

**AMENDMENT OF THE
BY-LAWS OF WESTLAKE OWNERS' ASSOCIATION, INC.**

WHEREAS, the Board of Directors ("Board") of the Westlake Village Owners' Association, Inc. ("Association") duly noticed and held a board meeting on the 5 day of JANUARY, 2022; and

WHEREAS, the Board noted the increasing problem of apathy within the membership of the Westlake Village community and the difficulty in acquiring the necessary votes to establish a quorum for the Annual Meeting of the members sufficient to allow the community's business, including the election of directors, to be conducted; and

WHEREAS, the Board also noted that a reduction in the quorum amount required to conduct the Annual Meeting(s) of the members would enhance the Association's ability to achieve quorum after the initial attempt to conduct and hold same; and

WHEREAS, the Board also noted that, pursuant to Texas Property Code section 209.00593, the law provides that "[n]otwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the property owners' association ... [t]he board of a property owners' association may amend the bylaws of the property owners' association to provide for elections to be held"; and

WHEREAS, the Board understands that section 209.00593 allows a property owners' association to modify its bylaws for the purpose of electing directors in the event that there is an expired term, even when no quorum is at the annual meeting of the members, and even when the association's dedicatory instruments provide for no amendment by the Board otherwise; and

WHEREAS, during the course of business, a vote of the Board was taken to amend the By-laws of Westlake Village Owner's Association, Inc. ("By-laws"), pursuant to Texas Property Code

section 209.00593, so that the above-referenced problem could be addressed by modifying the quorum requirement currently set forth therein, as follows:

1. Section 5 of Article II of the By-laws is hereby deleted in its entirety and replaced by the following provision:

“ARTICLE II, Section 5:

Quorum. The presence at the meeting of Members, whether in person or by proxy, comprising at least ten percent (10%) of the total votes entitled to be cast shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws.

Reduction in Quorum for Election or Vote by the Members. If the required quorum is not present at any meeting of the Members including the Annual Meeting or otherwise, then the meeting shall be adjourned and another meeting may be called and held immediately after such adjournment, or at a future date, without notice other than announcement at the meeting, to act on the same matter(s) duly-noticed for the original meeting, and the required quorum at any subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, except that such reduction in the quorum requirement shall not be applicable if the subsequent meeting is held more than ninety (90) days following the original meeting.

In any case, if a quorum shall not be present or represented at any meeting of the Members, the Members entitled to vote thereof, whether present in person or represented by proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented at any reconvened meeting of the Members. At any reconvened meeting of the Members, any business may be transacted which might have been transacted at the meeting as originally notified.”

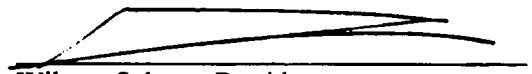
NOW THEREFORE, BE IT RESOLVED, that the Association, acting by and through its Board of Directors, hereby adopts this Amendment of the By-laws of Westlake Village Owners' Association, Inc. as shown herein; and

BE IT FURTHER RESOLVED, that a true and correct copy of this Amendment of the By-laws of Westlake Village Owners' Association, Inc. shall be filed in the real property records of

RP-2022-8962

BE IT FURTHER RESOLVED, that a true and correct copy of this Amendment of the By-laws of Westlake Village Owners' Association, Inc. shall be filed in the real property records of Harris County, Texas, pursuant to the requirements of Texas Property Code sections 202.001 and 202.006.

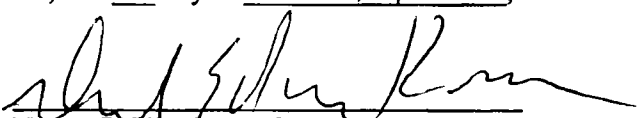
IN WITNESS WHEREOF, the undersigned has executed this Amendment on the 5 day of JANUARY, 2022

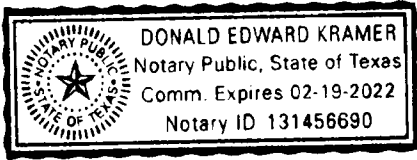

Wilson Salazar, President
Westlake Village Owners' Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Wilson Salazar, President of the Westlake Village Owners' Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of JANUARY, 2022.


Notary Public, State of Texas



RP-2022-8962


SECRETARY'S CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly-elected Vice President or acting Secretary of the Westlake Village Owners' Association, Inc. ("Association"), a Texas non-profit corporation;

That the foregoing constitutes the Amendment of the By-laws of Westlake Village Owners' Association, Inc., as duly approved by the affirmative vote or written consent of at least a majority of a quorum of the Board of Directors as required by the By-laws and State law. As custodian of the Association's records, I can attest that the signature page(s) and/or ballots evidencing the necessary affirmative vote by the Board of Directors approving said Amendment are retained by the Association in accordance with the prevailing policies governing document retention and all applicable State law.

IN WITNESS WHEREOF, I have subscribed my name on the 5th day of January, 2022.

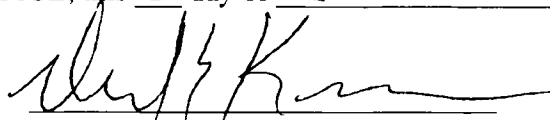


Meltonia Thomas, Vice President/ Secretary
Westlake Village Owners' Association, Inc.

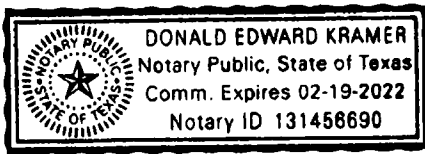
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Meltonia Thomas, Vice President/Secretary of the Westlake Village Owners' Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of JANUARY, 2022.



Notary Public for the State of Texas



AFTER RECORDING RETURN TO:
NORTH LAW, P.C.
1010 Lamar, Suite 1500
Houston, TX 77002

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Pages 5
01/05/2022 03:13 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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