

AMENDMENT TO  
BY-LAWS IN REGARD TO QUORUM

OF

OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Bylaws of OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC. (the "Association") were adopted by the Board of Directors on March 14, 1985;

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 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 4 is hereby AMENDED to read as follows:

Section 4. Quorum.

- (a) Quorum in General: The presence, either in person or by proxy, at the meeting of the Members entitled to cast at least ten percent (10%) of the votes as provided herein shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Covenants, or these By-Laws.
- (b) If Quorum Not Met for Association Business OTHER than Board of Director Elections: If, however, such 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 announcement at the meeting, until a quorum as aforesaid shall be present or represented.
- (c) If Quorum Not Met for Board of Director Elections Only: 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.

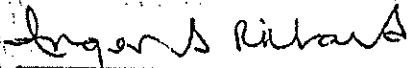
Nothing herein is intended to alter, modify or amend the Bylaws except as specifically provided hereinabove.

**CERTIFICATION**

I, the undersigned, am the duly elected and acting President of OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC., a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws in Regard to Quorum OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC. was properly adopted as of the 20<sup>th</sup> day of February, 2016, that same, in addition to the Bylaws and any amendments thereto, 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 20<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
(Signature)

Inger A Richard  
(Print Name)  
President, OAKBROOK ESTATES SECTION  
ONE HOMEOWNERS ASSOCIATION, INC.

**ADDITIONAL DEDICATORY INSTRUMENT**

**for**

**OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox 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 Attorney/Agent of **OAKBROOK ESTATES SECTION ONE 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**

**OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

DATED this 24<sup>th</sup> day of February, 2016.

**OAKBROOK ESTATES SECTION ONE  
HOMEOWNERS ASSOCIATION, INC.**

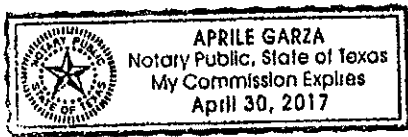
BY: Margaret R. Maddox

Margaret R. Maddox Attorney/Agent  
(Printed Name)

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

§  
§  
§

THIS INSTRUMENT was acknowledged before me on this the 24<sup>th</sup> day of February, 2016 by Margaret R. Maddox, Attorney/Agent for **OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



*Aprile Garza*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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

## FILED and RECORDED

Instrument Number: 2016008425

Filing and Recording Date: 02/25/2016 09:13:01 AM Pages: 5 Recording Fee: \$38.00

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



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

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cclerk-carla