

ADDITIONAL DEDICATORY INSTRUMENT
for
SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

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 for **SALTGRASS CROSSING 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 REGARDING QUORUM
AND BOARD OF DIRECTORS

for

SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

DATED this 15th day of April, 2020.

SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC.


BY: Margaret R. Maddox
Margaret R. Maddox, Attorney/Agent
(Printed Name)

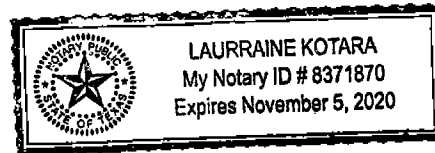
THE STATE OF TEXAS

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COUNTY OF Harris

THIS INSTRUMENT was acknowledged before me on this the 15th day of April, 2020 by the said Margaret R. Maddox, Attorney/Agent for SALTGRASS CROSSING 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 & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM

**AMENDMENT TO
BY-LAWS IN REGARD TO
BOARD OF DIRECTORS AND QUORUM**

OF

SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Bylaws of SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC. (the "Association") were adopted by the Board of Directors and recorded in the Galveston County Real Property records on December 20, 2013 at Galveston County Clerk's Filing No. 2013077965;

WHEREAS, the Bylaws of the Association may be amended per Article XIII, Section 1 "at any time by the majority vote of the Board of Directors; provided, however, as long as there is a Class B Membership in the Association, any amendment of these By-Laws must be approved by the Declarant."

WHEREAS, it is the desire of the Board of Directors to amend the Bylaws in regard to the composition of the Board of Directors per Texas Property Code Section 209.00591; and

NOW THEREFORE, Article IV, Section 1 is hereby AMENDED to read as follows:

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors containing five (5) members, ALL of which shall be Members of the Association. In addition, four (4) out of (5) Board Members must RESIDE in the subdivision. The number of directors may be changed to a minimum of three (3) directors and a maximum of five (5) directors at any time by resolution of the Board, provided that all but one (1) Board Member must reside in the subdivision and a reduction in the number of directors shall not shorten the term of any director.

FURTHERMORE, 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 Texas Property Code Section 209.00593(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 at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10th) of the votes of the Members shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration, 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, another meeting may be called subsequent to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No subsequent meeting shall be held more than 60 days following the preceding meeting.
- (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

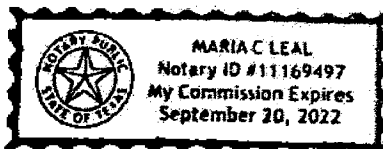
I, the undersigned, am the duly elected and acting President of SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC., a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws for SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC., was properly adopted as of the 25th day of March, 2020, 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 to be effective as of the 25th day of March, 2020.

Virginia M. Manett
(Signature)

Virginia M. Manett
(Print Name)
President, SALTGRASS CROSSING HOMEOWNERS ASSOCIATION, INC.



Maria C Leal 3/25/2020
Notary Public
3/20/22

FILED AND RECORDED

Instrument Number: 2020021195

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 04/20/2020 12:39PM

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.*