

*Amend  
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**AMENDMENT TO THE RESTATEMENT OF BY-LAWS OF  
MORNINGSIDE PLACE, SECTION 1, HOMEOWNERS ASSOCIATION, INC.  
REGARDING QUORUM FOR MEMBER MEETINGS**

WHEREAS, this document amends the Restatement of By-Laws of Morningside Place, Section 1, Homeowners Association, Inc.; and

WHEREAS, this By-Law Amendment is applicable to the operation and utilization of property within the Morningside Place, Section 1, a community in Harris County, Texas, according to the plat thereof, recorded in Volume 327, Page 116, of the Map Records of Harris County, Texas, along with any supplements, amendments or replats thereof; and

WHEREAS, the Articles of Incorporation of Morningside Place, Section 1, Homeowners Association, Inc., (the "Association" herein), together with all amendments thereto, vest management of the Association with the Association's Board of Directors.

WHEREAS, Chapter 22.102(c) of the Texas Business Organizations Code provides that a homeowners association's board of directors may amend its association's by-laws; and

WHEREAS, the By-Laws were adopted by the initial Board of Directors of the Association and, with respect to the Board's authority to amend the By-Laws, have never been amended by the Members; and

WHEREAS, Article III, Section 4 of the Restatement of By-Laws contains the quorum requirement for meetings of Members; and

WHEREAS, the Board of Directors desires to reduce the number of Members required to be present to constitute a quorum at meetings of Members; and

WHEREAS, this Amendment to the By-Laws has been approved by a majority of the Board of Directors, as certified by the President of the Association, herein below;

NOW THEREFORE, pursuant to the above recitals, the By-Laws are hereby amended by amending Article III, Section 4 of the By-Laws, as follows:

Article III, Section 4 had previously read:

**Section 4. Quorum.** The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of the Class "A" members and Class "B" members, if any; 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 meeting, 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."

**FILED FOR RECORD  
8:00 AM**

**JUL 23 2012**

*Stan Stewart*  
County Clerk, Harris County, Texas

Article III, Section 4, is hereby amended to read as follows:

**Section 4. Quorum.** The presence at the meeting of Members entitled to cast, or of proxies entitled to cast five percent (5%) of the votes of the Class "A" Members and Class "B" Members, if any; 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 meeting, 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, and later reconvene same, and the required quorum at the subsequent meeting shall be one-half of the required Member quorum at the previous meeting. This procedure may be repeated until a quorum is present or represented at a meeting of Members."

IN WITNESS HEREOF, this *Amendment to the Restatement of By-Laws of Morningside Place, Section 1, Homeowners Association, Inc. Regarding Quorum for Member Meetings* has been enacted as recited above and is executed this the 2<sup>nd</sup> day of July, 2012.

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

MORNINGSIDE PLACE, SECTION 1,  
HOMEOWNERS ASSOCIATION, INC.

*Not  
Noel*

JUL 23 2012

By: *Ondranetta Hall*, Board President



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

Print Name: *Ondranetta Hall*

STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared *Ondranetta Hall*, President of the Morningside Place, Section 1, Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2 of July, 2012.

*Return to: CIA Services Inc  
3000 Wilcrest Dr. Ste 200  
Houston TX 77042*

*Princella Aleman*  
Notary Public, State of Texas

My commission Expires:

