

**AMENDMENT TO THE BYLAWS OF  
SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

WHEREAS, Spring Creek Court Homeowners Association, Inc., a Texas nonprofit corporation, (the "Association"), is the governing entity for Spring Creek Court, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. X434971, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Association Bylaws are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2018-153880, along with any amendments and supplements thereto (the "Bylaws"); and

WHEREAS, Chapter 22.102(c) of the Texas Business Organizations Code provides that the Board of Directors may amend the Bylaws; and

WHEREAS, the members have never passed an amendment to the Bylaws which expressly prohibits the Board of Directors from amending any provision of the Bylaws, and the Articles of Incorporation of the Association vest the management of the Association in the Board of Directors and do not reserve the right to amend bylaws to the members; and

WHEREAS, Chapter 209.00593(b) of the Texas Property Code provides that a 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 Section 209.00593(a);

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall may exercise discretionary authority with respect to these Restrictive Covenants; and

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, through its Board of Directors, hereby amends the Association Bylaws as follows:

**Article Four, Section 3, which had previously read:**

The presence of not less than 10 members shall constitute a quorum and shall be necessary to conduct the business of this organizations; but a lesser number may adjourn the meeting for a period of not more than two (2) weeks from the date scheduled by these bylaws and the secretary shall cause a notice of this scheduled meeting to be sent to all those members who were not present at the meeting originally called. A quorum as hereinbefore set forth shall be required at any adjourned meeting.

RP-2019-56629

**Is hereby amended to read as follows:**

For a meeting of the Members at which one or more Directors will be elected, the Members present at the meeting in person, by proxy, or by absentee or electronic ballot, shall constitute a quorum for the purpose of conducting elections.

For all other purposes, the presence of not less than 10 members shall constitute a quorum and shall be necessary to conduct the business of this organizations; but a lesser number may adjourn the meeting for a period of not more than two (2) weeks from the date scheduled by these bylaws and the secretary shall cause a notice of this scheduled meeting to be sent to all those members who were not present at the meeting originally called. A quorum as hereinbefore set forth shall be required at any adjourned meeting.

**CERTIFICATION**

“I, the undersigned, being President of Spring Creek Court Homeowners Association, Inc., hereby certify that the foregoing Instrument was approved by at least a majority of the Association’s Board of Directors at an open meeting of the Board of Directors, properly noticed, at which a quorum of the board was present.”

By: *[Signature]*

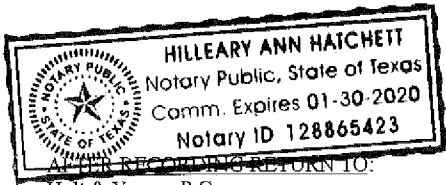
Print Name: DONAVON F. SMITH

STATE OF TEXAS                    §  
  §  
COUNTY OF HARRIS            §

BEFORE ME, the undersigned notary public, on this day personally appeared Donavon Smith, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 7 day of February, 2019, to certify which witness my hand and official seal.

*[Signature]*  
Notary Public for the State of Texas



ALSO RECORDING RETURN TO:  
Holt & Young, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

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# Pages 3  
02/12/2019 09:31 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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