

**FIRST AMENDMENT TO THE FIRST AMENDED BY-LAWS**

**OF**

**GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION**

WHEREAS, the First Amended By-Laws of Grand Lake Estates Property Owners Association (hereinafter "By-Laws") were executed on May 21, 2009, and recorded under Montgomery County Clerk File No. 2009-075616, et, seq.;

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the board of a property owners association may amend the by-laws 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 By-Laws; and

WHEREAS, it is the desire of the Board of Directors to amend the By-Laws 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 ADD the following:

For Board of Director Elections: If quorum is not present or represented at a meeting being held for the sole purpose of election of directors, the meeting shall be adjourned, without notice other than announcement at the meeting, and immediately recalled for the sole purpose of election of directors, at which time quorum shall be all those members present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting, and the person receiving the largest number of votes shall be elected.

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 GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, a non-profit corporation, and I do hereby certify:

That the within and foregoing First Amendment to the First Amended By-Laws of Grand Lake Estates Property Owners Association, was properly adopted as of the 14<sup>th</sup> day of November, 2011, that same, in addition to the First Amended By-Laws and amendments thereto, do now constitute the By-Laws of said corporation

IN WITNESS WHEREOF, I have executed this First Amendment to the First Amended By-Laws to be effective as of the 14 day of November, 2011.

Barbara Miller  
(Signature)

Barbara Miller  
(Print Name)  
Secretary, Grand Lake Estates  
Property Owner Association

**FILED FOR RECORD**

12/21/2011 2:54PM

*Mark Tumbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify 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 Montgomery County, Texas.

**12/21/2011**



*Mark Tumbull*

County Clerk  
Montgomery County, Texas