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Amend  
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**CERTIFICATE OF AMENDMENT TO THE BYLAWS  
OF  
KEEGANS GLEN HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

I, Arturo Delgado, President of Keegans Glen Homeowners Association, Inc. ("the Association"), a subdivision in Harris County, Texas, do hereby certify that at a special meeting of the Board of Directors of the Association ("the Board") duly called and held on the 24<sup>th</sup> day of December, 2012, with at least a majority of the Board members being present and remaining throughout, and being duly authorized to transact business, the following amendment to the Bylaws of the Association was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. Section 209.00593(a) of the Texas Property Code provides that any board member whose term has expired must be elected by owners who are members of the property owners' association; a board member may be appointed by the board only to fill a vacancy caused by a resignation, death or disability, but then only for the unexpired term of the predecessor board member.
2. The Association has historically had difficulty establishing a quorum at annual meetings, thereby preventing the Association from having a proper election of Directors.
3. Section 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).
4. The Board of Directors desires to amend the Bylaws of the Association, as authorized by Section 209.00593(b) of the Texas Property Code, to provide a procedure for the election of Directors if an election of Directors cannot be conducted at an annual meeting of the members due to the inability to establish a quorum.

**AMENDMENT:**

The Board of Directors hereby amends the Bylaws of the Association as follows:

Section 7 is hereby added to Article IV of the Bylaws to read as follows:

Section 7. Election; No Quorum at Annual Meeting. As provided in Section 2 of Article IV of these Bylaws, the election of Directors is to be conducted at the annual

meeting of the members. In the event that a quorum of members is not present at the annual meeting, that meeting shall immediately be adjourned and a Special Election meeting of the members called for the sole purpose of electing directors. At such Special Election meeting, there shall be no quorum requirement and members shall be permitted to vote, either in person or by proxy, in the election of directors. The members shall not be permitted to vote on any other matter at such Special Election meeting.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing amendment to the Bylaws was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property in Harris County, Texas.

**KEEGANS GLEN HOMEOWNERS ASSOCIATION, INC.**

*the notice*

By: *Art Delgado*  
Printed Name: Art Delgado  
President

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

BEFORE ME, the undersigned Notary Public, on this day personally appeared *Arturo Delgado*, President of Keegans Glen Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity stated.

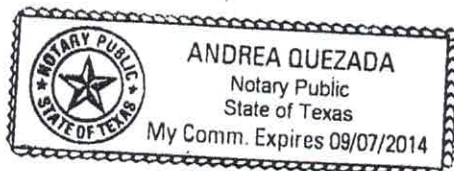
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *24th* day of *December*, 2012.

*Andrea Quezada*  
Notary Public in and for the State of Texas

FILED FOR RECORD  
8:00 AM

DEC 27 2012

Return to:  
Lori E. Alderson  
1523 Avenue A  
Katy, TX 77493



*Stan Stewart*  
County Clerk, Harris County, Texas

UNOFFICIAL COPY

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 [redacted] on this date, and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Tarrant County of Tarrant County, Texas

DEC 27 2012



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS