

AMENDMENT TO BY-LAWS
OF THE
PINE RIDGE VILLAS COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This Amendment to the By-laws of Pine Ridge Villas Community Association, Inc. was approved by a majority vote of the Board of Directors, as provided in Article VI, Section E, of the By-laws of the Pine Ridge Villas Community Association, Inc., recorded under Film Code No. RP067021092, as amended under Film Code No. RP067027090, Official Public Records of Real Property of Harris County, Texas ("By-Laws"), and Texas Business Organizations Code §22.102, as follows:

Article III. A. of the By-laws is amended as follows:

Section 1. Governing Body: Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one (1) vote. All directors shall be Members.

Section 2. Number of Directors. The number of directors of the Association shall be five (5).

Section 3. Appointment and Election. At each annual meeting, the Members shall elect the number of directors whose terms are expiring to serve a term of two (2) years.

Article III. B. Of the By-laws is amended as follows:

Section 3. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association or by any two (2) directors. The notice shall specify the time and place of the meeting. The notice shall be given to each director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the director or to a person at the director's office or home who would reasonably be expected to communicate such notice promptly to the director; or (d) by electronic mail. All such notices shall be given at the director's telephone number or sent to the director's address or electronic mail address as shown on the records of the Association and/or provided by the director. Notices sent by first-class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or electronic mail shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

RP 092-30-0962

Section 8. Open Meetings. Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

Section 9. Action Without a Formal Meeting. The board may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Section 8., if each director may hear and be heard by every other director, or the board may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate board action. Any action taken without notice to owners under Section 8. must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special board meeting. The board may not, without prior notice to owners under Section 8., consider or vote on: (a) fines; (b) damage assessments; (c) initiation of foreclosure actions; (d) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; (e) increases in assessments; (f) levying of special assessments; (g) appeals from a denial of architectural control approval; or (h) a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue.

EXCEPT AS HEREBY MODIFIED OR AMENDED, the remaining provisions of the By-laws not inconsistent with the terms hereto are hereby RATIFIED and AFFIRMED for all purposes.

(SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

SIGNED this 19 day of JUNE, 2014.

PINE RIDGE VILLAS COMMUNITY
ASSOCIATION, INC.

1 OR
no
we

By: *Larry A. Bolander*
LARRY A. BOLANDER, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 19th day of June, 2014, by, LARRY A. BOLANDER, President of Pine Ridge Villas Community Association, Inc., a Texas Non-profit corporation, on behalf of said corporation.



Lesha Renee Garrett
Notary Public - State of Texas

RP 092-30-0964

RP 092-30-0966

FILED

2014 JUL 31 AM 10:34

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JUL 31 2014



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS