

SECOND AMENDMENT TO THE BY-LAWS
of
THE COLONY TOWNHOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Amy Wood, Secretary of The Colony Townhomes 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 20th day of March, 2021, with at least a quorum of Board members being present and remaining throughout, and being duly authorized to transact business, the following Second Amendment to the By-Laws of the Association were duly approved by a majority vote of the members of the Board:

RECITALS:

WHEREAS, the By-Laws and Amendment to Bylaws of The Colony Townhomes Association, Inc. are recorded under Clerk's File Number 2020-621588 in the Official Public Records of Harris County, Texas, as same may be or have been amended (the "By-Laws").

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides:

The Board of Directors may amend or repeal the bylaws, or adopt new bylaws, unless:

- (1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members;
- (2) the management of the corporation is vested in the corporation's members; or
- (3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of Directors may not amend or repeal the bylaw.

WHEREAS, there is no such restriction or reservation in the Association's Articles of Incorporation or By-Laws, nor are there any vested rights specifically provided to the Association's Members;

WHEREAS, the Board desires to amend the By-Laws of the Association.

NOW, THEREFORE, the Board of the Association hereby amends the By-Laws in accordance with Texas Business Organizations Code as follows:

RP-2021-160736

1. Article II, Section 4 entitled "Declaration" is deleted in its entirety and replaced with the following:

Section 4. "Declaration" shall mean the declaration, as amended from time to time, establishing The Colony Townhomes Association, Inc., a non-profit corporation in Houston, Harris County, Texas pursuant to Chapter 22 of the Texas Business Organizations Code.

2. Article IV, Section 9 entitled "Powers and Duties" is amended to add the following subsections "d" and "e" as follows:

(d) To make and amend rules and policies regulating the use, maintenance, repair, replacement, modification, and appearance of the Property.

(e) To promulgate and implement a fine policy and collect fines for violations related to enforcement of the rules and policies, the Declaration, and all Dedicatory Instruments (as such term is defined in Section 202.001 (1) of the Texas Property Code) for the Property.

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

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that this Second Amendment to the By-Laws 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 be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

THE COLONY TOWNHOMES ASSOCIATION, INC., a
Texas non-profit corporation

By: Amy Wood

Print Name: Amy Wood
Secretary

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 26th day of March, 2021 personally appeared AMY WEST, Secretary of The Colony Townhomes Association, Inc., known to me to be the person whose name is subscribed to the this instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity herein expressed.





Notary Public in and for the State of Texas

Return to:
Sipra S. Boyd
ROBERTS MARKEL WEINBERG BUTLER HAILEY, PC
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056
13778-00001

RP-2021-160736

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
THE COLONY TOWNHOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
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The undersigned, being the authorized representative of The Colony Townhomes 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 The Colony Townhomes Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2020-621588 (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 documents are Dedicatory Instruments governing the Association.

- **Second Amendment to the By-Laws of The Colony Townhomes Association, Inc.**
- **Dedicatory Instruments Enforcement and Fine Policy for The Colony Townhomes Association, Inc.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris 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 copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

Executed on this 26th day of March, 2021.

**THE COLONY TOWNHOMES
ASSOCIATION, INC.**



By: _____

Sipra S. Boyd, authorized representative

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 26th day of March, 2021 personally appeared Sipra S. Boyd, authorized representative of The Colony Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



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