



ADDITIONAL DEDICATORY INSTRUMENT
for
QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.** and pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

AMENDMENT TO BY-LAWS IN REGARD TO QUORUM

for

QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

DATED this 7th day of March, 2024.

QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.

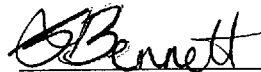
BY: *Margaret R. Maddox*

Margaret R. Maddox, Attorney/Agent
(Printed Name)

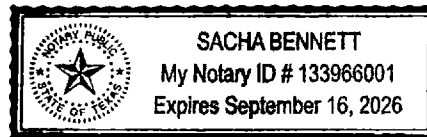
THE STATE OF TEXAS
COUNTY OF FORT BEND

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THIS INSTRUMENT was **acknowledged** before me on this the 8th day of March, 2024 by the said Margaret R. Maddox, Attorney/Agent for **QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.** a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



of the board of directors immediately following at which the Absentee Ballot Election will be completed.

vi) Such notice shall also inform the members that a proxy does not constitute an absentee ballot and should the Absentee Ballot Election occur, no vote will be cast on their behalf if they have given their proxy to another member.

(c) **If Quorum Not Met for Board of Director Elections Only:** If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of election of directors. At the reconvened meeting, quorum shall be all those members counted as present, whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting. Directors shall be elected by a majority of those votes.

Nothing herein is intended to alter, modify, or amend the Bylaws except as specifically provided hereinabove.

CERTIFICATION

I, the undersigned, am the duly elected and acting President **QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.**, a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws in Regard to Quorum for **QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.**, was properly adopted by a majority vote of the Board per Section 209.00593(b) of the Texas Property Code as of the 4 day of March, 2024, that same, in addition to the Bylaws and any amendments thereto, do now constitute the Bylaws of said corporation.

IN WITNESS WHEREOF, I have executed this Amendment to Bylaws in Regard to Quorum to be effective as of the 4 day of March, 2024.

QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.

Signed: [Handwritten Signature]

MANUEL CORTES

Printed Name
President, Board of Directors

**AMENDMENT TO
BY-LAWS IN REGARD TO QUORUM
OF
QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Bylaws of **QUAIL GREEN WEST HOMEOWNERS ASSOCIATION, INC.** (the "Association") were adopted by the Board of Directors ON May 16, 1979, along with any other amendments thereto (collectively, the "Bylaws");

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the 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 Subsection (a);

WHEREAS, certain other added provisions of the Texas Property Code conflict with, and expressly void, the terms of the original Bylaws; and

WHEREAS, it is the desire of the Board of Directors to amend the Bylaws to bring the Association in compliance with the provisions of the Texas Property Code which were passed by the Texas Legislature in 2011; and

NOW THEREFORE, Article III, Section 4.06 is hereby AMENDED to read as follows:

Section 4.06. Quorum.

- (a) **Quorum in General:** The presence at the meeting of members entitle to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any meetings of members except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws.
- (b) **If Quorum Not Met - for Association Business OTHER than Board of Director Elections:**
In the event quorum is not attained at an annual meeting, there shall be an election of directors by absentee ballot alone ("Absentee Ballot Election"). The procedure for such Absentee Ballot Election shall be as follows:
- i) The annual meeting for which a quorum was not attained shall be adjourned.
 - ii) Prior to adjournment of the annual meeting, each person present at the annual meeting will be provided an absentee ballot that may be submitted for the Absentee Ballot Election. Persons holding proxies will not be entitled to submit an absentee ballot on behalf of the person whose proxy they hold.
 - iii) Immediately following the adjournment of the annual meeting the sitting board of directors shall call to order a meeting of the board of directors to conduct the Absentee Ballot Election and supervise the tabulation of the absentee ballots submitted for the Absentee Ballot Election consistent with the provisions of Chapter 209.00594 of the Texas Property Code.
 - iv) The ballots tabulated shall include all absentee ballots properly submitted by members at the adjourned annual meeting, through the mail, by fax, e-mail or other electronic means approved by the Association. The board shall set a deadline for receipt of Absentee Ballots submitted by mail or electronic means at a time prior to the time set for the annual meeting of members.
 - v) The notice of the annual meeting sent to each member shall include a notice that in the event a quorum is not attained for the annual meeting, there will be a meeting

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

THIS INSTRUMENT was **acknowledged** before me on this the 6 day of March, 2024,
by Manuel Cortez, President of **QUAIL GREEN WEST HOMEOWNERS
ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Sherita Hunter
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

