

AFTER RECORDING RETURN TO:

Barbara Armstrong

Beal Properties, Inc.

3363 University East, Ste. 215

Bryan, TX 77802

Email: [barbara@bealbcs.com](mailto:barbara@bealbcs.com)

FIRST AMENDMENT TO THE BYLAWS OF  
OAKWOOD TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

Brazos County, Texas

FIRST AMENDMENT TO THE BYLAWS OF  
OAKWOOD TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

This First Amendment to the Bylaws of Oakwood Townhomes Homeowner's Association, Inc. (the "Amendment") is made by Oakwood Townhomes Homeowner's Association, Inc., a Texas limited liability company.

RECITALS:

Section 3.05 Quorum: A majority of the voting shares constitutes a quorum for the transaction of business. Business may be continued after withdrawal of enough Members to leave less than a quorum.

NOW THEREFORE, the Bylaws, are hereby amended and modified as follows:

Section 3.05 Quorum:

Except as otherwise specifically provided in the Declaration or the Certificate of Formation, the presence, either in person, by proxy, by absentee ballot, or by electronic ballot, at any meeting of the Members entitled to cast at least ten percent (10%) of the total voting power of the Association will constitute a quorum for any action; however, an absentee or electronic ballot may be counted as a Member present and voting for the purpose of establishing a quorum only for items appearing on the ballot. In absence of a quorum at a meeting of Members, a majority of those present in person or by proxy may adjourn the meeting to a time not more than forty-eight (48) hours from the time the meeting was called, and for additional forty-eight (48) hour periods until a quorum is present.

[ACKNOWLEDGMENT SIGNATURE PAGE TO FOLLOW]

EXECUTIVE TO BE EFFECTIVE as of the 15 day of May, 2024.

DECLARANT:

OAKWOOD TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

By: *Max Murtaugh*

Printed Name: Max Murtaugh

Title: Secretary

OAKWOOD

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 15<sup>th</sup> day of May, 2024, by Max Murtaugh, Secretary of Oakwood Townhomes Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said entity.

OAKWOOD



*J. Myers*  
Notary

05-15-2024

Date

OAKWOOD



Brazos County  
Karen McQueen  
County Clerk

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Instrument Number: 1528967  
Volume : 19212  
Real Property Recordings

Recorded On: May 15, 2024 04:33 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

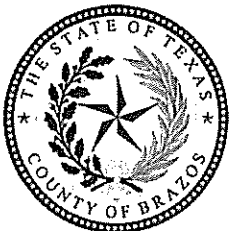
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1528967  
Receipt Number: 20240515000142  
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User: Victoria E  
Station: CCLERK06

**Record and Return To:**

BARBARA ARMSTRONG  
3363 UNIVERSITY DR E STE 215  
BRYAN TX 77802



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX