

**SECOND AMENDMENT TO THE BYLAWS OF  
SUNSTREAM VILLAS OWNERS ASSOCIATION**

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

WHEREAS, Sunstream Villas Owners Association (the "Association"), a Texas nonprofit corporation is the governing entity for the real property more particularly described in the attached Exhibit "A"; and

WHEREAS, the Association Bylaws were adopted by the Association's board of directors on December 19, 1977; and

WHEREAS, Chapter 81.201 of the Texas Property Code provides that the board of directors of a condominium regime may amend the Bylaws of the condominium association; and

WHEREAS, Article II, Section 4, of the current Bylaws contains the quorum requirement for meetings of Members; and

WHEREAS, the following amendment to the Bylaws has been approved by the board of directors as certified by the President of the Association herein below;

NOW THEREFORE, pursuant to the above recitals, the board of directors for Sunstream Villas Owners Association hereby amends the provisions of the Bylaws as follows:

**Article II, Section 4, entitled: "Quorum", which had previously read:**

Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of unit owners" as defined in paragraph 3 of this Article shall constitute a quorum. Except as otherwise provided in the Declaration or these By-Laws, when a quorum of owners is present at any meeting, a majority vote of the owners present, either in person or by proxy, shall be sufficient to either defeat or approve any proposed action.

**Is hereby amended to read as follows:**

Except as otherwise provided in these By-Laws, the presence in person or by proxy of ten percent (10%) of the aggregate interest of the undivided ownership of the general common elements shall constitute a quorum. Except as otherwise provided in the Declaration or these By-Laws, when a quorum of owners is present at any meeting, a majority vote of the owners present, either in person or by proxy, shall be sufficient to either defeat or approve any proposed action. If, however, such quorum shall not be present or represented at any meeting, the Members present at the meeting in person or by proxy shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as stated above is present or represented, and for the purpose of electing Directors the quorum

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**EXHIBIT "A"**

All that certain lot, tract or parcel of land containing 6.0367 acres out of the C. Ennis Survey, Abstract No. 253, in Harris County, Texas, and being part of Block 18, Reserve "R", of Westchase Subdivision, Section Nine, according to the plat thereof recorded in Volume 248, Page 95, of the Map Records of Harris County, Texas, said 6.0367 acres being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the extended South right-of-way line of Westpark Drive (100 feet in width) with the extended East right-of-way line of Woodchase Drive (60 feet in width);

THENCE, N 82°, 58' 56" E, along the South right-of-way line of Westpark Drive a distance of 10.00 feet to a 5/8-inch iron rod set for corner and the POINT OF BEGINNING of the herein described 6.0367-acre tract;

THENCE, continuing along the South right-of-way line of Westpark Drive and said curve to the right, subtending a central angle of 03°, 33' 49", having a radius of 2175.46 feet, for a distance of 135.31 feet to a 5/8-inch iron rod set for corner and the point of terminus of said curve to the right;

THENCE, S 07° 01' 04" E, leaving the South right-of-way line of Westpark Drive, a distance of 439.37 feet to a 5/8-inch iron rod set for corner;

THENCE, S 82° 58' 56" W, a distance of 559.54 feet to a 5/8-inch iron rod set for corner in the East right-of-way line of Woodchase Drive, said point being a curve to the right;

THENCE, along the East right-of-way line of Woodchase Drive and said curve to the right, subtending a central angle of 12° 43' 18", having a radius of 1970.00 feet, for a distance of 437.41 feet to a 5/8-inch iron rod set for corner and the point of terminus of said curve;

THENCE, N 37° 58' 56" E, a distance of 14.14 feet to the POINT OF BEGINNING, containing within these metes and bounds 6.0367 acres (262,959 square feet) of land area.

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# Pages 4  
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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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