

**ADDITIONAL DEDICATORY INSTRUMENTS**  
**for**  
**SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

THE STATE OF TEXAS                   §

COUNTY OF BRAZORIA               §

BEFORE ME, the undersigned authority, on this day personally appeared **Trisha Taylor Farine**, who, being by me first duly sworn, states on oath the following:

"My name is **Trisha Taylor Farine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney/agent for SHADOW CREEK RANCH MAINTENANCE ASSOCIATION. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

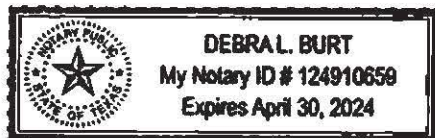
**First Amendment to By-Laws**  
**Guidelines for Bid Solicitation and Review Process**

DATED this 19<sup>th</sup> day of August, 2021.

SHADOW CREEK RANCH  
MAINTENANCE ASSOCIATION

BY: Trisha Taylor Farine  
Trisha Taylor Farine, attorney/agent

SUBSCRIBED AND SWORN TO BEFORE ME by the said Trisha Taylor Farine, on this the 19<sup>th</sup> day of August, 2021.



Debra L Burt  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

RETURN TO:  
Daughtry & Farine, P.C.  
17044 El Camino Real  
Houston, Texas 77058

**FIRST AMENDMENT TO BY-LAWS OF SHADOW  
CREEK RANCH MAINTENANCE ASSOCIATION**

**WHEREAS**, pursuant to the Re-Recorded Declaration of Covenants, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association dated August 30, 2011, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. V472436, and in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2001111335, and in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 01 051825 (as same may be amended, clarified and supplemented, referred to herein as the "Declaration"), certain covenants, conditions, restrictions and easements set forth therein were imposed upon certain real property located in Shadow Creek Ranch, a subdivision in Harris, Fort Bend and Brazoria Counties, Texas, as more particularly described therein ("Shadow Creek Ranch"); and

**WHEREAS**, SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, a Texas non-profit corporation (the "Association") has adopted By-Laws of the Association (the "Bylaws"); and

**WHEREAS**, Article VI, Section 6 of the Bylaws provides that the Bylaws may be amended by the Board of Directors of the Association (the "Board"); and

**WHEREAS**, at least a majority of the members of the Board desire to amend the Bylaws as described hereinbelow.

**NOW, THEREFORE**, in consideration of the recitals set forth above, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, being all of the members of the Board, hereby consent to and do hereby amend the Bylaws effective August 17, 2021, as set forth herein below, to-wit:

1. **RESOLVED:** That Article III, Section A(6) is amended to read as follows:

Section 6. Directors After Class "B" Control Period. Notwithstanding any other provision contained herein, beginning August 17, 2021, the directors of the Association shall be the highest ranking elected official from each Village and such director shall serve until he or she is no longer the highest ranking elected official from his or her Village. As used in these By-Laws, ranking of elected officials is as follows, from highest to lowest – President, Vice President, Secretary, Treasurer.

2. **RESOLVED FURTHER:** That Article III, Section A(7) is amended to read as follows:

Section 7. Removal of Directors and Vacancies. Any director may be removed from office, with or without cause, by the vote of a majority of the directors present at a regular or special meeting of the Board of Directors at which a quorum is present. Upon removal of a director, the successor director shall be the next highest ranking elected official from such Village and such successor director shall serve until the director so removed is no longer the highest ranking elected official from such Village, at which time the highest ranking elected official from such Village shall then serve as director for the Village.

Any director elected by the Voting Members who has three (3) consecutive unexcused absences from meetings of the Board of Directors may be removed from office by the vote of a majority of the directors present at a regular or special meeting of the Board of Directors at which a quorum is present. Upon removal of a director, the successor director shall be the next highest ranking elected official from such Village and such successor director shall serve until the director so removed is no longer the highest ranking elected official from such Village, at which time the highest ranking elected official from such Village shall then serve as director for the Village.

Nothing herein is intended to alter, modify or amend the Bylaws except as specifically provided hereinabove.

#### **CERTIFICATION**

I, the undersigned, am the duly elected and acting President of SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, a non-profit corporation, and I do hereby certify:

That the within and foregoing First Amendment to Bylaws was properly adopted by the Board of Directors as of the 17th day of August, 2021, and that same, in addition to the original Bylaws and any amendments thereto, do now constitute the Bylaws of said corporation.

IN WITNESS WHEREOF, I have executed this First Amendment to Bylaws to be effective as of the 17th day of August, 2021.

**SHADOW CREEK RANCH MAINTENANCE**

**ASSOCIATION**, a Texas non-profit corporation

By: David Selsky, SCRMA  
David Selsky, President