



**FIRST AMENDMENT TO THE BYLAWS OF THE
LAKEMONT COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Lakemont Community Association, Inc. (the "Association"), is the governing entity for the real property described in Exhibit "A" attached hereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the First Amended Lakemont Community Association, Inc. Declaration of Covenants, Conditions and Restrictions, recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2003032959, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, the Association is governed by its Bylaws, which are recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2010001083, along with any amendments thereto (the "Bylaws"); and

WHEREAS, Article VI, Section 4, of the Bylaws provides that the Bylaws may be amended at any time by the majority vote of the Board of Directors with the approval, during the Development Period, of the Declarant; and

WHEREAS Section 22.102(c) of the Texas Business Organizations Code provides that a nonprofit corporation's board of directors may amend the nonprofit corporation's bylaws unless: the corporation's formation document wholly or partly reserves that power exclusively to the corporation's members; or, the management of the corporation is vested in the corporation's members; or, if in amending, repealing, or adopting a bylaw, the corporation's members expressly provided that the board of directors may not amend or repeal the bylaw; and,

WHEREAS, the Association desires to amend the Bylaws to increase term limits of the Board Directors from two (2) to three (3);

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association Bylaws are hereby amended to read as follows:

Article III, Section 5 (c), which had previously read:

(c) At annual meetings of the membership after such special meeting, Directors shall be elected. All eligible members of the Association shall vote on all Directors to be elected, and the candidate(s) receiving the most votes shall be elected; provided, however, those Directors serving at the time of the first few annual meetings after the termination of the Class "B" membership shall serve the remainder of their initial terms as set forth below:

The initial term of two Directors shall be one (1) year from the special meeting, and the initial term of three Directors shall be two (2) years from the special meeting. However, if necessary, each such initial term shall be extended to terminate at the next annual meeting of the Members which occurs after the expiration of their relevant term of office. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a terms of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

Is hereby amended to read as follows:

(c) At annual meetings of the membership after such special meeting, Directors shall be elected. All eligible members of the Association shall vote on all Directors to be elected, and the candidate(s) receiving the most votes shall be elected; provided, however, those Directors serving at the time of the first few annual meetings after the termination of the Class "B" membership shall serve the remainder of their initial terms as set forth below:

The initial term of two Directors shall be one (1) year from the special meeting, and the initial term of three Directors shall be two (2) years from the special meeting. However, if necessary, each such initial term shall be extended to terminate at the next annual meeting of the Members which occurs after the expiration of their relevant term of office. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a terms of three (3) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

CERTIFICATION

“I, the undersigned being a Director of Lakemont Community Association, Inc., hereby certify that the foregoing First Amendment to the Bylaws was approved by at least a majority of the Association’s Board of Directors at an open Board meeting properly noticed to the members, at which a quorum of the Board was present.”

By: Angela D. Coy

Print Name: ANGELA D. COY

Title: President

STATE OF TEXAS §

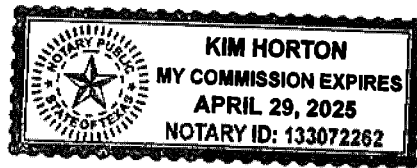
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COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this day personally appeared Angela D. Coy, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the business entity.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 7th day of March, 2024, to certify which witness my hand and official seal.

Kim Horton
Notary Public for the State of Texas



E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

EXHIBIT "A"

Lakemont, Section 1, under Slide No. 2561/B;

Lakemont, Section 2, under Slide No. 2387/A-B;

Lakemont, Section 3, under Slide No. 2374/A-B;

Lakemont, Section 4, under Slide No. 2375/A-B

Lakemont, Section 5, under Slide No. 2467B;

Lakemont, Section 6, under Slide No. 2468B;

Lakemont, Section 7, under Slide No. 2554/A;

Lakemont, Section 8, under Slide No. 2565/B;

Lakemont, Section 9, under Slide No. 2566/A;

Lakemont, Section 10, under Instrument No. 20040043;

Lakemont, Section 11, under Instrument No. 20040135;

Lakemont, Section 12, under Instrument No. 20040032;

Lakemont, Section 13, under Instrument No. 20040031;

Lakemont, Section 14, under Instrument No. 20040086;

Lakemont Ridge, Section 1, under Instrument No. 20060207;

Lakemont Ridge, Section 2, under Instrument No. 20070045;

Lakemont Meadows, Section 1, under Instrument No. 20040228;

Lakemont Meadows, Section 2, under Instrument No. 20050022;

Lakemont Meadows, Section 3, under Instrument No. 20050237;

Lakemont Terrace, Section 1, under Instrument No. 20050025;

Lakemont Terrace, Section 2, under Instrument No. 20050029;

Lakemont Terrace, Section 3, under Instrument No. 20050229;

Lakemont Manor, Section 1, under Instrument No. 20060173;
Lakemont Manor, Section 2, under Instrument No. 20070019;
Lakemont Manor, Section 3, under Instrument No. 20070020;
Lakemont Trace, Section 1, under Instrument No. 20050024;
Lakemont Shores, Section 1, under Instrument No. 20070091;
Lakemont Shores, Section 2, under Instrument No. 20090103 and 20100033;
Lakemont Shores, Section 3, under Instrument No. 20110018;
Lakemont Court, Section 1, under Instrument No. 20050186;
Lakemont Cove, Section 1, under Instrument No. 20050023 and 20090113;
Lakemont Cove, Section 2, under Instrument No. 20050228;
Lakemont Cove, Section 3, under Instrument No. 20060169;
Lakemont Grove, Section 1, under Instrument No. 20050119;
Lakemont West Ridge, Section 1, under Instrument No. 20100147;
Lakemont West Ridge, Section 2, under Instrument No. 20120101;
Lakemont Lake Bend, Section 1, under Instrument No. 20120027
Lakemont Lake Bend, Section 2, under Instrument No. 20120183
Lakemont Commercial Reserve, Section 1 replat, under Instrument No. 20100171;

All recorded in the Real Property Records of Fort Bend County, Texas, along with any amendments, supplements and replats thereto and any other property annexed into the jurisdiction of the Lakemont Community Association, Inc.