

NOTICE OF DEDICATORY INSTRUMENTS
for
AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for *Autumn Chace Townhomes Owners' Association, Inc.* (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

a. All of the Autumn Chace Townhomes, a subdivision located in Harris County, Texas, according to the Declaration of Covenants, Conditions and Restrictions of Autumn Chace Townhomes recorded under Clerk's File No. E621598 of the Official Public Records of Real Property of Harris County, Texas, as described in attached Exhibits A through C, which are fully incorporated herein by reference.

2. Restrictive Covenants. The description of the document(s) imposing restrictive covenants on the Property, the amendment(s) to such document(s), and the recording information for such document(s) are as follows:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions of Autumn Chace Townhomes.
- (2) Amendment of Declaration of Covenants, Conditions, and Restrictions of Autumn Chace Townhomes.

b. Recording Information:

- (1) Harris County Clerk's File Number E621598.
- (2) Harris County Clerk's File Number F332295.

3. Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following documents are Dedicatory Instruments governing the Association:

- a. Articles of Incorporation of Autumn Chace Townhomes Owners' Association, Inc.
- b. By-Laws as Amended and Restated of Autumn Chace Townhomes Owners' Association, Inc.

- c. Autumn Chace Townhomes Owners Association - Rules and Regulations.
- d. Certificate of Amendment to the By-Laws of Autumn Chace Townhome Owners' Association, Inc.

True and correct copies of such Dedicatory Instruments are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 25 day of October, 2002.

AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC. *for*

By: Residential Community Management, Inc.,
Managing Agent

Cindy Yeglin

Cindy Yeglin

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Cindy Yeglin of Residential Community Management, Inc., Managing Agent, Autumn Chace Townhomes Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed. SUBSCRIBED AND SWORN TO BEFORE ME on this the 25 day of Oct, 2002, to certify which witness my hand and official seal.

Sharon Y. Slaymaker

Notary Public in and for the State of Texas

Return to:

Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston, Texas 77057



77530/3361-001-001

**BY - LAWS AS AMENDED
AND RESTATED OF
AUTUMN CHACE TOWNHOMES OWNERS'
ASSOCIATION, INC.**

ARTICLE I

NAME AND LOCATION

The name of the corporation is AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the Association shall be located at 2375 Briarwest Blvd, Houston, Texas 77077, but meetings of Members and Directors may be held at such places within the State of Texas, County of Harris, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. All terms used herein shall have the meanings given thereto in the Declaration unless expressly stated to the contrary herein.

Section 2. "Articles of Incorporation" shall mean the articles of incorporation of the Association, as amended from time to time.

Section 3. "By-Laws" shall mean the By-Laws of the Association, as amended from time to time.

Section 4. "Declarant" shall mean C. Itoh Realty Company, a Delaware general partnership.

Section 5. "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the office of the County Clerk of Harris County, Texas, as amended from time to time.

Section 6. "Director" shall mean a member of the Association's Board of Directors.

Section 7. "Member" shall mean those persons entitled to membership in the Association as provided in the Declaration.

Section 8. "Nominating Committee" shall mean a committee formed for the purpose of nominating candidates for election to the Board of Directors as contemplated by Article IV, Section 2 of the By-Laws.

Section 9. "Properties" shall mean that real property in Autumn Chace Townhomes, being all or a part of that certain tract of land conveyed to Declarant by deed dated March 12, 1974, which is recorded in the Official Public Records of Real Property of Harris County, Texas under Film Code No. 175-35-1272, the Properties being more fully described in the Declaration.

ARTICLE III

MEMBERS, MEETINGS, AND VOTING RIGHTS

Section 1. Composition and Powers. Every Owner shall be a Member of the Association and shall continue to be a Member for so as he owns a Lot. The foregoing is not intended to include persons or entities holding an interest in a Lot merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, the ownership of any lot. Except as otherwise provided in these By-Laws or in the Declaration, all action to be taken or authorized upon the adoption by vote of a majority of members.

Section 2. Annual Meetings. The annual meeting of the Members shall be held on the 15th day of July of each year at 8:00 P.M. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the membership, as defined in Section 7 of this Article.

Section 4. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Members address last appearing on the books of the Association, or supplied in writing by such Member to the Association for the purpose of notice. Such notice shall specify the place, date and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 5. Quorum and Adjournment. The presence at any meeting, in person or by proxy, of Members entitled to cast a majority of the votes of each class of Members shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. Any meeting of the Association, whether annual or special, may be adjourned from time to time, whether a quorum be present or not, without notice other than the announcement at the meeting, and such adjournment may be to such time, date and place as may be determined by a majority of the votes cast at such meeting. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the original meeting as originally called.

Section 6. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his lot.

Section 7. Voting. The Association Members shall be entitled to one vote for each Lot or Reserve Lot owned. When more than one person holds an interest in any Lot or Reserve Lot, all such persons shall be Members. The vote for such Lot or Reserve Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot or Reserve Lot. No Member shall have any greater rights than any other Member of the same Class as the result of any variation in size, value or otherwise of his Lot or Reserve Lot.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. Composition. The affairs of the Association shall be managed by a Board of five (5) Directors, who shall be Members of the Association, who reside in their units. All Directors will be elected by the Members of the Association annually for a one (1) year term.

Section 2. Nomination. Nominations for election to the Board of Directors shall be made by the Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairman, who shall be a member of the Board of Directors, and two or more other persons who shall be either Directors or Members of the Association, but a majority of which shall be Directors. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members.

Section 3. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration and these By-Laws. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

Section 4. Removal. Any Director may be removed from the Board of Directors, with or without cause, by a majority vote of the membership. In the event of death, resignation, or removal of a Director, his successor shall be elected by the remaining members of the Board of Directors and shall serve for the unexpired term of his predecessor.

Section 5. Compensation. No Director shall receive compensation for any service he may render to the Association; however, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 6. Quorum. A majority of members of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of such Board of Directors. A vote of the Directors shall be valid if concurred in by a majority present at a meeting.

Section 7. Action Taken Without A Meeting. The Directors shall have the right to take any action without a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

Section 8. Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board of Directors. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors, after not less than three (3) day's notice to each Director, which notice may be waived by attendance at the meeting or by written waiver.

Section 9. Powers and Duties. The Board of Directors, for the benefit of the Members, shall have the following powers and duties:

(a) To Adopt and publish rules and regulations governing the use of the Common Area and facilities and the personal conduct of the Members and their guests thereon, and to establish penalties for infraction.

(b) To suspend the voting rights and right of a Member to use the recreational facilities of the Common Area During any period in which the Member shall be in default in the payment of any Assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations.

(c) To exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, Articles of Incorporation, or the Declaration.

(d) To employ and prescribe the duties of a Manager, independent contractors, and such other agents and employees as it deems necessary to provide all goods and services required by these By-Laws or the Declaration, or which the Board of Directors, in its discretion, deems necessary, advisable or convenient for the proper operation of the Properties, or for the maintenance, repair, and replacement of the Common Area.

(e) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Members who are entitled to vote.

(f) To supervise all officers, agents and employees of the Association, and to see that their duties are properly performed.

(g) As more fully provided in the Declaration, to:

1. fix the amount of the Regular, Capital Improvement and Special Assessments against each lot;

2. send written notice of each Assessment to every Owner subject thereto.

3. foreclose the lien against any lot for which Assessments are not paid within thirty (30) days after due date or to bring such legal action against the Owner and/or any other party or parties personally obligated to pay the same, as the Board may deem appropriate; and

4. to collect and spend the Assessments.

(h) To issue, or to cause an officer of the Association to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment.

(i) To procure and maintain adequate insurance as set forth in the declaration.

(j) To cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

(k) To cause the Common Area to be maintained and operated.

(l) To cause the exterior of the Townhomes on the Lots to be maintained.

(m) To take all such other lawful action as the Board of Directors may determine to be necessary, advisable or convenient to effectuate the purposes and provisions of the Declaration, The Articles of Incorporation and the By-Laws.

(n) To perform any and all duties imposed on or powers allowed to the Board of Directors by applicable law.

ARTICLE V

OFFICERS AND THEIR DUTIES

Section 1. Election of Officers. The officers of the Association shall be President, one or more Vice Presidents, Secretary, and Treasurer, and, in addition thereto, in the discretion of the Board of Directors, such other officers with such duties as the Board of Directors shall from time to time determine. All officers shall be elected annually by the Board of Directors as the Board of Directors may determine. All officers shall serve until their successors shall have been elected or until they have been removed or have resigned. All officers shall be subject to removal at any time by the Board of Directors. The Board of Directors, may in its discretion, elect acting or temporary officers and elect officers to fill vacancies occurring for any reason whatsoever, and may, in its discretion, limit or enlarge the duties and powers of any officer elected by it. Any person may simultaneously hold more than one of any of the offices, except the offices of President and Secretary.

Section 2. The President. The President shall preside at all meetings of the Board of Directors and the Members; see that orders and resolutions of the Board of Directors are carried out; and, unless otherwise provided by the Board of Directors, sign all leases, mortgages, deeds and other written instruments that have been approved by the Board of Directors or pursuant to authority granted by the Board of Directors.

Section 3. The Vice Presidents. Each Vice President shall have such power and duties as may be assigned to him by the Board of Directors. If more than one Vice President is elected, the Board of Directors shall designate who is the First Vice President, who is the Second Vice President, etc. In the absence of the President, the First Vice President shall perform the duties of the President. Such authority to act for the President shall vest to the Vice Presidents in the order of their numerical designation by the Board of Directors.

Section 4. The Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings in conformity with these By-Laws; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties assigned by the Board of Directors.

Section 5. The Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all money of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board of directors; sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association's books to be made at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members; and perform all other duties assigned to him by the Board of Directors.

ARTICLE VI

COMMITTEES

In addition to the committees provided for in the Declaration and the By-Laws, the Board of Directors may appoint such other committees as may be deemed appropriate by the Board.

ARTICLE VII

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member and any first mortgagee of a Lot. The Declaration, the Articles of Incorporation of the Association and the By-Laws of the Association shall be available for inspection by any Member or first mortgagee of a Lot at the principal office of the Association.

ARTICLE VIII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: "Autumn Trace Townhomes Owners' Association, Inc."

ARTICLE IX

MISCELLANEOUS

Section 1. Covenant to Obey Laws, Rules and Regulations. Each Member shall be subject to the Declaration and shall abide by the By-Laws and rules and regulations as the same are or may from time to time be established by the Board of Directors. Each Member shall observe, comply with, and perform all rules, regulations, ordinances, and laws made by the Board of Health and any other governmental authority of the municipal, state and federal government, applicable to the Properties, or any Lot or Townhome built thereon.

Section 2. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 3. Amendment. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of the votes cast in person or by proxy.

Section 4. Conflicts. In the case of any conflict between the Articles of Incorporation and these By-Laws, The Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these By-Laws or the Articles of Incorporation, the Declaration shall control.

STATE OF TEXAS S
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COUNTY OF HARRIS S

CERTIFICATE OF AMENDED AND RESTATED BY-LAWS

I, Vanessa Maraman, hereby certify that:

I am the duly qualified and acting Secretary of Autumn Chace Townhomes Owners' Association, Inc., a duly organized and existing Texas Non-Profit Corporation.

The Attached document is a true copy of the Amended and Restated By-Laws of Autumn Chace Townhomes Owners' Association, Inc., including any and all amendments thereto, through the date of this certificate.

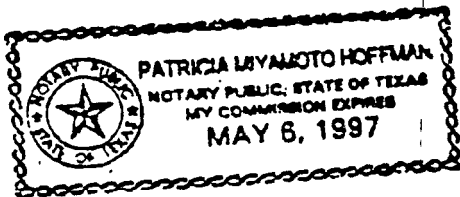
Dated April 2nd, 1997

Autumn Chace Townhomes Owners' Association, Inc.

BY: Vanessa Maraman
Vanessa Maraman, Secretary

STATE OF TEXAS S
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COUNTY OF HARRIS S

This instrument was acknowledged before me on the 2ND day of APRIL, 1997, by Vanessa Maraman, the Secretary of Autumn Chace Townhomes Owners' Association, Inc., a Texas Non-Profit Corporation, on behalf of said Corporation.



Patricia Miyamoto Hoffman
Notary Public, State of Texas

PATRICIA MIYAMOTO HOFFMAN
Printed Name of Notary Public

My Commission Expires MAY 6, 1997

CERTIFICATE OF AMENDMENT
to
THE BY-LAWS
of
AUTUMN CHACE TOWNHOME OWNERS' ASSOCIATION, INC.

The undersigned, being the duly elected, qualified and acting Secretary of Autumn Chace Townhome Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify the following amendment to the By-Laws of the Association was approved by a majority of the members of the Association entitled to cast a vote either in person or by proxy, at the Re-adjournment of Annual Meeting of the Members of the Association held on the 16th day of September, 2002, at which the requisite quorum was present, and which was duly called to, among other things, amend the By-Laws of the Association as set forth below:

Article III, Section 2 of the By-Laws of the Association entitled "Annual Meeting" was amended to read as follows:

The annual meeting of the Members shall be held each year during the month of July on a date, time and place set by the Board of Directors.

The first sentence of Article III, Section 5 of the By-Laws, entitled "Quorum and Adjournment" was amended to read as follows:

The presence at any meeting, in person or by proxy, of Members entitled to cast thirty-three percent (33%) of the votes of the Members shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration of these By-Laws.

The first sentence of Article IV, Section 1 of the By-Laws, entitled "Composition" was amended to read as follows:

The affairs of the Association shall be managed by a Board of five (5) Directors, who shall be Members of the Association, who reside in their units. Directors shall serve for a term of two (2) years. In order to accomplish the staggering of the terms of Directors, the three (3) Directors receiving the most votes at the 2002 annual meeting will be elected for two (2) year terms of office and the remaining two (2) Directors elected at the 2002 annual meeting will be elected for one (1) year terms of office. At every annual meeting thereafter that number of Directors whose terms are expiring thereat will be elected for two (2) year terms of office.

All other provisions of the By-Laws of the Association shall remain in full force and effect.

TO CERTIFY WHICH WITNESS my hand on this 11th day of NOVEMBER, 2002.

AUTUMN CHACE TOWNHOME OWNERS' ASSOCIATION, INC.

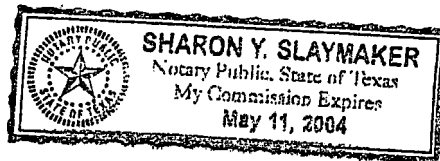
By: *Stephen L. Roberts*
Signature
STEPHEN L. ROBERTS
Printed Name

Its: Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared *Stephen Roberts*, Secretary of Autumn Chace Townhome Owners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration, and in the capacity therein expressed. Given under my hand and seal of office on this 25 day of October, 2002.

Sharon Y. Slaymaker
Notary Public - State of Texas



Return to:
Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston, Texas 77057

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 on

NOV 19 2002



Dorely B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

9410
NOV 19 PM 2:39
HARRIS COUNTY, 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.

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White
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FIRST SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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02/10/04 200411784

\$13.00

The undersigned, being the Managing Agent of Autumn Chace Townhomes Owners' Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code ("the Association"), hereby supplements that certain instruments entitled "Notice of Dedicatory Instruments for Autumn Chace Townhomes Owners' Association, Inc.", which is recorded in the Official Public Records of Real Property of Harris County, Texas Clerk's File No. W233193, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code (the "Prior Notices").

1. Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.
 - a. "Certificate of Amendment to the By-Laws of Autumn Chace Townhomes Owners' Association, Inc."

This First Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct.

Autumn Chace Townhomes Owners' Association, Inc.

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By: Residential Community Management

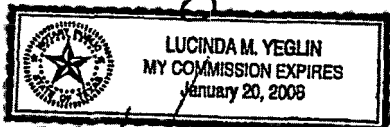
Susan Suberbielle
Susan Suberbielle, Managing Agent

THE STATE OF TEXAS
COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this day personally appeared Susan Suberbielle, Managing Agent of Autumn Chace Townhomes Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 2 day of February, 2004, to certify which witness my hand and official seal.



Lucinda M. Yeglin
Notary Public in and for the State of Texas

Return to:

Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston Texas 77057

CERTIFICATE OF AMENDMENT
to the
BY-LAWS OF
AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.

The undersigned, being the duly elected, qualified and acting Secretary of Autumn Chace Townhomes Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify Article IV, Section 4 of the By-Laws of the Association was amended as follows:

Section 4. Removal. *Any Director may be removed from the Board of Directors, with or without cause, by a majority vote of all of the Members entitled to vote. A Director may also be removed from the Board under the following two (2) circumstances:*

(1) A Director that is absent from three (3) consecutive meetings of the Board (including regular and special meetings) may be removed from the Board by a majority vote of the remaining members of the Board; and

(2) A Director must be removed from the Board of Directors who ceases to be a Member of the Association in good standing or the representative of a corporation or other entity, which is a Member of the Association in good standing. For purposes hereof, "good standing" means that the Member is not delinquent in the payment of any assessment levied by the Association against the Member's Lot, or any interest, late charges, costs, or reasonable attorney's fees added to such assessment under the provisions of the Declaration or as provided by law. A Member of the Association who is not in good standing is not eligible to be nominated for, elected or appointed to the Board of Directors. When a Director ceases to be a Member of the Association in good standing (or, in the case of a Director who is the representative of a corporation or other entity that is a Member, the corporation or other entity ceases to be a Member of the Association in good standing), his or her position on the Board of Directors will cease upon the expiration of thirty (30) days from the date of written notice thereof by the Association, unless within such thirty (30) day period the Member is reinstated as a Member in good standing by paying all sums due the Association.

In the event a Director is removed from office by a majority vote of the Members, as provided above, his or her successor shall be elected at the meeting where the Director is removed from office to serve the unexpired term of his or her predecessor. In the event of death, resignation, or removal from office under circumstances (1) or (2) above, the Director's successor shall be appointed by the remaining members of the Board.

The amendment to the Bylaws was approved by a majority of the members of the Association entitled to cast a vote either in person or by proxy, at the Annual Meeting of the members held on the 16th day of September, 2003, at which the requisite quorum was present, and which was duly called to, among other things, amend the By-Laws of the Association.

All other provisions of the By-Laws of the Association shall remain in full force and effect.

TO CERTIFY WHICH WITNESS my hand on this 19th day of January 2004.

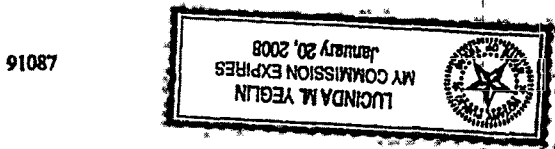
AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.

By: *Estelle Bartling*
Estelle Bartling, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Estelle Bartling, Secretary of Autumn Chace Townhomes Owners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration, and in the capacity therein expressed. Given under my hand and seal of office on this 1 day of February, 2004.

June Myr
Notary Public - State of Texas



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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

FEB 10 2004



Charity L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Charity L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2004 FEB 10 PM 2:50

FILED

Return to:
Butler & Hailey, P.C.
1616 S. Voss, Suite 500
Houston, Texas 77057

2
Notice
J

CERTIFICATE OF SECOND AMENDMENT
TO THE BY-LAWS OF
AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.
(ALTERNATE ELECTION PROCEDURE)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified and acting Secretary of Autumn Chace Townhomes Owners' Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Declaration of Covenants, Conditions and Restrictions for Autumn Chace Townhomes", recorded under Harris County Clerk's File No. E621598 and all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the following is a true and correct copy of a second amendment to the By-Laws of Autumn Chace Townhomes Owners' Association, Inc., as adopted at a duly constituted meeting of the Board of Directors held on June 23, 2020, and approved, adopted, ratified and confirmed by a majority of the Board of Directors in accordance with and pursuant to the authority granted by Section 209.00593 of the TEXAS PROPERTY CODE to adopt an alternate election procedure.

SECOND AMENDMENT TO THE BY-LAWS
OF AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC.

RESOLVED, that Article IV of the By-Laws is amended by deleting in its entirety Section 10 as adopted by the Amendment to the By-Laws recorded under Harris County Clerk's File No. 20110534939 and replacing it with the following Section 10:

"Section 10. Alternate Election Procedure. Notwithstanding anything to the contrary in these By-Laws, the following

provision shall be applicable in the event that there is not a quorum at any annual meeting of the members where an election of Director(s) was to occur.

If a quorum was not present or represented at the annual meeting of the members, then the annual meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of the election of Directors. At the reconvened meeting, quorum shall be all of those members counted as present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting as may be authorized by the dedicatory instruments of the Association and the TEXAS PROPERTY CODE. Directors shall be elected by a majority of those votes."

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 23rd day of June, 2020.

AUTUMN CHACE TOWNHOMES OWNERS' ASSOCIATION, INC., a Texas non-profit corporation

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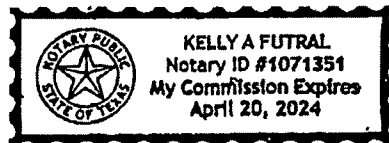
By: Patricia A Koontz
PATRICIA KOONTZ, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of June, 2020, by Patricia Koontz, Secretary of Autumn Chace Townhomes Owners' Association, Inc., a Texas non-profit corporation.

Kelly Futral
Notary Public in and for the State of Texas

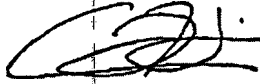
RECORD AND RETURN TO:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024



FILED FOR RECORD

8:00:00 AM

Thursday, July 9, 2020



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Thursday, July 9, 2020



COUNTY CLERK
HARRIS COUNTY, TEXAS

