

**FIRST AMENDMENT TO THE BYLAWS OF  
SPRINGBROOK (HOUSTON) HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Bylaws for Springbrook (Houston) Homeowners Association, Inc. (hereinafter the "Association"), filed in the Real Property Records of Harris County, Texas under Clerk's File No. W749656, currently provide for a Board of Directors consisting of three (3) Directors; and

WHEREAS, the real property affected by the said Bylaws for the Association is described in Exhibit "A" attached hereto; and

WHEREAS, the Association desires to amend provisions of its Bylaws to provide for a Board of Directors consisting of five (5) Directors and to allow the association authority to amend the Bylaws'; and

WHEREAS, Article VIII of the Bylaws provides that the Bylaws may be amended at a regular or special meeting of the Members by a vote of a majority of a quorum of Members in good standing and present in person or by proxy; and

WHEREAS, amendments to the Bylaws, as set forth below, have been approved by a majority of a quorum of Members in good standing, as evidenced by the certification of the Board President attached hereto, at a special meeting of the Members called by appropriate notice and having a quorum present;

NOW THEREFORE, pursuant to the above recitals, the Springbrook (Houston) Homeowners Association, Inc. hereby amends the provisions of its Bylaws as follows:

**1. Article IV, Section 4.10. Membership List, is hereby amended by addition of the following text:**

Members not in good standing with the Association shall not be eligible to vote at any meeting of members, shall not hold office and shall not be included in the complete list of members entitled to vote as referenced above. To be in good standing a member must have no outstanding debt to the association and not have any significant outstanding deed restriction or ARC related issues.

**2. Article V, Section 5.01. Number and Qualification, which had previously read:**

Until the first meeting of the Association, the affairs of the Association shall be governed by a Board of Directors consisting of three (3) persons delineated in the Articles of Incorporation of the Association. At such first meeting, there shall be elected three (3) Directors to the Board of Directors who shall thereafter govern the affairs of the Association until their successors have been duly elected and qualified.

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

The Association shall be governed by a Board of Directors consisting of from three (3) to five (5) Directors who shall be resident within the community and a member in good standing of the association. The number of directors may be changed by Board action at any regular scheduled meeting; however, the number shall never be less than three and shall be an odd number.

Effective with the meeting of the Association held on July 22, 2008, the number of directors was increased from three to five. This transition was implemented by the election of two(2) additional Directors at the July 22, 2008, owners meeting. Thereafter Directors shall be elected at the annual meeting of the Association following procedures specified in Article V, Section 5.04.

**3. Article V, Section 5.04. Election and Term of Office, which had previously read:**

At the first meeting of the Association, the term of office for three (3) Directors shall be fixed at one (1) year. At the expiration of the initial term of office of each respective Director, his successor shall be elected for a term of one (1) year. The Directors shall hold office until their successors have been elected and hold their first meeting, except as otherwise provided herein.

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

The term of office for the Directors will be fixed at two (2) years with the exception of the two directors elected on July 22, 2008, who shall serve until the 2010 annual meeting of the Association. Effective with the 2010 annual meeting of the Association, and at each subsequent annual meeting of the Association, the Members shall elect a Director for a term of two (2) years to fill each expiring term (e.g. two directors elected at the 2010 meeting, three directors elected in 2011, etc.).

**4. Article VIII, Section 8.01, Amendments to Bylaws which had previously read:**

These Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members in good standing and present in person or by proxy; provided, however, that such authority may be delegated by the majority of such members to the Board of Directors if allowed by the Act.

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

These Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members in good standing and present in person or by proxy. In addition, the authority to amend the Bylaws is hereby delegated to the Board of Directors.

6802-92-290 11

**EXHIBIT "A"**

The real property that is affected by the Bylaws for the Springbrook (Houston) Homeowners Association Inc., and the foregoing amendment thereto is described as, to wit:

Springbrook Section 1, as recorded under Clerk's File No. W480208 in the Map Records of Harris County, Texas, as modified by any amendments or supplements thereto.

Springbrook Section 2, as recorded under Film Code No. 535228 in the Map Records of Harris County, Texas, as modified by any amendments or supplements thereto.

**FILED FOR RECORD**  
8:00 AM

**CERTIFICATION**

**AUG 31 2009**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

*Dorothy L. Hyatt*  
County Clerk, Harris County, Texas

ON JULY 21, 2009, a duly called meeting of the Members of the Springbrook (Houston) Homeowners Association, Inc. was held upon proper notice; and having a quorum present, a majority of a quorum of said Members voted to approve this First Amendment to the Bylaws for the Association.

Signed on this 11 day of August, 2009.

*Dayle M. Madi*  
Secretary, Springbrook (Houston) HOA,

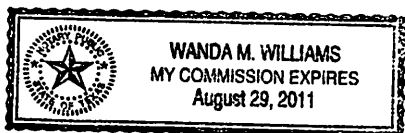
Inc.

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

*for no ee*

BEFORE ME, the undersigned authority, on this day personally appeared *Dayle M. Madi*, Secretary of Springbrook (Houston) Homeowners Association, Inc., and acknowledged to me that this instrument was executed for the purposes and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 11<sup>th</sup> day of August, 2009.



*Wanda M. Williams*  
Notary Public, State of Texas

Return to: ✓  
ACMI

3 12603 Louetta Rd., Ste. 101  
Cypress, TX 77429

HP 067-26-2091

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 the number Sequence on the date and at the  
timestamp shown by me; and was duly RECORDED in the Official Public Records of Real Property of Harris  
County Texas on

AUG 31 2009



*Emily L. Kuyper*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS