

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Park Lakes Property Owners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc." respectively, recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. Y189773, Z268435, 20070341810, 20080061200, 20100252832, 20110392102, 20120074133, 20120197779, 20130055575, 20140179336, 20140240520, 20150529512, RP-2016-44440, RP-2016-514420, RP-2016-558323, RP-2017-284142, RP-2017-522065, RP-2018-275249, RP-2018-440968, RP-2019-34392, RP-2019-244036, RP-2019-514704 and RP-2020-408386 ("Notice"), which 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 document is a Dedicatory Instrument governing the Association.

- **Certificate of Amendment of Park Lakes Property Owners Association, Inc. regarding Amendments to By-Laws of Park Lakes Property Owners Association, Inc.**

RP-2020-553868

A true and correct copy of such Dedicatory Instrument is 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 copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 11th day of November, 2020.

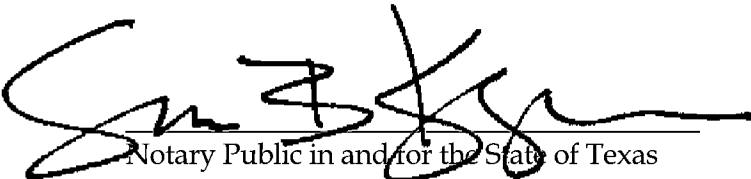
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.



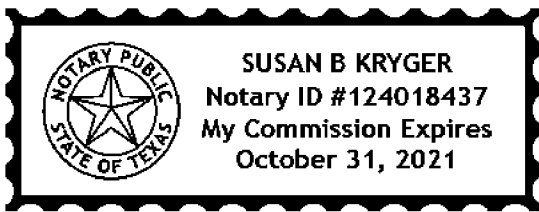
By: _____
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 11th day of November, 2020 personally appeared Cliff Davis, authorized representative of Park Lakes Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2020-553868

CERTIFICATE OF AMENDMENT
of
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.
regarding
AMENDMENTS
to
BY-LAWS
of
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Karentha Smith-Libbert, President of Park Lakes Property Owners Association, Inc. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association (the "Board") duly called and held on the 16th day of November, 2020, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, Article VIII, Section 8.1 of the By-Laws of Park Lakes Property Owners Association, Inc. (the "By-Laws") provides:

Section 8.1. Power of Directors to Amend By-Laws. Prior to the end of the Developer's Control Period, these By-Laws may only be amended, repealed or added to, or new By-Laws adopted, by the vote or written consent of a majority of the members of the Board of Directors.

WHEREAS, Article II, Section 2.3 of the By-Laws provides:

Section 2.3 Developer Control Period. The phrase "Developer Control Period" shall mean the later of: (a) the last vacant Lot in the Property is sold to an Owner, other than the Developer or a Builder, or (b) December 31, 2020. Developer may also end the Class B Membership in the corporation at any time (also referred to as the Developer Control Period in the Declaration) by written notice to the Board of Directors of the corporation of Developer's decision to end the Developer Control Period.

WHEREAS, the Developer Control Period has not ended;

NOW, THEREFORE, Board hereby amends the By-Laws as follows:

1. Article II, Section 2.2, of the By-Laws, entitled "Voting Rights", is amended and restated to read as follows:

Section 2.2. Voting. The voting rights of the members will be as set forth in the Declaration; provided that, all members will have the right to vote in the election of Directors. Except as otherwise provided in these By-Laws and/or unless otherwise determined by the Board, Members may vote in person or by proxy (if applicable) or, upon approval by the Board, by any other voting method allowed by statute or these By-Laws. The Board will, in its sole and absolute discretion, determine what voting method(s) will be used in the election of Directors or other Association vote. Per Texas Property Code Section 209.00592 (or its successor statute), the Association is not required to provide an owner with more than one voting method. Each member is entitled to one vote for each Lot owned by the member. There will be no fractional votes, split votes, or cumulative voting. The vote of one Owner of a Lot will constitute the vote cast for all Owners of the Lot. In no event will more than one vote be cast with regard to one Lot. Notwithstanding any other language in these By-Laws, the Board is authorized to determine that an election vote or other vote of the members will be conducted solely by: (a) electronic voting; or (b) absentee ballots; or (c) a combination of both electronic voting and voting by absentee ballot. If a vote is conducted solely by electronic voting, the electronic voting by the Owners will be treated as voting by absentee ballot for the purposes of these By-Laws and the Texas Property Code.

2. Article II, Section 2.4, of the By-Laws, entitled "Annual Meetings", is amended and restated to read as follows:

Section 2.4. Member Meetings. All meetings of the members of the Association will be held at the principal office of the Association or at such other suitable place as may be designated by the Board or will be held in such other manner as allowed by law and approved by the Board.

3. Article II, Section 2.6, of the By-Laws, entitled "Place of Meeting", is deleted in its entirety.

4. Article II, Section 2.9, of the By-Laws, entitled "Quorum", is amended and restated to read as follows:

Section 2.9. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by proxy (if applicable) of at least ten percent (10%) of the total votes of the members as of the time of the meeting will constitute a quorum at all meetings of the Association. Once quorum is established at a meeting, all properly noticed business may be conducted even if the number of members present in person or by proxy (if applicable) falls below quorum during the meeting. Notwithstanding any language to the contrary in these By-Laws, the quorum required to approve annual meeting minutes will be the number of members attending the annual meeting in person and approval of the annual meeting minutes requires the approval of a simple majority of those members present in person at the annual meeting. In the event that the annual meeting is held virtually, a copy of the previous year's annual meeting minutes will be provided to the members with the annual meeting notice and, unless a member submits to the Association in writing: (a) an objection to the annual meeting minutes, a basis for the objection, and a proposed amendment to cure the objection (which may be approved by the Board at the virtual annual meeting); or (b) a proposed amendment to the annual meeting minutes which may be approved by the Board at the virtual annual meeting, the previous year's annual meeting minutes as submitted to the members will be deemed approved by the Board.

5. Article II, Section 2.10, of the By-Laws, entitled "Proxies, Absentee Ballots and Electronic Ballots", is amended and restated to read as follows:

Section 2.10. Proxies. Notwithstanding any other language in these By-Laws, the Board is not required to allow voting by proxy for an Association election or vote. If utilized, all proxies will be in writing and filed with the Secretary at or before the meeting at which proxies will be utilized. Every proxy will be revocable and will automatically cease upon (i) conveyance by the member of the member's interest in a Lot; (ii) receipt of notice by the Association of the death or judicially declared incompetence of a member; (iii) receipt of written revocation; or, (iv) expiration of eleven (11) months from the date of the proxy. In the event a member executes more than one (1) proxy, the proxy with the most current date will be valid. If a member executes more than one (1) proxy and none of the proxies are dated, all proxies submitted by that Owner will be invalid. The Board may announce for any vote or any meeting at which proxies are to be utilized a deadline for accepting proxies. Proxies not delivered or submitted prior to the announced deadline, if any, will not be valid. Only the proxy approved by the Board and distributed by the Association will be valid at any meeting of the members. The Board may also allow proxies to be filed with or delivered to the Association's management agent. A member may only appoint either another member or the member's spouse as the member's proxy holder and proxies may be voted only by another member of the Association or a member's spouse.

6. Article II, Section 2.14, entitled "Adjournment of Member Meetings", is added to the By-Laws as follows:

Section 2.14. Adjournment of Member Meetings. If any meeting of the Association cannot be held because a quorum is not present, either in person or by proxy (if applicable), the presiding officer may adjourn the meeting and reconvene at a time not more than thirty (30) days from the time the original meeting was called. The reconvened meeting may take place on the same date as the originally called meeting. If the date, time and place for reconvening the meeting is fixed by the presiding officer at the time of adjournment, further notice of the time and place for reconvening the meeting is not required to be given to the members. If the date, time and place for reconvening the meeting is not fixed by the presiding officer at the time of adjournment, notice of the date, time and place for reconvening the meeting will be given to members in the manner prescribed herein for a first called meeting. At such reconvened meeting, any business which might have been transacted at the meeting originally called may be transacted without further notice provided that: (a) at least five percent (5%) of the total votes of the members as of the date of the meeting is present in person and/or by proxy (if applicable); and, (ii) with the exception of the election of Directors by the members (See the section in Article III of these By-Laws titled "Voting Procedure for the Election of Directors") or the election of Advisory Committee members, any action taken must be approved by at least a majority of the votes entitled to be cast by the members present, in person and/or by proxy (if applicable), at such reconvened meeting, unless otherwise provided in these By-Laws or in the Declaration.

7. Article II, Section 2.15, entitled "Absentee Ballots", is added to the By-Laws as follows:

Section 2.15. Absentee Ballots. Notwithstanding any other language in these By-Laws, a majority of the Board may, but is not required to, authorize the use and implementation of an absentee ballot in any election or other Association wide vote that it deems appropriate. When absentee ballots are authorized by the Board for an Association wide vote, said ballots will be prepared and mailed to the members at least twenty (20) days before the latest date on which a ballot may be submitted to be counted. Completed ballots will be returned to the Association in accordance with the instructions contained on the ballot. Per Texas Property Code Section 209.00592 (or its successor statute), an absentee ballot will be counted as a member present and voting for the purpose of establishing a quorum only for items appearing on the ballot. The Board may authorize voting in the election of Directors by absentee ballot in addition to any other voting method authorized by the Board for the election of Directors.

8. Article III, Section 3.1(a), entitled "Number", is amended and restated to read as follows:

- a. Number. Until the end of the Developer Control Period, the affairs of the Association shall be governed by a Board of Directors composed of five (5) Directors as follows:
 - (i) Two (2) Directors shall be appointed from time-to-time by the Developer ("Developer Directors"); and
 - (ii) Three (3) Directors ("Resident Directors") shall be elected by members of the Association (excluding the Developer). Resident Directors must be members of the Association. Resident Directors will serve two (2) year terms. The term of each Resident Director will expire at the annual meeting held in the second year after the year in which the Director is elected or, if the election is held outside of a meeting, when the election results are announced in the second year after the year in which the Director is elected.

9. Article III, Section 3.1(c), entitled "Ex Officio Directors", is deleted in its entirety.

10. Article III, Section 3.2, of the By-Laws, entitled "Election", is amended and restated to read as follows:

Section 3.2. Candidates for Election to the Board. All members have the right to run for a position on the Board that is up for election to be voted on by the members subject to the disqualifying factor in Article III, Section 3.1(b) of these By-Laws. Each year, prior to the date of the annual meeting of the members or election for the Board and in the time prescribed by law, the Association will solicit candidates for the Board positions that are up for election by the members in accordance with Texas Property Code Section 209.00593 (or its successor statute). The notice will specify a date by which a member must submit his/her name as a candidate for election to the Board. The date for a member to submit his/her name as a candidate may not be earlier than the tenth (10th) day after the date the Association provides the solicitation notice. The notice may be mailed to each member or provided by: (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the members in a place located on the Association's Common Area or, with the owner's consent, on private property located within the Association; or (b) on an Internet website maintained by the Association, and by sending notice by e-mail to each member who has registered an e-mail address with the Association. The Association must be notified by the member who desires to run for a position on the Board, not by another member, to confirm the member's desire to run for election and to serve on the Board. All members who notify the Association by the

stipulated deadline will be candidates whose names will appear on any ballot and/or directed proxy (if applicable) that is provided to the members. The Association may also promulgate a candidate information form to be completed by each candidate in a Board election. If a candidate information form is distributed to or made available to the Owners in any manner, the Association will provide all candidate information forms provided by all candidates that were submitted in accordance with this section unless, in the sole and absolute discretion of the Board, the submitted candidate information form includes offensive content.

11. Article III, Section 3.3, of the By-Laws, entitled "Removal and Vacancies" is amended and restated to read as follows:

Section 3.3. Removal and Vacancies. Any Director elected by the Members may be removed from the Board with or without cause, by the affirmative vote of vote of members representing a majority of the total number of votes in the Association, as a special meeting called for such purpose. During the Developer Control Period, the members may not remove a Developer Director from the Board under any circumstance. A vacancy on the Board arising because of death, resignation, removal or otherwise will, unless otherwise determined by the Board, be filled by a majority of the remaining Directors though less than a quorum. Any Director so appointed will hold office for the unexpired term of the Board position to which s/he was appointed.

12. Article III, Section 3.14, entitled "Voting Procedure for the Election of Directors", is added to the By-Laws to read as follows:

Section 3.14. Voting Procedure for the Election of Directors (See also the section titled "Voting" in Article II of these By-Laws). Unless the election for a position(s) on the Board of Directors is conducted solely by absentee ballot or electronic voting (or a combination of both) outside of a meeting as provided in these By-Laws, the election of the Board will be conducted at the annual meeting of the Association or in such other manner allowed by law and approved by the Board. In such election, each member, or the member's proxy holder (if applicable) may cast, with respect to each vacancy, as many votes as the member is entitled to exercise under the provisions of these By-Laws and the Declaration. Unless otherwise determined by the Board, voting by the members for a Director position(s) to be elected by the members will be by written and signed ballots. Only the ballot approved by the Board will be used in the election of a Director. In the event of an uncontested race (i.e., the number of candidates is equal to or less than the number of open Board positions), written and signed ballots will not be required, and the candidate(s) will be placed on the Board without the necessity of a vote. Cumulative voting is not permitted. The candidate(s) receiving the most

votes will be elected to the open position(s). If the terms of the open Board positions are not the same, the candidate(s) with the most votes will fill the longer term(s). The winning candidate(s) will take office at later of the conclusion of the member meeting at which the Director was elected or when the election results are announced. Tie votes between two persons will be decided by coin toss. In the event of a tie vote between three or more persons, the vote will be decided by placing the names of the persons in a container and drawing a name(s). The name(s) drawn first will be declared the winner. The resolution of all tie votes will be overseen by the Association's Secretary or by such other person designated by the Board. The Board may designate the Association's managing agent to oversee the resolution of tie votes. Notwithstanding any other language in these By-Laws, if the election for the Board is conducted solely by electronic voting or by absentee ballots (or a combination of both): (a) no quorum is necessary for the election of Directors; and (b) the candidate(s) receiving the most votes will be elected to the open position(s).

All other provisions of the By-Laws of the Association, as previously amended, if any, remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution 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.

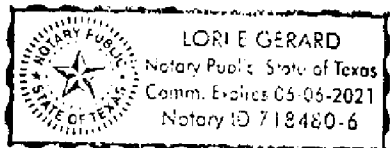
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

By: Kennetha Smith-Jobert

Printed: Kennetha Smith-Jobert
Its: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 10th day of November 2020, 2020, personally appeared Kennetha Smith-Tolbert, as President of Park Lakes Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Lori E. Gerard
Notary Public in and for the State of Texas

RP-2020-553868

RP-2020-553868
Pages 11
11/12/2020 11:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$54.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-553868