

**AMENDMENT TO THE BYLAWS OF  
ASHFORD COMMUNITY ASSOCIATION, INC., REGARDING QUORUM**

WHEREAS, the Ashford Community Association, Inc., (hereinafter the "Association") a Texas non-profit corporation is the governing entity for the following real property recorded in the Harris County Map Records as follows, along with any supplements, amendments, additions and annexations thereto:

- (a) Ashford South, Section 1, under Volume 139, Page 61;
- (b) Ashford South, Section 2, under Volume 155, Page 33;
- (c) Ashford South, Section 3, under Volume 159, Page 65;
- (d) Ashford Forest, Section 3, under Volume 136, Page 61;
- (e) Ashford Forest, Section 4, under Volume 142, Page 62;
- (f) Replat and Extension of Ashford Forest Section 4, under Volume 150, Page 47;
- (g) Ashford Forest, Section 5, under Volume 159, Page 94; and

WHEREAS Article VII, Section 1 of the Bylaws states that the power and authority to amend the Bylaws with respect to provisions in Article III of the Bylaws has been delegated to the Association's Board of Directors; and

WHEREAS the Association's Board of Directors, due to the potential difficulty in obtaining a quorum of members for meetings of members, desires to reduce the quorum to enable the membership to conduct business;

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:

**Article III, Section 4 of the Bylaws, "Quorum", which had previously read:**

The presence at the meeting of the owners and proxies entitled to cast one-tenth of the votes of all owners shall constitute a quorum for any actions, except as otherwise provided in the Articles of Incorporation, Restrictions or these By-Laws. If, however, a quorum shall not be present or represented by proxy at any meeting, the President or other officer of the Association presiding over the meeting shall announce the absence of a quorum and adjourn the meeting. A subsequent Annual or Special Meeting may be called as provided in this Article III.

**Is hereby amended to read as follows:**

RP-2018-531599

The presence at the meeting of the Members entitled to vote or represented by proxy of five percent (5%) or more votes of the Members shall constitute a quorum at a meeting of Members for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. But, if a quorum is not present or represented, a majority in interest of the Members present thereat shall have the 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, and for the purpose of electing Directors the quorum requirement at each reconvened meeting shall be 1/2 (one-half) of the quorum requirement at each preceding meeting, until a quorum shall be present or represented.

**CERTIFICATION**

“I, the undersigned, being a Director of the Ashford Community Association, Inc., hereby certify that the foregoing Bylaw Amendment was approved by at least a majority of the Association’s Board of Directors at an open meeting of the Board of Directors, properly noticed, at which a quorum of the board was present.”

By: *Michael Lauber*, President

Print Name: MICHAEL LAUBER

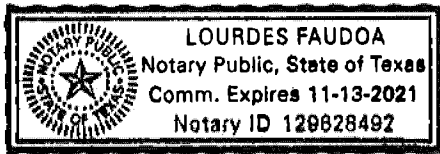
**ACKNOWLEDGEMENT**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day, personally appeared Michael Lauber, a Director of the Ashford Community Association, Inc., 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 14 day of NOVEMBER, 2018.

*Loures Faudoa*  
Notary Public, State of Texas



RP-2018-531599

RP-2018-531599  
# Pages 3  
11/27/2018 11:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$20.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-531599