

Julie Kimmel
(Print Name)
Secretary, Cedarwood
Homeowners Association, Inc.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan 2011065823

December 30, 2011 10:16:21 AM

FEE: \$28.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS