

**SECOND AMENDMENT TO THE BYLAWS OF THE MERIDIAN  
HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS           §  
  §           **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF DENTON       §**

This **SECOND AMENDMENT TO THE BYLAWS OF THE MERIDIAN HOMEOWNERS ASSOCIATION, INC.** ("Second Amendment") is made this 8th day of October, 2013, by resolution adopted by the Board or Directors of the Meridian Homeowners Association, Inc. (the "Association")

**WITNESSETH**

**WHEREAS**, Centex Homes ( the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meridian" on March 9, 2005, as amended and supplemented ("Declaration"); and

**WHEREAS**, The Bylaws of the Meridian Homeowners Association were adopted on March 3, 2006 ("Bylaws"); and

**WHEREAS**, The First Amendment to the Bylaws were adopted on December 19, 2006, ("First Amendment to Bylaws"); and

**WHEREAS**, Article VII, Section 7.1 of the Bylaws provides that the Board of Directors may amend the Bylaws in order to bring any provision into compliance with any applicable government statutes;

**WHEREAS**, 209.00593 of the Texas Property Code provides that notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by members of the property owners association and that the board of a property owners' association may amend the bylaws of the association to provide for elections to be held as required by Section 209.00593(a) of the Texas Property Code; and

**WHEREAS**, pursuant Article VII, Section 7.1 and Section 209.00593(a) of the Texas Property Code, the Board of Directors of the Association has approved of the following amendments to the Bylaws.

**NOW, THEREFORE**, the Bylaws are amended as follows:

1. Article II, Section 2.8 is deleted in its entirety and the following is substituted therefore:


Section 2.8 Quorum - Adjournment. Except as provided in these Bylaws or in the Declaration, the presence in person or as otherwise permitted by law of Members representing 20% or greater of the total votes in the Association shall constitute a quorum at all meetings of the Association. If, however, such 20% quorum shall not be present or represented at any meeting, and notwithstanding any provision in the Declaration, the Articles of Incorporation or Formation, or these Bylaws to the contrary, and in order to copy with 209.00593 of the Texas Property Code, which is entitled "Election of Board Members", the following reduced quorum and procedures will be implemented to provide for and ensure the election of directors:

The Secretary will announce that the required quorum of Members was not attained for the annual meeting of the Members. Immediately after the announcement, and at the same meeting, the quorum for election of the Board of Directors is reduced to Members representing ten percent (10%) or greater of the total votes in the Association. If a 10% quorum for the election of directors is not attained, the Board may adjourn the meeting in order to reconvene at a later date in order to elect directors. The reconvened election meeting must be held within ninety (90) days of the date of the annual meeting. At the reconvened meeting, the Members present, in person or by other legal means, will constitute a quorum for the sole purpose of conducting a meeting to elect directors. Except for voting on the election of directors, no other business may be conducted at this reconvened election meeting.

2. Except as modified herein, the Bylaws, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officer of the Board of Directors certifies that the foregoing amendment was approved by the Board at a meeting held on the \_\_\_\_ day of October, 2013.

**MERIDIAN HOMEOWNERS ASSOCIATION, INC.**  
**A Texas non-profit corporation**

By:   
Name: Saul Fradenberg  
Title: President Meridian HOA

**ACKNOWLEDGEMENT**

STATE OF TEXAS §

COUNTY OF DENTON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF January,  
2014

Zina Thomas  
Notary Public in and for the State of Texas

My commission expires: 3-26-2016

