

**FAIRFIELD INWOOD PARK NEIGHBORHOOD ASSOCIATION, INC.,
AMENDMENT TO THE BYLAWS REGARDING QUORUM**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS Fairfield Inwood Park Neighborhood Association, Inc., (hereinafter the "Association") is the governing entity for Fairfield Inwood Park, Sections 1 through 8, and Trails of Fairfield, Section 1, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Real Property Records of Harris County Texas as follows:

Fairfield Inwood Park, Section 1, under Clerk's Film Code No. 339125;
Fairfield Inwood Park, Section 2, under Clerk's Film Code No. 339126;
Fairfield Inwood Park, Section 3, under Clerk's Film Code No. 345146;
Fairfield Inwood Park, Section 4, under Clerk's Film Code No. 483117;
Fairfield Inwood Park, Section 5, under Clerk's Film Code No. 359081;
Fairfield Inwood Park, Section 6, under Clerk's Film Code No. 355084;
Fairfield Inwood Park, Section 7, under Clerk's Film Code No. 356077;
Fairfield Inwood Park, Section 8, under Clerk's Film Code No. 357076;
Trails of Fairfield, Section 1, under Clerk's Film Code No. 397115;

(collectively, and along with any amendments, supplements, and replats thereto, hereinafter referred to as the "Subdivision"); and,

WHEREAS the Subdivision and the Association are governed by the Declaration of Covenants, Conditions and Restrictions for Fairfield Inwood Park, Sections 1 and 2, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. L619440, along with any annexations, amendments, and supplements thereto (hereinafter the "Declaration"); and,

WHEREAS the Association is governed by the Bylaws of Fairfield Inwood Park Neighborhood Association, Inc., along with any amendments and supplements thereto, including the most recent Second Amendment to the Bylaws of Fairfield Inwood Park Neighborhood Association, Inc., filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150155436; and,

WHEREAS the Association's Members have historically had difficulty reaching a quorum to elect Directors to the Association's Board; and,

WHEREAS the Association's Members desire to reduce the quorum so as to better enable the Association to conduct business and forward the Association's purposes; and,

WHEREAS Chapter 209.00593(b) of the Texas Property Code provides that an association's Board of Directors may amend its bylaws to provide for elections to be held as required by Section 209.00593(a); and,

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

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WHEREAS 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 the bylaws to the members; and,

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;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association's Bylaws are hereby amended as follows:

Article IV, Section 4 of the Bylaws, entitled "Quorum", which had previously read:

The presence at any meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth of the votes in the Association shall constitute a quorum for any action except as otherwise provided in the articles of incorporation, the Declaration, or these bylaws. If the required quorum is not present or represented at any meeting, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the previous meeting. This procedure may be repeated until a quorum is obtained. No subsequent meeting shall be held more than sixty days following the preceding meeting.

is hereby amended to read as follows:

The presence (in person, by proxy, or by absentee ballot) of one-tenth (1/10th) of the Members shall constitute a quorum for any purpose or action except as otherwise provided in these Bylaws, the Articles of Incorporation, of the Declaration. If a quorum is not present or represented, the Members at the meeting may adjourn and reconvene the meeting from time to time without notice except announcement at the meeting, and at each reconvened meeting, the quorum shall be one-half (1/2) of the quorum at the previously adjourned meeting, until a quorum is present and represented. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

The "Second Amendment to the Bylaws of Fairfield Inwood Park Neighborhood Association, Inc.," filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150155436, is hereby REPEALED IN ITS ENTIRETY.

CERTIFICATION

"I, the undersigned, being the President of Fairfield Inwood Park Neighborhood Association, Inc., hereby certify that the foregoing was approved by at least a majority of the Directors on the Association's Board of Directors at an open meeting for which proper notice was given and at which a quorum was present.

By: _____

Print Name: _____

DOUG WATERMAN

Title: _____

PRES.

RP-2019-204024

STATE OF TEXAS

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§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared DOUG WATERMAN, Pres., 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 14th day of May, 2019, to certify which witness my hand and official seal.

Hannah Lowry
Notary Public for the State of Texas



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Pages 4
05/16/2019 11:45 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

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