

RESOLUTION REGARDING AMENDMENT TO BYLAWS

OF

BRAEBURN GLEN CIVIC CLUB

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

WHEREAS, the Braeburn Glen Civic Club (the Civic Club) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Civic Club's Bylaws, the respective Declaration of Covenants, Conditions, & Restrictions encumbering all properties governed by Braeburn Glen Civic Club (collectively referred to as "the Declaration," as well as complying with applicable State and Federal laws; and

WHEREAS, The Board of Directors of Braeburn Glen Civic Club is empowered to amend the bylaws of the Civic Club pursuant to §22.102 of the Texas Business Organizations Code;

WHEREAS, the Board of Directors has considered and discussed certain modifications to one or more provisions of the Civic Club's Bylaws and determined that the following Bylaws would be interest of the Braeburn Glen community, and all persons owing property and/or residing therein.

NOW, THEREFORE, the Board of Directors of Braeburn Glen Civic Club, adopts the following bylaws to the Braeburn Glen Civic Club, Inc. Revised Constitution and Bylaws, and the 2012 Amendments that became effective on the 14th day of August 2012.

The following bylaws shall become effective on the 11th day of August 2022

NOW, THEREFORE, BE IT RESOLVED that the following bylaws are hereby adopted on behalf of the Civic Club.

ARTICLE:NAME

The name of this nonprofit corporation shall be the Braeburn Glen Civic Club.

ARTICLE II: PURPOSE

Section 1: Administration – The Civic Club shall have full power, authority, and standing to enforce all provisions of the Deed Restrictions and Bylaws of the Civic Club. The Civic Club shall act through the Board of Directors which shall manage the affairs of the Civic Club as further

specified in the Bylaws of the Civic club: however, every owner shall have nonexclusive right and easement of enjoyment in and to any recreation facilities owned or leased by the Civic Club subject to the following provisions:

(a) The right of the Civic Club to charge reasonable admission and other fees for the use of any recreation facility.

(b) The right of the Civic Club to permit non owners to use the recreational facilities under the terms approved by the Board of Directors.

~~(c) The right of the Civic Club to suspend the voting rights, and right to use of the recreational facilities by an owner or the owners delegate for any period during which any assessment owned by the owner to the Civic Club remain unpaid and for a period not to exceed sixty (60) days for any of it's published rules, and regulations relating to the recreational facilities.~~

2012 Amendment

(c) The right of the Civic club to suspend the right to use of the Civic Club's facilities of an Owner or the Owner's delegate during any period in which such Owner shall be delinquent in the payment of any assessment levied by the Civic Club in excess of thirty (30) days. Such rights may also be suspended after notice and hearing, for a period net to exceed sixty (60) days for infraction of published rules and regulations.

Section 2: Maintain security and any other things deemed necessary by the Board of Directors for the safety and appearance of the Braeburn Glen subdivision.

Section 3: To promote a better understanding and fellowship among Braeburn Glen residents; to serve for the betterment of our community.

Section 4: To promote the public and civic interest both in Braeburn Glen, and in the City of Houston, Texas by participating in programs conducive to protection and improvement of residential areas.

Section 5: To manage the Braeburn Glen Civic Center Recreation Parks and any other real estate the corporation may purchase in the Braeburn Glen Subdivision.

ARTICLE III: GOVERNMENT

The rules contained in the Robert's Rules of Order (Latest Revision) shall govern the Corporation in all cases to which they are not inconsistent to the Constitution and Bylaws of this Corporation.

ARTICLE IV: MEMBERSHIP VOTING RIGHTS

Section 1: Membership – Every person or entity who is a record owner of a fee or undivided fee interest in any lot located in Braeburn Glen, Section one (1) or two (2), shall be a member of the Braeburn Glen Civic Club Inc. a Texas nonprofit corporation (the “Civic Club”). The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot and shall automatically pass with the title to the Lot. Ownership of such lot shall be the sole qualification of membership in the Civic Club and only owners of lots in either Braeburn Glen, Section one (1) or Braeburn Glen Section two (2) may be members.

~~**Section 2: Voting Rights**— Each lot owned by a member or members shall be allowed one (1) vote, which vote may be cast by the owner(s) of that lot as they amongst themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot. When the owner of any lot consists of more than one (1) person or entity they shall designate one of their number to amend these covenants or vote at a meeting of the Braeburn Glen Civic Club and the act of the member so designated may be relied upon as the vote of all owners of the lot. They shall have voting power in all regular or special meetings, provided the maintenance assessment has been paid. Proxies will be recognized.~~

2012 Amendment Section 2:

Voting Rights. Each lot owned by a member or members shall be allowed (1) vote, which vote may be cast by the owner(s) of that lot as they amongst themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot. When the owner of any lot consists of more than one (1) person or entity they shall designate one of their number to amend these covenants or vote at a meeting of the Braeburn Glen Civic Club and the act of the member so designated may be relied upon as the vote of all owners of the lot. They shall have voting power in all regular special meetings. Members may vote in person, by proxy or by absentee ballot. All votes shall be in writing and signed by the Member or by his duly authorized Proxy. All proxies shall be in writing and filed with the Secretary.

ARTICLE V: MAINTENANCE ASSESSMENTS

Section 1: Covenants for Maintenance Assessments –

- (a) **Creation and Purpose of Fees.** The owner of a lot in the Subdivision that is subject to the Restrictions is hereby subjected to and obligated to pay an annual maintenance assessment which shall be the personal obligation of the owner of the lot at the time when the assessment falls due. The maintenance assessments will be paid by the owner or owners on or before January 1 of each year with the first assessment commencing January 1 of each year with the first assessment commencing January 1, 1992. The rate

at which each owner will be assessed will be determined annually and may be adjusted from year to year by the Civic Club as hereinafter provided.

Section 2: Maximum Annual Maintenance Assessment – The maximum annual assessment for 1992 shall be \$50.00 per Member per year.

- (a) From and after 1992, the maximum annual assessment may be increased by the Board of Directors of the Civic Club each year not more than three percent (3%) above the maximum assessment for the previous year without a vote of the membership.
- (b) (The maximum annual assessment may only be increased three percent (3%) above the maximum assessment for the previous year by a vote of a majority of the Members who are voting in person or by proxy, at a meeting duly called for this purpose.

Section 3: Enforcement of Annual Maintenance Assessments – The annual maintenance assessment charged against each owner shall be due, and payable in advance, on the first (1st) day of each January. Any Annual maintenance assessment which is not paid and received by the Civic Club by the thirty-first (31st) day of each January shall be deemed to be delinquent, and, without notice, shall bear interest at the rate of ten percent (10%) per annum from the date originally due until paid. The collection of such maintenance assessment and of the sums due here under may be enforced by a suit for a money judgment, and in the event of such suit the expense incurred in collecting such delinquent amounts, including interest cost, and attorney's fees shall be chargeable to and be the personal obligation of the defaulting owner.

Section 4: Fiscal Year – The fiscal year shall be from January 1st to December 31st.

Section 5: Political Activities – Political activities in this club shall be strictly nonpartisan.

ARTICE VI: OFFICERS

~~Section 1: The Officers of this Corporation shall be President, First Vice President, Second Vice President, Third Vice President, Secretary, and Treasurer. These officers shall perform the duties prescribed by these bylaws, and by the parliamentary authority adopted by the Braeburn Glen Civic Club.~~

2022 Amendment Section 1

Section 1: The Officers of this Corporation shall be President, First Vice President, Secretary, and Treasurer. These officers shall perform the duties prescribed by these bylaws, and by the parliamentary authority adopted by the Braeburn Glen Civic Club.

~~Section 2: The President shall preside at all meetings of the Club and of it's Board of Directors, shall be an ex-officio member of all committees, shall be responsible for properties of the Club and shall perform such other duties as pertain to the office.~~

2022 Amendment Section 2:

Section 2: The President shall preside at all meetings of the Club and of its Board of Directors, shall set the agenda, shall be an ex-officio member of all committees, shall be responsible for properties of the Club and shall perform such other duties as pertain to the office. The president may be parliamentarian, responsible for social media, technology, grants, communications, meetings, or anything no one else will do.

~~Section 3: The First Vice President, Second Vice President, and Third Vice President shall be responsible for supervision of all standing or special committees as designated by the President, and approved by the Board of Directors.~~

2022 Amendment

Section 3: Either the President or the First Vice President shall be responsible for supervision of all standing or special committees as designated by the President.

~~Section 4: In the absence of the President any Vice President designated by the President may act in his stead, undertaking such duties as assigned by the President.~~

2022 Amendment

Section 4: In the absence of the President the Vice President or any other officer may act in his stead, undertaking such duties as assigned to the President.

~~Section 5: The Secretary shall be keep accurate records of all business transacted at all regular, special, and Board of Directors meetings. The Secretary shall be Custodian of all records, shall conduct all correspondence related to the Corporation under the direction of the President and shall read all communications of general interest.~~

Amendment 2022 Section 5:

Section 5: The Secretary or any officer or director will keep accurate records of all business transacted at all regular, special, and Board of Directors meetings. The Secretary or any officer or director may be Custodian of all records, shall conduct all correspondence related to the Corporation under the direction of the President and shall read all communications of general interest. All board meetings shall be recorded either by audio or video and such recording must be maintained for a period no less than five (5) years.

~~Section 6: The Treasurer shall be the Custodian of all the assets of the Club and shall collect, and disburse the funds thereof as hereinafter directed. The Treasurer shall maintain up to date records of dues paying members and keep the Board of Directors advised regarding the status of membership.~~

2022 Amendment

Section 6: The Treasurer or President shall be the Custodian of all the assets of the Club and shall collect, and disburse the funds thereof as hereinafter directed. The Treasurer or President shall maintain up-to-date records of dues paying members and keep the Board of Directors advised regarding the status of membership.

~~Section 7: The immediate past President shall serve as Parliamentarian, and rule on all points of order. If the immediate Past President is not available, the President shall appoint a Parliamentarian.~~

2022 Amendment

Section 7: The immediate past President if a member of the present board shall serve as Parliamentarian, and rule on all points of order. If the immediate Past President is not on the board, the President may appoint a Parliamentarian.

~~Section 8: The term of office for President, First Vice President, Second Vice President, Third Vice President, Secretary and Treasurer shall be for a period of one year, and each shall be eligible for election to a second term. At least two years must lapse following the second term of office before the officer again shall be eligible, without a waiting period to serve as a Director or as another Officer.~~

2022 Amendment

Section 8: The term of office for President, First Vice President, Secretary and Treasurer shall be for a period of two years, and each shall be eligible for reelection. The President, Treasurer and the First Vice President and Secretary shall run in odd years.

ARTICLE VII: BOARD OF DIRECTORS

Section 1: The Board of Directors shall be composed of the President, First Vice President, Secretary, Treasurer and (6) six elected Directors.

~~Section 2: Two (2) Directors shall be elected by the membership annually.~~

~~Section 3: The term of office for elected Directors shall be three years with terms staggered so that one third shall be elected each year. Directors shall be eligible for such election only two (3) year terms.~~

2012 Amendment Section 3:

~~The term of office for elected Directors shall be three years with terms staggered so that one third shall be elected each year.~~

2022 Amendment

Section 2 & 3: All Directors and officers shall be elected for two years on odd years.

~~Section 4: Vacancies in elective offices shall be filled by appointment by the President and be subject to the approval of the Board of Directors.~~

2012 Amendment Section 4:

Any vacancy resulting from death, resignation or disability may be filled by an officer willing and accepting the position. The person taking such position shall serve for the remainder of the unexpired term of said appointed Director's predecessor. If a Board is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board member has been convicted of a felony or a crime involving moral turpitude, the board member is immediately ineligible to serve on the Board, and automatically considered removed from the Board, and prohibited from future service on the Board.

~~Section 5: Five (5) members of the Board of Directors shall constitute a quorum for the transaction of business at a Board Meeting. No member of the Board shall vote by Proxy.~~

2022 Amendment

Section 5: No action Shall be taken without a quorum of five (5) Board of Directors. The Board of Directors may be present in person, or via any electronic device that allows them to be recorded.

Section 6: The Board of Directors shall at any Board meeting declare a vacancy to exist where the Officer or Director shall be in the opinion of the Board fail to perform the duties as a Director or Officer. Such action shall be reported to the next regular Membership Meeting.

Section 7: Board of Directors shall have general supervision of the affairs of the Corporation and shall make recommendations to the membership. The Board shall be subject to the order of the membership and none of its acts shall conflict with action taken by the general membership.

2022 Amendment Section 7:

Section 7 (a): Two board of directors have the right to add an item to an agenda, provided that if it is done that it meets the requirement of posting required by the State of Texas.

Section 7 (b) If Ten (10) or more members of the subdivision petition for an item to be added to the agenda the Board of Directors shall add such item to the board agenda at the next meeting of the Board of Directors.

~~Section 8: The Board shall approve all policies, statements or letters however made, to or by the members of the Club or to the public regardless of nature, prior to assurance shall not be responsible for any action not approved.~~

~~Section 9: The Board of Directors may authorize the President or a Vice President to sign contracts or other instruments on behalf of the corporation (Civic Club).~~

2022 Amendment

Section 8: The Board of Directors may authorize the President or any officer to sign contracts or other instruments on behalf of the corporation (Civic Club).

ARTICLE VIII: MEETINGS

~~Section 1: Regular membership meetings of the Corporation shall be held on the first Tuesday of January, March, May, September, and November.~~

2022 Amendment Section 1:

Section 1: There shall be at least three Regular membership meeting of the Corporation per year. In odd years there shall be an additional membership meeting for election of officers and board members

Section 2: Special meetings of the membership may be held at the call of the Board of Directors at such time, and place as may be advisable. The President may likewise call special membership meetings. Notice of time, place, and purpose of any special meeting of the general membership shall be given. Business transacted at special meetings shall be confined to that for which the meeting is called.

Section 2 (a): If Fifteen (15) or more members of the subdivision petition the board for a special meeting the Board shall schedule a meeting of the membership.

~~Section 3: Regular meetings of the Board shall be held the (3rd) third Tuesday of each month unless otherwise notified.~~

2022 Amendment Section 3:

Section 3: The Board shall meet as required but not less than once every three months.

Section 4: Special meetings of the Board of Directors shall be held at the call of the President. Notice of Special Board meetings and be given to each member of the Board.

Section 5: All Board meetings are open to any member of the Corporation.

Section 6: A quorum shall consist of (5) five members of the Board where the Directors are to act.

~~Section 7: At any regular or properly announced special membership meeting, the eligible members present shall constitute a Quorum for the transaction of business.~~

2022

Section 7: At any regular or properly announced special membership meeting, the eligible members present shall constitute a Quorum for the transaction of business. But no vote business may transpire if the entire membership is not provided an opportunity to vote as required by Article IX Section one (1).

~~Section 8: The Annual Meeting shall be held the 1st Tuesday in March, unless it is a legal holiday.~~

~~2012 Amendment~~

~~Section 9: Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to brought up for deliberation in executive session.~~

~~(a) Notice of Annual or Special Meetings: The notice shall be mailed to each property owner not later than the tenth (10th) day or earlier than the sixtieth (60th) day before the date of the meeting.~~

~~In addition to the aforementioned mailing requirements, notice of any Annual or Special meeting of the members may also be posted in a conspicuous manner reasonable designed to provide notice to members, in a place located on the Civic Club's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; on any Internet website maintained by the Civic Club or other Internet media; or by sending the notice via email to each Owner who has registered an email address with the Civic Club. It is an Owner's responsibility to keep an updated email address registered with the Civic Club.~~

~~(b) Notice of Regular or Special Board Meetings: The notice shall be mailed to each property owner not later than the tenth (10th) day or earlier than the sixtieth (60th) day before the date of the meeting.~~

~~Or notice must be provided at least 72 hours before the start of the meeting by posting the notice in a conspicuous manner reasonable designed to provide notice to members, in a place located on the Civic Club's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; on any Internet website maintained by the Civic Club or other Internet media; or by sending the notice via email to each Owner who has registered an email address with the Civic Club. It is an Owner's responsibility to keep an updated email address registered with the Civic Club.~~

~~If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member(s) at his or her address as it appears on the records of the Civic Club, with postage thereon paid.~~

Amendment 2022

Section 8: No annual meeting is required as there is more than one general meeting required.

Section 9: NOTICE OF ELECTION OR ASSOCIATION VOTE. (a) For an election or vote taken at a meeting of the owners, not later than the 10th day or earlier than the 60th day before the date of the election or vote, a property owners' association shall give written notice of the election or vote to:

(1) each owner of property in the property owners' association, for purposes of an association-wide election or vote; or

(2) each owner of property in the property owners' association entitled under the dedicatory instruments to vote in a particular representative election, for purposes of a vote that involves election of representatives of the association who are vested under the dedicatory instruments of the property owners' association with the authority to elect or appoint board members of the property owners' association.

a-1) For an election or vote of owners not taken at a meeting, the property owners' association shall give notice of the election or vote to all owners entitled to vote on any matter under consideration. The notice shall be given not later than the 20th day before the latest date on which a ballot may be submitted to be counted.

ARTICLE IX: ELECTIONS

~~**Section 1:** The president shall appoint a nominating committee composed of (3) members not later than the last regular meeting in September of each year. The nominating committee shall receive recommendations for the offices of President, First Vice President, Second Vice President, Third Vice President, Secretary, Treasurer and (2) two directors prior to the November meeting. Nominations for any or all offices may be made from the floor by any eligible member of the Braeburn Glen Civic Club at the time of election. The nominating committee shall report a recommended slate of Officers, and Directors.~~

~~**Section 2:** No member of the nominating committee shall be eligible for office by action of the nominating committee.~~

~~2012 Amendment Section 2:~~

~~No member of the Board of Directors for whom their term is expiring shall be eligible as a member of the Nominating Committee.~~

~~2022 Amendment Section 1:~~

~~Section 1:~~

NOTICE OF ELECTION OR ASSOCIATION VOTE. (a) For an election or vote taken at a meeting of the owners, not later than the 10th day or earlier than the 60th day before the date of the election or vote, a property owners' association shall give written notice of the election or vote to:

(1) each owner of property in the property owners' association, for purposes of an association-wide election or vote; or

(2) each owner of property in the property owners' association entitled under the dedicatory instruments to vote in a particular representative election, for purposes of a vote that involves election of representatives of the association who are vested under the dedicatory instruments of the property owners' association with the authority to elect or appoint board members of the property owners' association.

(a-1) For an election or vote of owners not taken at a meeting, the property owners' association shall give notice of the election or vote to all owners entitled to vote on any matter under consideration. The notice shall be given not later than the 20th day before the latest date on which a ballot may be submitted to be counted.

Section 2:

All property owners are eligible to run for office either as an officer or director.

A person may not serve on the board of a property owners' association if the person cohabits at the same primary residence with another board member of the association.

~~**Section 3:** At the annual election there shall be elected a President, First Vice President, Second Vice President, Third Vice President, Secretary, Treasurer, and (2) two Directors. These duly elected Officers, and Directors shall assume their duties at the regular January membership meeting.~~

2022 Amendment Section 3:

Section 3: All newly elected officers or board members shall assume their duties at the regular January board meeting.

~~**Section 4:** Proxies will be recognized. Limited to (1) written and signed proxy per household.~~

2012 Amendment Section 4:

Members may vote in person, by proxy or by absentee ballot. All votes shall be in writing and signed by the Member or by his duly authorized Proxy. All proxies shall be in writing and filed with the Secretary. Limit of one (1) written and signed proxy per household.

ARTICLE X: AMENDMENTS

~~Section 1: These articles may be amended by resolution in writing, presented at any regular meeting, and approved by a simple majority vote or by simple majority vote of any special meeting called for this purpose.~~

~~Section 2: Notice of meetings at which such amendments are to be considered must be given at least (5) days' notice prior to the time of the meeting together with the substance for the proposal.~~

2012 Amendment Section 2:

~~Notice of meetings at which such amendments are to be considered must be given at least ten (10) days notice prior to the time of the meeting together with the substance of the proposal, in accordance with Article VIII, Section 9 of these By Laws.~~

2022 Amendments

Section 1: These articles may be amended by resolution in writing, and shall be presented at any regular meeting, and approved by a simple majority vote or by simple majority vote of any special meeting called for this purpose.

Section 2: Notice of meetings at which such amendments are to be considered must be given at least thirty (30) days notice prior to the time of the meeting together with the substance of the proposal, in accordance with Article IX, Section 1 of these By Laws.

ARTICLE XI: EXPENDITURES

~~Section 1: An annual budget is to be prepared and presented to the membership for approval at the March meeting. The Board of Directors shall have the authority to disburse the as directed by the approved budget. Such expenditures shall, however, be reported to the Board of Directors at its meeting following the disbursement and the next regular meeting.~~

Section 1: An annual budget shall be prepared in January and must be published on the website or distributed to the membership via a newsletter to all houses in the subdivision or by mailing to all known addresses of the homeowners no later than the following month. The Board of Directors shall have the authority to disburse the as directed by the approved budget. Such expenditures shall, however, be reported to the Board of Directors at its meeting following the disbursement and the next regular meeting.

~~Section 2: All checks drawn against the Club funds shall be signed by two of the following Officers: Treasurer President, First Vice President and secretary. Since the Treasurer is the Custodian of all assets, his signature whenever practical should one of the two required.~~

Section 2: All checks or debits against the Civic Club shall be signed by either the President or the Treasurer.

Section 3: The Club shall provide suitable Fidelity Bonds to cover the Officers authorized to sign checks.

~~Section 4: Prior to the November meeting, the President shall appoint one or more members who are not Directors or Officers to make and audit of the financial records of the Club, and report to the membership in January.~~

Section 4: Prior to the November meeting, the President shall appoint one or more members who are not Directors or Officers to make and audit of the financial records of the Club, and report to the membership in January. Such appointees must be volunteers, if no person volunteers than the President may appoint one or more members who are not Directors or Officers to make and audit of the financial records of the Club, and report to the membership in January.

In lieu of such financial audit if the Bank Records of the Association's account has been published monthly no such audit should be required unless requested by ten (10) percent of the membership.

ARTICLE XII: COMMITTEES

~~All committees shall be appointed by the President, subject to the approval by the Board of Directors, and discharged by a majority vote of the Board of Directors.~~

2022 Amendment

All committees shall be appointed by the President, subject to the approval by the Board of Directors, and discharged by a majority vote of the Board of Directors or the membership. A committee is not required to consist solely of board members.

~~STANDING COMMITTEES:~~

~~Appearance Committee, Deed Restriction Committee, Grounds Committee, Membership Committee, Finance Committee, Nominating Committee, Recreational and Pool Committee and Security Committee.~~

ARTICLE XIII: REFERENDA - RECALL OF OFFICERS OR DIRECTORS

~~Upon request of five percent of the membership in good standing the Board of Directors shall, or upon its own initiative, submit any question to the members for a mail referendum. The ballots for such voted shall be accompanied by briefs stating both sides of the question. When so stated in the request, action taken therein by the membership shall be final.~~

2012 Amendment

No changes were made.

2022 Amendment

Upon request of twenty (20%) percent of the membership the Board of Directors shall call for an election within 30 days of verification of signatures. The request must be in writing and must include the following: Printed name signature, address, email or phone number of the members.

ARTICLE XIV: DEDICATORY INSTRUMENTS

All dedicatory instruments other than the management certificate Shall be posted on the Association's website for at least 30 days before the board votes on such dedicatory instruments. Additionally, the membership must be notified by email no later than 30 days before the Board acts on such matters.

ARTICLE XV: MANAGEMENT COMPANIES OR MANAGERS

The board SHALL not hire any management companies or managers for the subdivision without putting the hiring of such to a vote of the membership.

Notice of meetings at which such amendments are to be considered must be given at least thirty (30) days' notice prior to the time of the meeting together with the substance of the proposal, in accordance with Article IX, Section 1 of these By Laws.

ARTICLE XVI: FORECLOSURE LAWSUITS

No foreclosure lawsuit may commence on any house located in the Braeburn Glen Subdivision, section I or section II, without a vote of the membership.

All homeowners shall be notified via first class mail that a vote will be taken to foreclose on a home in the Braeburn Glen Subdivision. A majority of the votes at a general meeting where the lawsuit will be discussed will determine if such a lawsuit may commence.

ARTICLE XVII: DEED RESTRICTIONS/ASSESSMENT FINES

No fine for any violation or late payment of assessments may be levied on any homeowner. Other than what is permitted by the 1992 amendment to the Covenants and restrictions.

ARTICLE XVIII: DISSOLUTION OF CLUB

In the event of the dissolution of the Braeburn Civic Club all assets belonging to the Corporation shall be disposed of by the Board of Directors according to ARTICLE XIII of the TEXAS NONPROFIT CORPORATION ACT.

ARTICLE XIX: ADOPTION

This Constitution and By-Laws (Article of Incorporation Charter filed with the Secretary of State) shall be considered officially adopted by a majority of the members in good standing as of November 12, 1991.

Braeburn Glen Civic Club – Members who approved the above changes of the by-laws.

Alfred Mendoza
Print Name

Alfred Mendoza
Signature

Eliza Valencia-Sifuentes
Print Name

Eliza Valencia-Sifuentes
Signature

Donald Lozano
Print Name

Donald Lozano
Signature

Rhyme Momenah
Print Name

Rhyme Momenah
Signature

Elizabeth Ann Vincent
Print Name

Elizabeth Ann Vincent
Signature

Marvel Baeza
Print Name

Marvel Baeza
Signature

Print Name

Signature

Print Name

Signature

RP-2022-417705

Print Name

Signature

Print Name

Signature

Signed on the 10 Day of **AUGUST 2022**

AFFIDAVIT REGARDING AUTHENTICITY OF DOCUMENTS

STATE OF TEXAS

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§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

That the foregoing and attached document entitled "Resolution Regarding Amendment to the Bylaws of the Braeburn Glen Civic Club, is an original document which was adopted in connection with the operation and administration of the Braeburn Glen Civic Club, and all of the properties governed thereby. The signatures appearing on said document are original and authorized signatures of the Board of Directors of the Braeburn Glen Civic Club, and all documents attached hereto were duly and properly adopted by said Board of Directors and are original documents which are kept in the ordinary course of Business of Braeburn Glen Civic Club. The attached item constitutes a supplement to the Civic Club's dedicatory instrument, as such term is defined within Section 202.001 (1) of the Texas Property Code. The foregoing and attached document is hereby filed/recorded in compliance with the mandate of Section 202.006 of the Texas Property Code.

All facts recited and statement herein are true, correct and in all respects accurate.



Manuel Barrera, President Braeburn Glen Civic Club

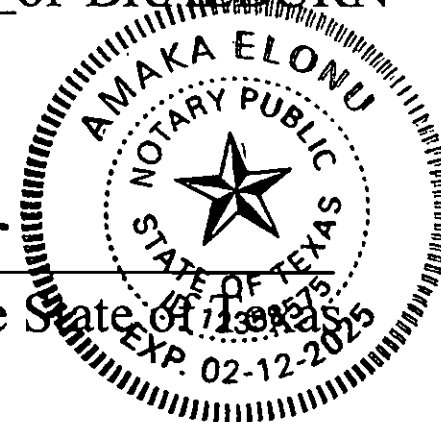
STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15 day of August, 2022 by Manuel Barrera, Jr. as President of BRAEBURN GLEN CIVIC CLUB, on behalf of said corporation.


Notary Public in and for the State of Texas



Return to ✓✓
Braeburn Glen Civic Club
P O Box 710346
Houston, TX 77271-0346

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

10:26:34 AM

Tuesday, August 16, 2022

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

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.

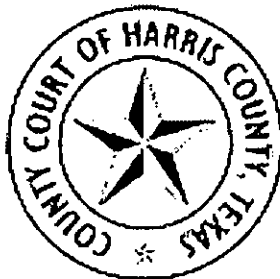
THE STATE OF TEXAS
COUNTY OF HARRIS

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

Tuesday, August 16, 2022

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



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