



**AMENDMENT TO BYLAWS OF
THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
(Reducing Quorum Requirement)**

WHEREAS, The Lakes of South Shore Harbour Community Association, Inc (the "Association"), is the governing entity for the subdivisions set forth below and authorized to enact this Policy, and

WHEREAS, this Amendment to the Bylaws of The Lakes of South Shore Harbour Community Association, Inc , applies to the operation and utilization of property within the following subdivisions, additions in Galveston County, Texas, according to the maps or plats thereof, recorded in the Map Records of Galveston County, Texas as follows.

South Shore Harbour, Section SF 70-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1142;

South Shore Harbour, Replat Block Three, Section SF 70-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1244;

South Shore Harbour, Section SF 60-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1140;

South Shore Harbour, Section SF 65-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1145,

South Shore Harbour, Section SF 50-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1776 and 1377;

South Shore Harbour, Section SF 85-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1397 and 1398,

South Shore Harbour, Section SF 60-2, according to the map or plat thereof recorded under Map Record 2003A, Map Number 1 and 2,

South Shore Harbour, Section SF 65-2, according to the map or plat thereof recorded under Map Record 18, Map Number 1406 and 1407,

South Shore Harbour, Section SF 50-2, according to the map or plat thereof recorded under Map Record 2003A, Map Number 73, 74 and 75,

South Shore Harbour, Section SF 70-2-1, according to the map or plat thereof recorded under Map Record 2004A, Map Number 152 and 153,

South Shore Harbour, Section SF 50-4, according to the map or plat thereof recorded under Map Record 2005A, Map Number 117,

South Shore Harbour, Section SF 65-3, according to the map or plat thereof recorded under Map Record 2005A, Map Number 116,

South Shore Harbour, Reserves, according to the map or plat thereof recorded under Map Record 18, Map Number 1139,

South Shore Harbour, Section SF 70-2-2, according to the map or plat thereof recorded under Map Record 2006A, Map Number 39 and 40,

South Shore Harbour, Section SF 85-2, according to the map or plat thereof recorded under Map Record 2006A, Map Number 168 and 169,

South Shore Harbour, Section SF 60-3-2-1, according to the map or plat thereof recorded under Map Record 2007A, Map Number 141,

South Shore Harbour, Section SF 60-3-2-2, according to the map or plat thereof recorded under Map Record 2008A, Map Number 42,

South Shore Harbour, Section SF 70-3, according to the map or plat thereof recorded under Map Record 2008A, Map Number 5 and 6,

South Shore Harbour, Section SF 65-4, according to the map or plat thereof recorded under Map Record 2008A, Map Number 7 and 8,

along with any supplements, additions or replats thereof of any of the above, all of the above collectively referred to as the "Properties"; and this Amendment to Bylaws constitutes a governing document of the Properties; and

WHEREAS, the Board, due to a historical difficulty obtaining a quorum of members, desires to reduce the quorum to enable elections of directors to be held, and

WHEREAS, 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, the original Bylaws were adopted by the initial board of directors of the Association and the members have never passed an amendment to the By-laws which expressly prohibits the board of directors from amending any provision of the By-laws; and

WHEREAS, Chapter 22.102(c) of the Texas Business Organizations Code provides that the board of directors may amend bylaws; and

WHEREAS, Chapter 209 00593(b) of the Texas Property Code provides that a board of a property owners' association may amend the bylaws of the property owners association to provide for elections to be held as required by Section 209 00593(a);

WHEREAS, Article IX, Section 5 of the current Bylaws contains the quorum requirement for meetings of Members; and

WHEREAS, the following amendment to the Bylaws has been approved by a majority of the Board as certified by the President of the Association herein below, and

NOW THEREFORE, pursuant to the above recitals, the board of directors for The Lakes of South Shore Harbour Community Association, Inc., hereby amends the provisions of the Bylaws to adopt, establish and impose upon the Association and the Properties, the following amendment:

Article IX, Section 5, which had previously read:

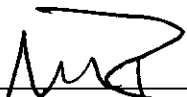
Section 5 Quorum. The presence at a meeting of Members of the Association entitled to cast, or of proxies entitled to cast ten percent (10%) of the votes of each class of membership which are eligible to be cast at any meeting of the Members of the Association will constitute a quorum at such meeting, unless otherwise provided in the Articles of Incorporation or the Declaration or these Bylaws for a specific purpose to be addressed at such meeting. If a quorum is not present at any meeting of Members, the Members present who are eligible to vote shall adjourn the meeting and reconvene same from time to time without further notice other than announcement at such attempted meeting until a quorum is achieved

Is hereby amended to read as follows:

Section 5 Quorum. The holders of two percent (2%) of the votes of each class of membership, represented in person or by proxy, shall constitute a quorum for any meetings of members, except as otherwise provided in the Articles of Incorporation, the Declaration or the Bylaws. If however, such quorum shall not be present or represented at any meeting of the Members, the Members present and entitled to vote thereat, shall have power to adjourn the meeting, and reconvene the meeting from time to time, without notice other than an announcement at the meeting of the time, date and location of the reconvened meeting, until a quorum shall be present or be represented, and the required quorum at the subsequent reconvened meeting shall be one-half (1/2) of the required quorum at the preceding adjourned meeting. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which may have been transacted at the meeting as originally notified. No subsequent meeting shall be held more than 60 days following the preceding meeting

CERTIFICATION

“I, the undersigned, being a Director and President of The Lake of South Shore Harbour Community Association, Inc, hereby certify that the foregoing Bylaw Amendment was approved at a meeting of the board, at which a quorum was present, by a majority of the votes cast at the meeting ”

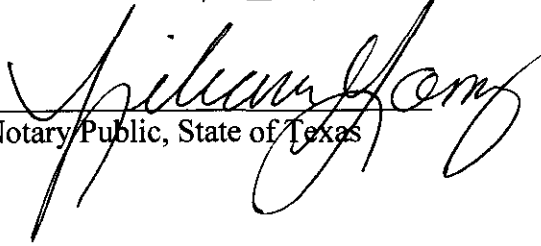
By  _____, President
Print Name Mike Lee

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Mike Lee, President of The Lakes of South Shore Harbour Community Association, Inc, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that this instrument was executed for

the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of 2012,
2012.


Notary Public, State of Texas



AFTER RECORDING RETURN TO
HOLT & YOUNG, P C
11200 Richmond Ave , Ste 450
Houston, Texas 77082

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS


2012058859

October 25, 2012 10 00 33 AM

FEE \$28 00

Dwight D Sullivan, County Clerk
Galveston County, TEXAS