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**AMENDMENT TO BYLAWS OF  
CRANBROOK PROPERTY OWNERS ASSOCIATION  
REGARDING QUORUM FOR MEMBER MEETINGS**

WHEREAS, the Bylaws of Cranbrook Property Owners Association Inc., (the "Association"), are recorded in the Real Property Records of Harris County, Texas, under Film Code No. 53-05-3270, et. seq. (the "Bylaws"); and

WHEREAS, the Bylaws applicable to the Association apply to the Subdivision commonly known as Cranbrook and more particularly described as, to wit:

- Lots 1 through 26, both inclusive, in Block 1;
- Lots 1 through 24, both inclusive, in Block 2;
- Lots 1 through 6, both inclusive, in Block 3;
- Lots 1 through 34, both inclusive, in Block 4;
- Lots 1 through 50, both inclusive, in Block 5;
- Lots 1 through 50, both inclusive; in Block 6;
- Lots 1 through 88, both inclusive, in Block 7;
- Lots 1 through 47, both inclusive, in Block 8;
- Lots 1 through 9, both inclusive, in Block 9;
- Lots 1 and 2 in Block 10;
- Lots 1, 2 and 3 in Block 11;
- Lots 1 through 5, both inclusive, in Block 12; and
- Non-Residential Reserve, containing 2.1967 acres;

FILED FOR RECORD  
8:00 AM

MAR 21 2012

*Stuart*  
County Clerk, Harris County, Texas

All in CRANBBOOK SECTION ONE, a Subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 306 at Page 50 of the Record of Maps of Harris County, Texas, along with any replats, supplements or amendments thereto;

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In addition, all of CRANBBOOK SECTION TWO, a Subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 325 at Page 19 of the Record of Maps of Harris County, Texas, along with any replats, supplements or amendments thereto;

WHEREAS, the Articles of Incorporation of the Association vest the management of the Association in the board of directors and do not reserve the right to amend by-laws to the members; and

REC-47-0427

WHEREAS, the By-laws were adopted by the initial board of directors of the Association and have never been amended by the members; and

WHEREAS, Chapter 22.102(c) of the Texas Business Organizations Code provides that the board of directors may amend bylaws; and

WHEREAS, Article IV, Section 4 of the current By-laws contains the quorum requirement for meetings of Members; and

WHEREAS, the Board, due to a historical inability to obtain a quorum of members, desires to reduce the number of Members required to be present to constitute a quorum at meetings of members; and

WHEREAS, this Amendment to the By-laws has been approved by a majority of the Board as certified by the President of the Cranbrook Property Owners Association, Inc. herein below;

NOW THEREFORE, pursuant to the above recitals, the By-laws are hereby amended by amending Article IV, Section 4 of the previously existing By-laws, as follows:

I. Article IV, Section 4 had previously read:

Section 4. Quorum. Except as otherwise required by law or otherwise provided in the Articles of Incorporation, the Declaration, or these by-Laws, (i) the presence at the meeting of Members entitled to cast, or of proxies entitled to cast, a majority of the votes of each class of membership with voting privileges shall constitute a quorum for any action, and (ii) if such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than the announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Article IV, Section 4, is hereby amended to read as follows:

Section 4. Quorum. The presence at a meeting of Members entitled to cast, or of proxies or absentee ballots entitled to cast, ten percent (10%) of the votes of the Members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the

Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, a majority of the Members present may adjourn and reconvene the meeting from time to time subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No subsequent meeting shall be held more than 60 days following the preceding meeting.

IN WITNESS HEREOF, this Amendment to the By-laws of the Cranbrook Property Owners Association, Inc. Regarding Quorum for Member Meetings has been enacted as recited above and is executed this the 13<sup>th</sup> day of March, 2012.

CRANBROOK PROPERTY OWNERS ASSOCIATION, INC.

By: W. Angelo McDaniel  
Print Name: W. Angelo McDaniel,

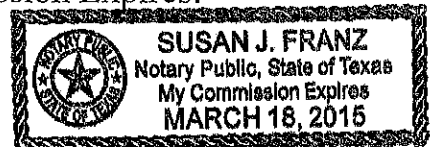
President  
STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared W. Angelo McDaniel, President of the Cranbrook Property Owners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that this instrument was executed for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13<sup>th</sup> day of March, 2012.

Susan J. Franz  
Notary Public, State of Texas  
My commission Expires:

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



MAR 21 2012



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

W. HART & Young PC.  
11200 RICHMOND AVE #450  
HOUSTON TX 77082

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