

**AMENDMENT TO THE BYLAWS OF
TRADITIONS SECTION I MAINTENANCE CORPORATION**

WHEREAS, Traditions Section I Maintenance Corporation (the "Association"), is the governing entity for Traditions Section I, an addition in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas, under Clerk's File No. J109514 (the "Subdivision"); and

WHEREAS, the Association's Bylaws are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120198948 (the "Bylaws"); and

WHEREAS, Article 16.01 of the Bylaws provides that the Bylaws may be amended by a majority vote of the Board of Directors; and

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall have and 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, through its Board of Directors, hereby amends the Bylaws as follows:

Section 4.01, "Voting", which had previously read:

4.01 Voting. Voting shall be on a one vote per Lot basis. The owner or owners of each Lot are entitled to one vote for each Lot owned in the Subdivision. If record title to a particular Lot or Lots is in the name of two or more persons, all co-owners shall be Members and may attend any meeting of the Association but the voting rights appurtenant to each such Lot may not be divided and fractional votes shall not be allowed. Any one of said co-owners may exercise the vote appurtenant to each such Lot so owned at any meeting of the Members and such vote shall be binding and conclusive on all of the other co-owners of said Lot who are not present; provided, if one of the non-attending co-owners has given the Association notice of objection to the attending co-owner's vote, no vote shall be cast for said Lot except upon notice of unanimous consent by all such co-owners being given to the Association. In the event more than one vote is cast for a single Lot by an Owner, none of the votes so cast shall be counted and all of such votes shall be deemed void.

Is hereby amended to read as follows:

4.01 Voting. Voting shall be on a one vote per Lot basis. The owner or owners of each Lot are entitled to one vote for each Lot owned in the Subdivision. If record title to a particular Lot or Lots is in the name of two or more persons, all co-owners shall be Members and may attend any meeting of the Association and their voting rights may be exercised as provided by the Texas Business Organizations Code 6.157, which generally provides that multiple owners of the same lot may cast their vote, with the vote of a majority of the ownership interests controlling; and in the event of a tie, the vote is cast proportionately, with each vote receiving the percentage of a vote equal to the percentage interest in the property. When only one owner of a lot with multiple owners casts a vote, such vote shall be binding and conclusive on all of the other co-owners of said Lot who are not present.

Section 6.01, “Number,” which had previously read:

6.01 Number. The affairs of the Association shall be managed by the Board of Directors consisting of no less than three (3) persons. All Directors must be Members of the Association. Members with a felony conviction or a conviction for a crime involving moral turpitude are not eligible to serve. The number of Directors comprising the Board of Directors may be increased or decreased within these limits by resolution of the Board. No decrease in the number of Directors shall have the effect of shortening the term of any incumbent Director.

Is hereby amended to read as follows:

6.01 Number. The affairs of the Association shall be managed by the Board of Directors consisting of no less than three (3) persons. All Directors must be Members of the Association. Members with a felony conviction or a conviction for a crime involving moral turpitude within the last twenty years of the date of election are not eligible to serve. The number of Directors comprising the Board of Directors may be increased or decreased within these limits by resolution of the Board. No decrease in the number of Directors shall have the effect of shortening the term of any incumbent Director.

Section 6.07, “Actions of Board of Directors”, which had previously read:

6.07 Actions of Board of Directors. The Board of Directors shall try to act by consensus. However, the vote of a majority of directors present and voting at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors unless the act of a greater number is required by law or these Bylaws. A director who is present at a meeting and abstains from a vote is considered to be present and voting for the purpose of determining the decision of the Board of Directors. For the purpose of determining the decision of the Board of Directors, a director who is represented by proxy in a vote is considered present.

Is hereby amended to read as follows:

6.07 Actions of Board of Directors. The Board of Directors shall try to act by consensus. However, the vote of a majority of directors present and voting at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors unless the act of a greater number is required by law or these Bylaws. A director who is present at a meeting and abstains from a vote is considered to be present and voting for the purpose of determining the decision of the Board of Directors.

Section 8.01, “Regular Meeting”, which had previously read:

8.01 Regular Meetings. Regular meetings of the Board of Directors shall be held no less often than quarterly at such place and at such time as may be fixed from time to time by resolution of the Board. The first regular meeting of each new Board shall be held within twenty (20) days after the annual meeting of Members. Notice of the time and place of such meeting shall be mailed or delivered to each member of the Board of Directors not

less than two (2) nor more than twenty (20) days before the date of the meeting. No notice of regular meetings of the Board of Directors (except for first regular meeting of each new Board) shall be required, other than as provided in this Article.

Is hereby amended to read as follows:

8.01 Regular Meetings. Regular meetings of the Board of Directors shall be held no less often than quarterly at such place and at such time as may be fixed from time to time by resolution of the Board. The first regular meeting of each new Board shall be held within twenty (20) days after the annual meeting of Members. Notice of the time and place of such meeting shall be provided to each member of the Board of Directors not less than seventy-two (72) hours nor more than twenty (20) days before the date of the meeting. Notice of regular meetings of the Board of Directors shall be provided to directors in the same manner as the membership.

Section 8.02, "Special Meetings", which had previously read:

8.02. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President and Secretary of the Board of Directors or by any two Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of any special meeting must be given to each Director not less than two (2) days (except in the case of emergencies), or more than twenty (20) days prior to the date fixed for such meeting by written notice delivered personally or sent by mail or telegram to each Director at his address as shown in the records of the Association.

Is hereby amended to read as follows:

8.02. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President and Secretary of the Board of Directors or by any two Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of any special meeting must be given to each Director not less than seventy-two (72) hours, or more than twenty (20) days prior to the date fixed for such meeting by written notice delivered personally, via-e-mail or mail to each Director at their address as shown in the records of the Association.

Section 8.03, "Notice of Meetings to Members," which had previously read:

8.03 Notice of Meetings to Members. Members shall be given notice of the date, hour, place, and general subject of a regular or special meeting of the Board, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be (a) mailed to each member not later than the tenth (10th) day or earlier than the sixtieth (60th) day before the date of the meeting; or (b) provided at least seventy-two (72) hours before the start of the meeting by (i) posting the notice in a conspicuous manner reasonably designed to provide notice to the members in a place located on the Association's common property, or on conspicuously located private property within the subdivision, or (ii) by posting the notice on an Internet website maintained by the

Association; and (iii) by sending the notice by e-mail to each owner who has registered an e-mail address with the Association.

Is hereby amended to read as follows:

8.03 Notice of Meetings to Members. Members shall be given notice of the date, hour, place, and general subject of a regular or special meeting of the Board, including a general description of matters to be brought up for deliberation in executive session. The notice shall be provided at least seventy-two (72) hours before the start of the meeting by sending the notice by e-mail to each owner who has registered an e-mail address with the Association; and by (i) posting the notice in a conspicuous manner reasonably designed to provide notice to the members in a place located on the Association's common property, or on conspicuously located private property within the subdivision, or (ii) by posting the notice on an Internet website maintained by the Association.

Section 8.04, "Meetings without Notice to Members", which had previously read:

8.04 Meetings Without Notice to Members. The Board, by any method of communication, including electronic and telephonic meetings, may meet without prior notice to Members, 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 attention. The action taken without notice to the Members must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes at the next regular or special meeting of the Board. Notwithstanding the authority to meet without notice to the Members, the Board may not, without prior notice to the Members, consider or vote on fines; damage assessments; initiation of foreclosure actions; initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; increases in assessments; levying of special assessments; appeals from a denial of architectural control approval; or the suspension of a right of a particular Member before the Member has an opportunity to attend a Board meeting to present the Member's position, including any defense on the issue.

Is hereby amended to read as follows:

8.04 Board Action Without Meeting. The Board, a board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to owners if each board member is given a reasonable opportunity to express the board member's opinion to all other board members and to vote. Any action taken without notice to owners 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, unless done in an open meeting for which prior notice was given to owners, consider or vote on:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;

- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval;
- (8) 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;
- (9) lending or borrowing money;
- (10) the adoption or amendment of a dedicatory instrument;
- (11) the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than 10 percent;
- (12) the sale or purchase of real property;
- (13) the filling of a vacancy on the board;
- (14) the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements; or
- (15) the election of an officer.

Section 11.02(c), "Duties," which had previously read:

11.02 Duties. The President shall:

- c. Call meetings of the Board whenever he deems it necessary in accordance with rules and on notice agreed to by the Board. The notice period shall, with the exception of emergencies, in no event be less than five (5) days; and

Is hereby amended to read as follows:

11.02 Duties. The President shall:

- c. Call meetings of the Board whenever he deems it necessary in accordance with rules and on notice as provide herein for meetings of the Board; and

CERTIFICATION

"I, the undersigned, being a Director of Traditions Section I Maintenance Corporation, hereby certify that the foregoing Bylaw Amendment was approved by at least a majority of the board of directors at a duly noticed open meeting of board at which a quorum of the board was present."

By: Hellie Ranum, President

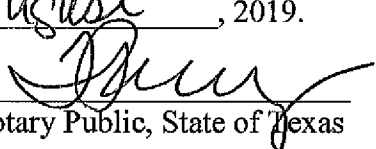
Print Name: Hellie Ranum

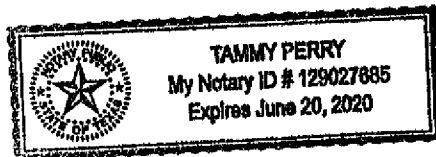
ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared Kellie Ratum, President of the Traditions Section I Maintenance Corporation, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9th day of August, 2019.


Notary Public, State of Texas



RP-2019-375964
Pages 7
08/26/2019 01:43 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$36.00

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

RP-2019-375964