

ADDITIONAL DEDICATORY INSTRUMENT
for
LAKE OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Breanna Acevedo**, who, being first duly sworn, stated on oath the following:

“My name is Breanna Acevedo. I am competent and authorized to submit this affidavit on behalf of Lakes of Pine Forest Homeowners Association, Inc. The statements made herein are based upon my personal knowledge and are true and correct.

“I am the managing agent of Lakes of Pine Forest Homeowners Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents is a true and correct copy of original official documents on file with the Association:

(1) Amended and Restated Bylaws for Lakes of Pine Forest Homeowners Association, Inc.”

DATED this _____ day of _____, 2024.

LAKES OF PINE FOREST
HOMEOWNERS ASSOCIATION, INC.

By: _____
Breanna Acevedo, Managing Agent

SIGNED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2024.

Notary Public in and for the State of Texas

Return to:
Bedrock Association Management, LLC
12808 W. Airport Boulevard #253
Sugar Land, Texas 77478

LAKEs OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

RESOLUTION

WHEREAS, Lakes of Pine Forest Homeowners Association, Inc. (the “Association”) is the governing body for the Lakes of Pine Forest subdivision of Harris County, Texas (the “Subdivision”);

WHEREAS, the Subdivision is subject to the Master Declaration of Covenants, Conditions and Restrictions for Lakes of Pine Forest, filed of record at **File No. W818777/Film Code No. 570940561** in the Real Property Records of Harris County, Texas; the Supplemental Master Declaration of Covenants, Conditions and Restrictions for Lakes of Pine Forest Homeowners Association, Inc., filed of record at **File No. 20130625650/Film Code No. RP-089-89-0290** in the Real Property Records of Harris County, Texas; the Lakes of Pine Forest, Section One, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. W824271/Film Code No. 571-06-1418** in the Real Property Records of Harris County, Texas; the Lakes of Pine Forest, Section Two, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. W824272/Film Code No. 571-06-1424** in the Real Property Records of Harris County, Texas; the Lakes of Pine Forest, Section Three, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. Y751060/Film Code No. RP-011-19-0709** in the Real Property Records of Harris County, Texas; the Lakes of Pine Forest, Section Four, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. 20080203626/Film Code No. ER-007-02-0135** in the Real Property Records of Harris County, Texas; the Lakes of Pine Forest, Section Five, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. 20080203625/Film Code No. ER-007-02-0128** in the Real Property Records of Harris County, Texas; and the Lakes of Pine Forest, Section Six, Supplemental Declaration of Restrictions, Covenants and Conditions, filed of record at **File No. Z249816/Film Code No. RP-020-86-2137** in the Real Property Records of Harris County, Texas (collectively, and as now or in the future amended, the “Declaration”);

WHEREAS, the Association, acting through its Board of Directors, is subject to the Amended Bylaws of Lakes of Pine Forest Homeowners Association, Inc. (“Amended Bylaws”), filed of record at **File No. 20140082025/ Film Code No. ER-054-40-1122** in the Real Property Records of Harris County, Texas;

WHEREAS, a document titled Bylaws of Lakes of Pine Forest Homeowners Association, Inc. (“Superseded Bylaws”), was filed inadvertently subsequent to the Amended Bylaws at **File No. 20150385900/Film Code No. ER-073-28-2342** in the Real Property Records of Harris County, Texas;

WHEREAS, both the Amended Bylaws and Superseded Bylaws provide that they may be altered, amended, or repealed and replaced by a vote of majority of a quorum of the Board of Directors; and

WHEREAS, the Association, acting through its Board of Directors, desires to clarify that the Superseded Bylaws have been repealed and replaced by the Amended Bylaws and to further amend the Amended Bylaws as set forth herein;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, it is **HEREBY RESOLVED** that the Superseded Bylaws are null and void and have been replaced in their entirety by the Amended Bylaws;

IT IS FURTHER RESOLVED that the Amended Bylaws are further amended as follows:

Article 3, Section 3.9, of the Amended Bylaws is DELETED and REPLACED as follows:

ARTICLE 3
MEMBERS

Section 3.9. Quorum. Except as otherwise required by these Bylaws or Texas law, the presence in person, by proxy, or by absentee ballot of at least five percent (5%) of the Members shall constitute a quorum for any meeting at which an election of a Director shall be held even if other matters are to be decided at such meeting. For any other regular or special meeting of the Members, the presence in person, by proxy, or by absentee ballot of at least ten percent (10%) of the Members shall constitute a quorum. Except as otherwise provided by the Declaration, these Bylaws, or Texas law, any action taken by a majority of a quorum of the Members shall be sufficient to approve or defect a proposed act of the Members.

Article 3, Section 3.10, of the Amended Bylaws is DELETED.

Article 4, Section 4.2, of the Amended Bylaws is DELETED and REPLACED as follows:

ARTICLE 4
BOARD OF DIRECTORS

Section 4.2. Number and Qualifications. The affairs of the Association shall be governed by a Board of Directors (sometimes referred to as the "Board") composed of three (3) persons. No Director need be a Member of the Association. Upon recordation of these Amended and Restated Bylaws, the current members of the Board of Directors shall determine among themselves, and, should they be unable to agree, by random selection, the term of each current Board member such that one three-year term shall expire in 2024, one in 2025, and one in 2026.

Nothing herein is intended to amend, alter, or repeal the Restrictions, Amended Bylaws, or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that I am a Director of Lakes of Pine Forest Homeowners Association, Inc., and that the foregoing Amended and Restated Bylaws were properly adopted on the ____ day of _____, 2024, in accordance with the governing documents of Lakes of Pine Forest Homeowners Association, Inc., and Texas law, by a vote of a majority of a quorum of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Harris County, Texas.

Signature

Name, Title