



**AMENDMENT TO THE BYLAWS OF
VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
REGARDING NUMBER, TENURE AND QUALIFICATIONS OF TRUSTEES**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Lake Venice Property Owners Association, Inc. D/B/A Venetian Estates Property Owners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Venetian Estates, Sections I, II, III and IV, additions in Fort Bend County, Texas, according to the maps or plats thereof recorded in the Map Records of Fort Bend County, Texas, under Volume 389, Page 150, under File No. 115788 (replatted under Volume 402 Page 454), under Volume 6, Page 4, and under Volume 6, Page 13, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Association Bylaws are recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2011052375, along with any amendments and supplements thereto (the "Bylaws"); and

WHEREAS, the Bylaws, the Texas Business Organizations Code, and the Texas Property Code, require that the Association hold an annual meeting of the members and provide for the election of Directors, and

WHEREAS, there is a need for the Association to hold meetings of the members electronically, and to create procedures for elections to be held in advance of such meetings, to enable the election of Directors; and

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code authorizes the Board of Directors to amend the Bylaws, the members have never passed an amendment to the Bylaws which expressly prohibits the Board of Directors from amending any provision of the Bylaws, 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 bylaws to the members; and

WHEREAS, this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification hereto, the Association hereby amends its Bylaws, as follows:

Article V, Section 2, which had previously read:

SECTION 2. (NUMBER, TENURE AND QUALIFICATIONS) The number of Trustees shall not exceed twenty. No more than fifteen Trustees shall reside on Lake Venice, and no more than five trustees shall reside at other locations. At least five trustees shall be elected each year, each serving a three-year term. No more than three trustees may be elected to serve on the Board at the same time who own Lots on the same street within Venetian Estates. Each trustee shall hold office until the next annual meeting and until his successor shall have been elected. All trustees shall be selected from among the membership qualified to vote.

Is hereby amended to read as follows:

SECTION 2. (NUMBER, TENURE AND QUALIFICATIONS) The number of Trustees shall not exceed twenty (20), nor be less than thirteen (13). No more than 3/4ths of the Trustees shall reside on Lake Venice, and no more than 1/4th of the Trustees shall reside at other locations. Except as otherwise provided in this Section, each Trustee shall serve a three-year term, the terms shall be staggered so that not all of the Trustees are up for election in any year. No more than three Trustees may be elected to serve on the Board at the same time who own Lots on the same street within Venetian Estates. Each Trustee shall hold office until the next annual meeting and until his successor shall have been elected. All Trustees shall be selected from among the membership qualified to vote.

The number of Trustees may be increased or decreased by the vote of a majority of the Board, no more than once in a calendar year, as evidenced by a resolution of the Board. In the event of an increase, the additional Trustees shall be elected by the Members at the next Annual Meeting, or at a Special Meeting called for that purpose, as determined by the Board. In the event of a decrease, sitting Trustees may resign to reduce the number of Trustees to the decreased number, otherwise, the Board must wait until a sufficient number of current terms expire to reduce the number of Trustees to the decreased number.

The Board may also, by resolution, create initial terms of 1 or 2 years for newly elected Trustees in years following an increase or decrease in the number of Trustees, to provide for a more even number of Trustees to be elected each year. If such initial terms are created, the candidates receiving the least number of votes will fill the shortest terms. In the event of a tie or other circumstance that prohibits determining which elected candidate fills which terms, the candidates so affected shall draw straws to determine the terms, with the shorter straw(s) indicating the shorter term(s).

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

"I, the undersigned being a Trustee of Venetian Estates Property Owners Association, Inc., hereby certify that the foregoing Amendment to the Bylaws Regarding Number, Tenure, and Qualifications of Trustees, was approved by at least a majority of the Association's Board of Trustees at an open meeting of the Board, properly noticed to the members, at which a quorum of the Board was present."

By: _____

Date: 3/24/2021

Print Name: STEVE TRALIE

Title: PRESIDENT

STATE OF TEXAS

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COUNTY OF FORT BEND

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BEFORE ME, the undersigned notary public, on this day personally appeared STEVE TRALIE, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 24th day of March, 2021, to certify which witness my hand and official seal.

Lori L. Yeargin
Notary Public, State of Texas

E-Recorded By:

HOLT & YOUNG, P.C.
9821 Katy Freeway, Suite 350
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