

**FIFTH AMENDMENT TO THE BYLAWS OF
CROWN OAKS PROPERTY OWNERS ASSOCIATION**

WHEREAS, this Amendment amends the Bylaws (as amended, the “Bylaws”) of Crown Oaks Property Owners Association (the “Association”);

WHEREAS, the Association is the property owners’ association for the Crown Oaks subdivision, Sections 1-4, additions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery, Texas (collectively, the “Subdivision”);

WHEREAS, the Bylaws are applicable to the Association’s operation and utilization of property within the Subdivision;

WHEREAS, the Bylaws provide for the election of members of the Association’s Board of Directors by the Members at the annual meeting of the Members, and Article 5, Section 5.03 of the Bylaws contains the quorum requirement for meetings of the Members;

WHEREAS, the Association has experienced challenges and limitations in constituting a quorum of Members sufficient to duly hold the annual meeting of the Members, which in turn, limits the Members’ ability to elect members of the Association’s Board of Directors as required by the Bylaws and applicable law;

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides that the board of directors of a Texas nonprofit corporation may amend the bylaws of such corporation;

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the board of directors of a property owners’ association may amend the bylaws of the property owners’ association to provide for elections to be held of board members whose terms have expired and must be elected by owners who are members of the property owners’ association as required by Section 209.00593(a) of the Texas Property Code; 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, for the limited purpose of constituting a special quorum for the singular purpose of electing members of the Association’s Board of Directors, all in reliance upon and pursuant to such referenced applicable law.

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the certification hereto, the Bylaws are hereby amended to as follows:

Article 5, Section 5.03 of the Bylaws, entitled “Quorum,” is hereby amended and restated in its entirety as follows:

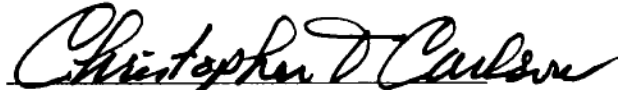
5.03. The presence, either in person or by proxy, at any meeting of Members entitled to cast at least 25 percent of the total voting power of the Association shall constitute a quorum for any action, except as otherwise provided in the Declaration. In the absence of a quorum at a meeting of Members, a majority of those Members present in person or by

proxy may adjourn the meeting to a time not less than five (5) days or more than thirty (30) from the meeting date. Notwithstanding the foregoing, the quorum required for an annual or special meeting of the Members for the election of members of the Board of Directors shall only be the number of votes cast in person, by proxy, by absentee ballot, or electronic ballot.

CERTIFICATION

“I, the undersigned, being a Director and President of Crown Oaks Property Owners Association, hereby certify that the foregoing Amendment was approved by a majority of the Board of Directors at an open meeting of directors for which the members had been provided notice.”

Signed this 26 day of February, 2024.


Christopher T. Carlson, President

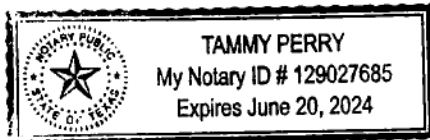
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher T. Carlson, President of Crown. Oaks Property Owners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same 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 26th day of February, 2024.



Notary Public, State of Texas



E-FILED FOR RECORD

02/28/2024 10:07AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

02/28/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas