



SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
GRAND LAKES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

The undersigned, being the authorized representative of Grand Lakes Community Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Grand Lakes Community Association, Inc." recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File Nos. 2019103499, 2019149655, 2020014803, 2020137352, 2021036062, 2021064757, 2021172516 and 2023122210 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Certificate of President of Grand Lakes Community Association, Inc. regarding Amendments to the Third Amended and Restated By-Laws Grand Lakes Community Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 12th day of March, 2024.

GRAND LAKES COMMUNITY
ASSOCIATION, INC.

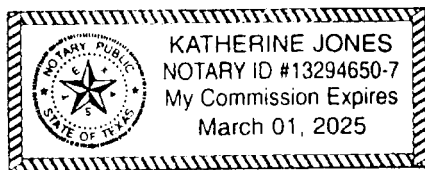
By: 

Jeff Libersat, authorized representative

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 12th day of March, 2024 personally appeared Jeff Libersat, authorized representative of Grand Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

CERTIFICATE OF PRESIDENT
of
GRAND LAKES COMMUNITY ASSOCIATION, INC.
regarding
AMENDMENTS
to the
THIRD AMENDED AND RESTATED BY-LAWS
GRAND LAKES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

I, RICHARD POWELL, President of Grand Lakes Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 26TH day of FEBRUARY, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, Article XIII of the By-Laws provides the By-Laws may be amended or altered by a majority of the members of the Board of Directors;

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code also grants the Board the authority to amend the Bylaws; and

WHEREAS, the Board determined it would be in the best interest of the Association to amend the By-Laws.

NOW THEREFORE, BE IT RESOLVED, the By-Laws are amended as follows:

1. Article IV, Section 2, of the By-Laws, entitled "Annual Member Meetings", is amended and restated as follows:

Section 2. Annual Member Meetings. The annual meeting of the Members of the Association will be held each year in December, January, February, or March on a date, time and location designated by the Board of Directors.

2. Article IV, Section 6, of the By-Laws, entitled "Voting", is amended and restated to read as follows:

Section 6. Voting. The voting rights of the Members will be as set forth in the Declaration; provided that, all Members will have the right to vote in the election of directors. Except as otherwise provided in these By-Laws and/or unless otherwise

determined by the Board, Members may vote in person or by proxy (if applicable) or, upon approval by the Board, by any other voting method allowed by statute or these By-Laws. The Board will, in its sole and absolute discretion, determine what voting method(s) will be used in the election of directors or other Association vote. Per Texas Property Code Section 209.00592 (or its successor statute), the Association is not required to provide an Owner with more than one voting method. Each Member is entitled to one vote for each Lot owned by the Member. There will be no fractional votes. The vote of one Owner of a Lot will constitute the vote cast for all Owners of the Lot. In no event will more than one vote be cast with regard to one Lot. Notwithstanding any other language in these By-Laws, the Board is authorized to determine that an election vote or other vote of the Members will be conducted solely by: (a) electronic voting; or (b) absentee ballots; or (c) a combination of both electronic voting and voting by absentee ballot. If a vote is conducted solely by electronic voting, the electronic voting by the Owners will be treated as voting by absentee ballot for the purposes of these By-Laws and the Texas Property Code.

3. Article IV, of the By-Laws, is amended to add Section 8, entitled "Proxies", as follows:

Section 8. Proxies. All proxies shall be in writing, executed by the Member and filed with the Association before the appointed time of each meeting. Only the proxy form approved by the Board will be used in the vote or election. Every proxy is revocable and automatically ceases upon (i) conveyance by the Member of the Member's interest in a Lot; (ii) receipt of notice by the Secretary of the death or judicially declared incompetence of a Member; (iii) receipt of written revocation; or, (iv) expiration of eleven (11) months from the day of the proxy. In the event a Member executes more than one (1) proxy, the proxy with the most current date is valid. Proxies not delivered prior to the start of any meeting are not valid and will not be counted.

4. Article V, Section 3.(a), of the By-Laws, is amended and restated to read as follows:

(a) At each annual meeting, the Members shall elect the number of directors whose terms are expiring in that year each for a term of three (3) years. A director takes office upon (i) the adjournment of the meeting at which the director is elected or appointed or (ii) the final balloting announcement after the meeting and, absent death, eligibility, resignation, or removal, will hold office until the director's successor is elected or appointed. Members may cast, in respect to each expiring position, as many votes as they are entitled to exercise under the provisions of the

Declaration and these Bylaws. The nominee(s) receiving the highest number of votes shall be elected.

5. Article V, Section 3.(b), of the By-Laws, is amended and restated to read as follows:

(b) Nominations from the floor at an election meeting of the Members are not required and will be allowed at the discretion of the Board. If the Board allows nominations from the floor at an election meeting of the Members, the meeting notice will state that nominations from the floor will be accepted.

6. Article V, Section 3, of the By-Laws, is amended to add subsection (d), as follows:

(d) Unless the election is conducted solely by absentee ballot or electronic voting (or a combination of both) as provided in these By-Laws, the election of the Board will be conducted at the annual meeting of the Association or in such other manner allowed by law and approved by the Board. At such election, each Member, or the Member's proxy holder (if applicable) may cast, with respect to each vacancy, as many votes as the Member is entitled to exercise under the provisions of these By-Laws and the Declaration. Unless otherwise determined by the Board, voting for directors will be by written and signed ballots. Only the ballot form approved by the Board will be used in the election of directors. In the event of an uncontested race (i.e., the number of candidates is equal to or less than the number of open Board positions), written and signed ballots will not be required, and the candidate(s) will be placed on the Board without the necessity of a vote. Cumulative voting is not permitted. The candidate(s) receiving the most votes will be elected to the open position(s). The winning candidate(s) will take office at later of the conclusion of the Member meeting at which the director was elected or when the election results are announced. Tie votes between two persons will be decided by coin toss. In the event of a tie vote between three or more persons, the vote will be decided by placing the names of the persons in a container and drawing a name(s). The name(s) drawn first will be declared the winner. The resolution of all tie votes will be overseen by the Association's Secretary or by such other person designated by the Board. The Board may designate the Association's managing agent to oversee the resolution of tie votes.

7. Article V, Section 3, of the By-Laws, is amended to add subsection (e), as follows:

(e) All Members have the right to run for a position on the Board subject to any disqualifying factors as provided by law or these By-Laws. Each year, prior to the date of the annual meeting of the Members or election for the Board and in the time prescribed by law, the Association will solicit candidates for the Board in accordance with Texas Property Code Section 209.00593 (or its successor statute). The notice will specify a date by which a Member must submit his/her name as a candidate for election to the Board. The deadline for a Member to submit his/her name as a candidate may not be earlier than the tenth (10th) day after the date the Association provides the solicitation notice. The notice may be mailed to each Member or provided by: (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the Members in a place located on the Association Common Properties or, with the Owner's consent, on private property located within the Association; or (b) on an Internet website maintained by the Association, and by sending notice by e-mail to each Member who has registered an e-mail address with the Association. The Association must be notified by the Member who desires to run for a position on the Board, not by another Member, to confirm the Member's desire to run for election and to serve on the Board. All Members who notify the Association by the stipulated deadline will be candidates whose names will appear on any ballot and/or directed proxy (if applicable) that is provided to the Members. A candidate may also submit a one letter size page, one side printed only document with resume and/or biographical information to the Association by the specified date. If provided by the candidate, the candidate's resume/biographical information may, at the discretion of the Board, be provided to the Members at any pre-election candidate forum and/or with the notice of annual meeting sent to all Members and/or be made available on the Association's website and/or at the election meeting. The Association may also promulgate a candidate information form to be completed by each candidate in a Board election. If candidate resumes/biographical information and/or the candidate information form are distributed to or made available to the Owners in any manner, the Association will provide all resume/biographical information and/or candidate information forms provided by all candidates that were submitted in accordance with this section unless, in the sole and absolute discretion of the Board, the submitted documentation includes offensive content.

8. Article V, Section 5, of the By-Laws, entitled "Action Taken Without a Meeting", is amended and restated to read as follows:

Section 5. Action Taken Without a Meeting. The Board may take action outside of a meeting, including voting by electronic or

telephonic means, without prior notice to Members, if each Board member is given a reasonable opportunity to express the Board member's opinion to all other Board members and to vote. The reasonable opportunity for a Board member to express an opinion and vote will be not less than twenty-four (24) hours or more than seventy-two (72) hours. The President will determine the time period for the Board members to express an opinion and vote in accordance with the time frame described above. If the Board President is unwilling or unable to determine such time period, a majority of the Directors then in office will determine the time period. The vote of a majority of the Directors under this provision will constitute the decision of the Board. Any action taken without notice to Members under this section must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special Board meeting. The Board may not, unless done in an open meeting for which prior notice was given to all Members in accordance with state law, consider or vote on:

- a. fines;
- b. damage assessments;
- c. initiation of foreclosure actions;
- d. initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- e. increases in Assessments;
- f. levying of special assessments;
- g. appeals from a denial of architectural control approval;
- h. a suspension of a right of a particular Owner before the Owner has an opportunity to attend a Board meeting to present the Owner's position, including any defense, on the issue;
- i. lending or borrowing money;
- j. the adoption or amendment of a dedicatory instrument;
- k. the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than ten percent (10%);
- l. the sale or purchase of real property;
- m. the filling of a vacancy on the Board;
- n. the construction of capital improvements other than the repair, replacement or enhancement of existing capital improvements; or
- o. the election of an officer.

9. Article V, of the By-Laws, is amended to add Section 7, entitled "Absentee Ballots", as follows:

Section 7. Absentee Ballots. Notwithstanding any other language in these By-Laws, a majority of the Board may, but is not required to, authorize the use and implementation of an absentee ballot in any election or other Association wide vote that it deems appropriate. Completed ballots will be returned to the Association in accordance with the instructions contained on the ballot. Per Texas Property Code Section 209.00592 (or its successor statute), an absentee ballot will be counted as a member present and voting for the purpose of establishing a quorum only for items appearing on the ballot. The Board may authorize voting in the election of Directors by absentee ballot in addition to any other voting method authorized by the Board for the election of Directors.

10. Article V, of the By-Laws, is amended to add Section 8, entitled "Executive Session", as follows:

Section 8. Executive Session. The Board may adjourn a regular or special Board meeting and reconvene in a closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association's attorney, matters involving the invasion of privacy of individual Members, and matters that are to remain confidential by request of the affected parties and agreement of the Board. Following an executive session, any decision made in executive session will be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual Members, violating any privilege, or disclosing any information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session. If the executive session is held at the end of a properly noticed Board meeting, the oral summary of the actions taken in the executive session may be presented at the next properly noticed Board meeting.

All other provisions of the By-Laws of the Association, as amended, remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 11 day of March 2024.

GRAND LAKES COMMUNITY ASSOCIATION, INC.

By: Richard Powell

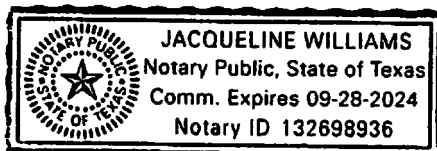
Printed: RICHARD POWELL

Its: President

STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me on 11 day of March, 2024 by Richard Powell, President of Grand Lakes Community Association, Inc. on behalf of said corporation.



Jacqueline Williams
Notary Public in and for the State of Texas