

## HOOVER SLOVACEK LLP

A REGISTERED LIMITED LIABILITY PARTNERSHIP

MARK K. KNOP

BOARD CERTIFIED-COMMERCIAL REAL ESTATE LAW  
BOARD CERTIFIED-RESIDENTIAL REAL ESTATE LAW  
BOARD CERTIFIED-PROPERTY OWNERS ASSOCIATION LAW  
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REPLY TO:  
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October 5, 2020

### VIA EMAIL: (Kim@VanMor.com) ONLY

Ms. Kim Stewart  
VanMor Properties, Inc.  
8711 Highway 6 North, Suite 270  
Houston, Texas 77095

Re: Lakes of Bella Terra Community Association, Inc. (the "Association")

Dear Kim:

Attached is a copy of the recorded President's Certificate which places the Fourth Amendment to Bylaws of the Association (the "Amendment") of record in Fort Bend County, Texas. As you can see, the Amendment was recorded on October 2, 2020, in the Real Property Records of Fort Bend County, Texas, under Clerk's File Number 2020136300.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

**HOOVER SLOVACEK LLP**

*Mark K. Knop*

Mark K. Knop

Enclosures

2020136300  
ELECTRONICALLY RECORDED  
Official Public Records  
10/2/2020 2:14 PM



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 5 Fee: \$32.00

## PRESIDENT'S CERTIFICATE

I, Bassam Barazi, President of the Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation (the "Association"), the property owners' association governing the Lakes of Bella Terra subdivision located in Fort Bend County, Texas, hereby certify that the attached document is an original or true and correct copy of the Fourth Amendment to By-Laws of Lakes of Bella Terra Community Association, Inc.

**LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.,** a Texas non-profit corporation

By:

*Bassam Barazi*  
Bassam Barazi, President

THE STATE OF TEXAS  
COUNTY OF FORT BEND  
HARRIS

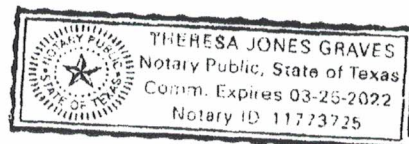
§  
§  
§

This instrument was acknowledged before me on the 24<sup>th</sup> day of September, 2020, by Bassam Barazi, President of Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

*Theresa Jones Graves*  
Notary Public

### AFTER RECORDING, RETURN TO:

Mark K. Knop  
Hoover Slovacek, LLP  
5051 Westheimer, Suite 1200  
Houston, Texas 77056



## FOURTH AMENDMENT TO BY-LAWS OF LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

**WHEREAS**, the LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "Association") is the governing entity for the Lakes of Bella Terra community pursuant to the Declaration of Covenants, Conditions and Restrictions of Lakes of Bella Terra recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File Number 2007008483 (as supplemented and amended, the "Declaration"); and

**WHEREAS**, Article VI, Section 6.7(a) of the By-Laws provides that the By-Laws may be amended at any meeting of the Board of Directors of the Association (the "Board") at which a quorum is present, by the affirmative vote of a majority of the director's present at such meeting; and

**WHEREAS**, a majority of the members of the Board desire to amend the By-Laws as described hereinbelow; and

**WHEREAS**, the Board held a meeting on September 24, 2020 (the "Adoption Meeting"), at which a majority of the members of the Board were present and duly passed the resolutions described hereinbelow.

**NOW, THEREFORE**, in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, being a majority of the members of the Board present at the Adoption Meeting, hereby consent to and do hereby amend the By-Laws effective as of the date that this instrument is recorded in the Official Public Records of Fort Bend County, Texas, as set forth hereinbelow, to-wit:

**RESOLVED: That Article II, Section 2.2 is amended to read as follows:**

2.2 Place of Meetings. Except for a meeting held by Electronic Means (herein defined), meeting of the Members shall be held at the time and place in Fort Bend County, Texas, or in a county adjacent to Fort Bend County, Texas, as stated in the notice of the meeting or in a waiver of notice. The Board may, in its sole discretion, designate holding any such meeting(s) by conference telephone or similar communications equipment, or other suitable electronic communications system, including videoconferencing technology or the internet, or any combination thereof ("Electronic Means") provided that: (i) each Member may hear and be heard by every other Member; (ii) Members are allowed to listen using any electronic or telephonic communication method used or expected to be used by Members to participate; and (iii) notice of the meeting of the Members includes instructions for Members to access any communication method used or expected to be used by Members to participate. Attendance at any meeting by Electronic Means constitutes presence at the meeting for all purposes.



**RESOLVED FURTHER: That Article II, Section 2.3 is amended to read as follows:**

2.3 Annual Meetings. The place of an annual meeting of the Members shall be held as set forth in Article II, Section 2.2 hereof, at 7:00 p.m. on a date designated by the Board of Directors any day in October. The purpose of the annual meetings shall be to elect directors and for the transaction of such other business as may come before the meeting.

**RESOLVED FURTHER: That Article II, Section 2.7(c) is amended to read as follows:**

(c) All Members of the Association may attend meetings of the Association in the manner prescribed by the Board of Directors, in its sole discretion, and Members may exercise their vote at such meeting in any of the following methods, as authorized by the Board of Directors, in its sole discretion: in person, by proxy, absentee ballot, electronic ballot or any other method of representative or delegated voting authorized by the Board of Directors, in its sole discretion. The Board of Directors is not required to afford Members with more than one (1) voting method. As used in these By-Laws, the word "proxy" shall mean a paper proxy, and at the sole discretion of the Board of Directors, an electronic ballot, absentee ballot, or any other method of representative or delegated voting authorized by the Board of Directors, in its sole discretion. Unless and until the Board of Directors has adopted a resolution, in its sole discretion, to not allow electronic ballots, use of electronic ballots by Members to vote shall be used. Fractional votes and split votes will not be permitted. The decision of the Board of Directors as to the number of votes which any Member is entitled to cast, based upon the number of Lots owned by him or her, shall be final.

**RESOLVED FURTHER: That Article II, Section 2.7(d) is amended to read as follows:**

(d) At any meeting of the Members, every Member has the right to vote by at least one (1) of the methods set forth in Article II, Section 2.7(c) of these By-Laws; such method(s) of voting to be determined by the Board of Directors, in its sole discretion. If voting by paper proxy, the paper proxy must be executed by the Member or by his or her duly authorized attorney-in-fact and if voting by electronic ballot, absentee ballot, or any other method of representative or delegated voting authorized by the Board of Directors, in its sole discretion, such voting method must be transmitted by the Member or by his or her duly authorized attorney-in-fact. No proxy which is a paper proxy shall be valid after sixty (60) days from the date of its execution. Each proxy shall be revocable unless expressly provided therein to be irrevocable or unless otherwise made irrevocable by law. All proxies (paper proxies and electronic ballots), absentee ballots, or other method of representative or delegated voting authorized by the Board, in its sole discretion, shall be filed with the Secretary of the Association or the Secretary's agent, at least twenty-four (24) hours before the meeting. Notwithstanding the foregoing, in the event the meeting is held by Electronic Means, the proxies (paper proxies and electronic ballots), absentee ballots, or other method of representative or delegated voting authorized by the Board, in its sole discretion, must be filed on or before 8:00 p.m. on the date of the meeting. Voting for Directors shall be in accordance with Section 3.7 of these By-Laws. As determined by the Board of Directors, in its sole discretion, any vote may be taken by voice or by show of hands unless someone entitled to vote objects, in which case written ballots shall be used.

**RESOLVED FURTHER:** That Article III, Section 3.3 of the By-Laws is amended to read as follows:

3.3 Number; Qualification; Election; Term. Notwithstanding the terms and provisions contained in Article III, Section 3.4 hereof, as of October 27, 2020, the number of Directors shall be five (5) persons and their names and the time and date their term of office as a Director will expire are as follows:

<u>Name:</u>	<u>Director Term of Office Expiration Time/Date:</u>
Bassam Barazi	11:59 p.m. on December 31, 2020
Abdul Barazi	11:59 p.m. on December 31, 2020
Lisa Clark	11:59 p.m. on December 31, 2020
Bill Frank	Conclusion of October 27, 2020, annual meeting of the Members
Michael Spradley	Conclusion of October 27, 2020, annual meeting of the Members

At the annual meeting of the Members held on October 27, 2020, Class A Members shall elect five (5) Directors who must be Members. At the annual meeting of the Members held on October 27, 2020: (i) the Director candidates receiving the first and second most votes being elected for terms which will begin at the conclusion of the October 27, 2020, annual meeting of the Members and which will expire at the conclusion of annual meeting of the Members held in the year 2023; (ii) the Director candidates receiving the third and fourth most votes shall be elected for terms which will begin at 12:01 a.m. on January 1, 2021, and which will expire at the conclusion of the annual meeting of the Members held in the year 2022; and (iii) the Director candidate receiving the fifth most votes shall be elected for a term which will begin at 12:01 a.m. on January 1, 2021, and which will expire at the conclusion of the annual meeting of the Members held in the year 2021. Thereafter, the Directors, who all shall be Members, shall be elected by the Class A Members at the annual meeting of the Members for terms of three (3) years as the term of the previously elected Director(s) expires. Directors shall serve and hold office as a Director until his or her successor is elected, appointed, or designated and qualified. Write-in Director candidates will not be accepted. Further, nomination of Director candidates may not be made from the floor or otherwise at any meeting of the Members.

**LAKES OF BELLA TERRA COMMUNITY  
ASSOCIATION, INC.,** a Texas non-profit  
corporation

By: \_\_\_\_\_

Bassam Barazi, Director

By: \_\_\_\_\_

Lisa Clark, Director

By:   
Abdul Barazi, Director

By:   
Bill Frank, Director

By: \_\_\_\_\_  
Michael Spradley, Director