

**FIRST AMENDMENT TO THE BYLAWS OF
QUAIL FOREST HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Quail Forest Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), is the governing entity for Quail Forest, Sections 1 and 2, additions in Harris County, Texas, pursuant to Declarations of Covenants, Conditions and Restrictions for Quail Forest recorded under Clerk's File Nos. F8375008 and H724955, respectively, in the Official Public Records of Harris County, Texas, along with any amendments and supplements thereto or replats thereof; and

WHEREAS, Section 209.00593(b) of the Texas Property Code authorizes a property owners' associations' board of directors to amend its bylaws to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code authorizes a property owners' associations' board of directors to amend its bylaws; and

WHEREAS, Article III, Section 4 of the Bylaws of the Association (the "Bylaws") requires that the presence, at a meeting of the members of the Association (the "Members") entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of the Members shall constitute a quorum; and

WHEREAS, pursuant to the authority granted to the Board of Directors of the Association (the "Board"), the Board desires to amend the Bylaws so that the quorum requirement for a meeting of the Members, as it pertains to the election of directors, shall be reduced as set forth below; and

WHEREAS, Article V, Section 3 of the Bylaws provides that a majority of the number of directors shall constitute a quorum for the transaction of business and that every act made by a majority of the directors present at a meeting at which a quorum is present is regarded as the act of the Board; and

WHEREAS, the Board held a meeting on February 15, 2016, at which a majority of the directors were present and duly passed the resolution described hereinbelow.

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification attached hereto, Article III, Section 4 of the Bylaws is hereby amended as follows:

Article III, Section 4, entitled: "Quorum", which had previously read:

RP-2016-93898

RP-2016-93898

Section 4 Quorum The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If however, such quorum shall not be present or represented at any meetings, 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 be represented.

Is hereby amended to read as follows:

Section 4 Quorum

(a) Meetings of the Members to Elect Directors. The presence at the meeting of members at which the members are electing one (1) or more Directors (the "Initial Election Meeting") entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of the membership shall constitute a quorum for the purpose of electing one (1) or more Directors. If however, such quorum shall not be present or represented at the Initial Election Meeting, the members thereat may adjourn the Initial Election Meeting and reconvene, at any time (the "Reconvened Election Meeting"), without notice to the members other than an announcement at the Initial Election Meeting, and the quorum requirement at the Reconvened Election Meeting shall be the presence at the Reconvened Election Meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of the membership. If however, such reduced quorum shall not be present or represented at the Reconvened Election Meeting, the Reconvened Election Meeting shall be recalled and written notice of the time and place of such recalled meeting (the "Recalled Election Meeting") sent to all members at least ten (10) days but not less than sixty (60) days before the date of the Recalled Election Meeting. At the Recalled Election Meeting, the quorum requirement and the one (1) time quorum reduction method set forth above for the Initial Election Meeting and the Reconvened Election Meeting shall apply. The members present at a duly organized Initial Election Meeting, Reconvened Election Meeting, or Recalled Election Meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum. All business which may have been transacted at the Initial Election Meeting, may be transacted at any Reconvened Election Meeting or Recalled Election Meeting.

(b) Annual and Special Meetings of the Members. The terms in this section 4(b) shall not apply to meetings of the members at which the members are electing one (1) or more Directors. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If however, such quorum shall not be present or represented at any meetings, the members entitled to vote thereat shall have the 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 be represented. The members present at a duly organized meeting may continue to

transact business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum. All business which may have been transacted at the original meeting may be transacted at any reconvened meeting.

QUAIL FOREST HOMEOWNERS ASSOCIATION, INC.

CERTIFICATION

"I, the undersigned, being the President of the Quail Forest Homeowners Association, Inc., hereby certify that the foregoing First Amendment to the Bylaws of the Association was approved by at least a majority of the Association's Board of Directors at a meeting of the Association's Board of Directors held on February 15, 2016."

By: Keith D Burkart Vice, President

Print Name: Keith D. Burkart

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared Keith Burkart, the President of Quail Forest Homeowners Association, Inc., a Texas non-profit corporation, the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of February, 2016.



Jennifer Isaacs Thomas
Notary Public, State of Texas

RP-2016-93898

After Recording Return to:

Principal Management Group of Houston, Inc.
25227 Grogans Mill Road, Suite 255
The Woodlands, TX 77380

RP-2016-93898

RP-2016-93898

RP-2016-93898
Pages 5
03/07/2016 12:24 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS