



Executed on this 12<sup>th</sup> day of April, 2022.

**PROPERTY OWNERS ASSOCIATION OF  
BALMORAL, INC.**

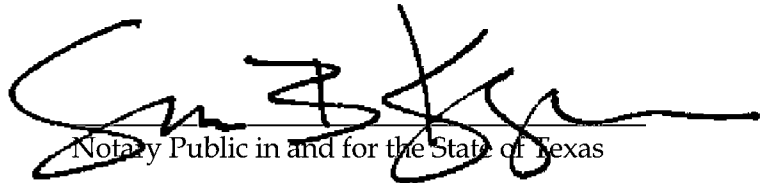
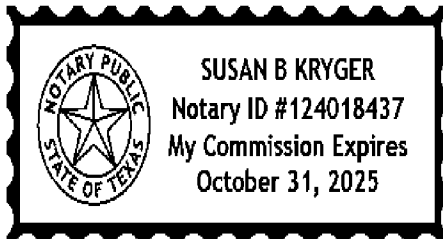
By: \_\_\_\_\_



Cliff Davis, authorized representative

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 12<sup>th</sup> day of April, 2022 personally appeared Cliff Davis, authorized representative of Property Owners Association of Balmoral, 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-2022-193318

CERTIFICATE OF AMENDMENT  
of  
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.  
regarding  
AMENDMENT  
to  
BYLAWS  
of  
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.

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THE STATE OF TEXAS       §  
                                          §  
COUNTY OF HARRIS       §

I, Rachel Gwin, President of Property Owners Association of Balmoral, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 5<sup>th</sup> day of April, 2022, 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 VI, Section 5, of the Bylaws of Property Owners Association of Balmoral, Inc. (the "**Bylaws**") provides:

Section 5.     Amendment. These Bylaws may be amended by the affirmative vote of a majority of the members of the Board of Directors of the Association at a meeting of the Board of Directors duly called for that purpose at which a quorum is present, subject to any notice requirements imposed by law.

and

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code also grants the Board the authority to amend the Bylaws.

NOW, THEREFORE, the Board hereby amends the Bylaws as follows:

Article III, Section 2, of the Bylaws, entitled "**Number and Term of Directors**", is hereby amended and restated in its entirety to read as follows:

Section 2.     Number and Term of Directors. The Board of Directors will be comprised of five (5) persons, unless the number of positions on the Board is increased or decreased by amendment to these Bylaws; provided that, the Board of Directors may never be comprised of less than three (3) persons. Prior to the end of the Developer Control Period, Directors will be appointed and

removed by Developer ("Developer Directors"). Provided, however, not later than the tenth (10<sup>th</sup>) anniversary of the date the Declaration is recorded, one-third (1/3rd) of the Directors must be elected by Members other than Developer. The term of each Director elected by Members other than Developer will be three (3) years or until the entire Board is to be elected by the Members other than Developer, whichever term is shorter. Provided that, if, at the time of the election of Directors by Members other than Developer the Board is comprised of five (5) positions, one (1) of the Directors will be elected to serve an initial term of two (2) years (or until the entire Board is to be elected by the Members other than Developer, whichever term is shorter) and one (1) of the Directors will be elected to serve an initial term of three (3) years (or until the entire Board is to be elected by the Members other than Developer, whichever term is shorter) so that the terms are staggered. Thereafter, each term will be three (3) years.

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.

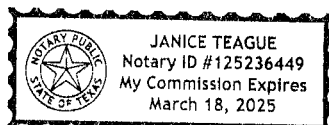
TO CERTIFY which witness my hand this the 5<sup>th</sup> day of April, 2022.

PROPERTY OWNERS ASSOCIATION OF  
BALMORAL, INC.

By: [Signature]  
Rachel Gwin, President

THE STATE OF TEXAS    §  
                                         §  
COUNTY OF HARRIS    §

BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of April, 2022 personally appeared Rachel Gwin, President of Property Owners Association of Balmoral, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

RP-2022-193318  
# Pages 5  
04/12/2022 01:48 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-193318