

SECOND AMENDMENT TO BY-LAWS OF
MIDDLGATE VILLAGE COMMUNITY ASSOCIATION

FEBRUARY 6 2019

WHEREAS, Middlegate Village Community Association A Texas non-profit corporation, hereinafter ("Association"), has adopted By-Laws of the Association, hereinafter ("By-Laws"); and

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the board of directors of a property owners' association may amend the by-laws of the property owners' association to provide for elections of the board of directors to be held; and

WHEREAS, Article III, section 4 of the By-Laws requires that the presence, at meeting of the members of the Association (the "Members") entitled to cast, or of proxies entitled to cast, one-tenth(1/10th) of the votes of each class of membership shall constitute quorum ; and

WHEREAS, a quorum is rarely achieved at the annual meeting of the Members and therefore it is difficult for the Members to conduct the meeting and elect directors: and.

WHEREAS, pursuant to the authority granted to the Board of Directors of the Association (the "Board") the Board desires to amend the By-Laws so that the quorum requirement for the meeting of the Members, as it pertains to the election of directors, shall be those Members present, in person or by proxy, absentee ballot, electronic ballot or any other method of representative or delegate voting at such meeting; and

WHEREAS, Article VI, Section 3 of the By-Laws provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and that every act made by a majority of the Directors present at a meeting at which a quorum is present is regarded as the act of the Board; and

WHEREAS, the Board held a meeting on February 6, 2019, at which majority of Directors were present and duly passed the resolution described herein below.

NOW, THEREFORE, that the Association has and does hereby adopt the following Collection in consideration of the recitals set forth above , and for other good and valuable consideration , the receipt and sufficiency of which is hereby acknowledged, the undersigned, being at majority of the members of the Board, hereby consent to and do hereby amend the By-Laws effective February 6, 2019, as set forth herein below, to wit:

RESOLVED: That the following is added at the end of Article III, Section 4 of the By-Laws:

Notwithstanding anything contained herein to the contrary, the quorum requirement for a meeting of the members, as such meeting pertains to the election of directors, shall be those members present, in person or by proxy, absentee ballot, electronic ballot or any method of representative or delegate voting, at such meeting.

RP-2019-96953

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MIDDLEGATE VILLAGE COMMUNITY ASSOCIATION
FEBRUARY 6 2019

Board signature page

SIGNED this the 6th day of February, 2019.

Middlegate Village Community Association, Inc., a
Texas non-profit corporation

By: 

Printed Name: RONALD LESCHAK

CERTIFICATION

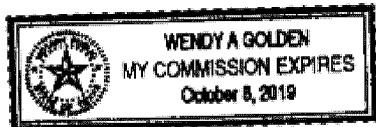
"I, the undersigned do hereby certify that I am the duly elected and acting President of Middlegate Village Community Association and the Second Amendment of the By-Laws were adopted at a regular meeting of the Board of Directors, said meeting being properly called and a quorum being present on the 6th day of February, 2019."

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 6th day of February, 2019.

Middlegate Village Community Association

By: [Signature], President

Printed Name: Ronald Leschak



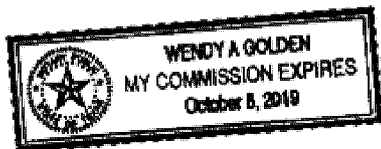
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, on this day personally appeared Ronald Leschak the President of Middlegate Village Community Association, known by me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 6th day of February, 2019.

Wendy A Golden
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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Pages 4
03/12/2019 08:20 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

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

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