



Property Code providing otherwise, including but not limited to Section 209.0059. When more than one person holds such interest or interests in any lot or living unit, all such persons shall be members and vote for such lot or living unit shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any such lot or living unit. Provided, however, that regardless of the number of lots any member may own, such member shall not after the date of payments on assessments are to commence, be eligible to cast a number of votes in excess of ten (10) votes.

**Article IV, Paragraph 1 of the Bylaws is AMENDED to read as follows:**

1. No member is eligible to cast more than one vote; and no member may cast more than one vote per property.

### 2019 AMENDMENTS

2. **Article I, Paragraph 19 is ADDED to read as follows:**

#### ARTICLE 1 - DEFINITIONS

19. Books and Records. "Books and Records" shall mean financial records consisting solely of official Balance Sheets, Income Statements, and other financial records entered into the Association's financial system and auditable by the Association's external audit firm.

3. **Article VII, Paragraph 5 of the Bylaws currently reads:**

#### ARTICLE VII - BOARD OF DIRECTORS

5. The term of Directors shall be two (2) years. A person may serve no more than two consecutive terms.

**Article VII, Paragraph 5 of the Bylaws is AMENDED to read as follows:**

5. The term of Directors shall be three (3) years.

4. **Article VIII, Paragraph 2 of the Bylaws currently reads:**

#### ARTICLE VIII - ELECTION OF DIRECTORS: NOMINATING COMMITTEE; BALLOTING PROCEDURES; ELECTION COMMITTEE

2. Nominations for election to the Board of Directors shall be made by a Nominating Committee that shall be one of the standing committees of the Association, or by a voting member of the Association provided the nominee submits

a written letter to the Nominating Committee requesting that his or her name be placed on the ballot for election to a vacancy on the Board of Directors.

**Article VIII, Paragraph 2 of the Bylaws is AMENDED to read as follows:**

2. Nominations for election to the Board of Directors shall be made by a Nominating Committee that shall be one of the standing committees of the Association, or by a voting member of the Association provided the nominee submits a PETITION FOR CANDIDACY AND CONDIDATE STATEMENT FORM requesting that his or her name be placed on the ballot for election to a vacancy on the Board of Directors. The PETITION FOR CANDIDACY AND CANDIDATE STATEMENT FORM (available at the Waterwood Improvement Association (WIA) office) shall be delivered to the WIA office by 4:30pm, July 31.

**2022 AMENDMENTS**

**5. Article I, Paragraph 20 is ADDED to read as follows:**

ARTICLE 1 - DEFINITIONS

20. Transfer Fee. "Transfer Fee" shall mean the fee levied by the Association for the transfer of membership from one Owner to another Owner. Payment of the applicable Transfer Fee shall be a requirement for purchase of any Lot improved or otherwise unless specifically exempted by the Board of Directors.

**6. Article VII, Paragraph 3 of the Bylaws currently reads:**

ARTICLE VII - BOARD OF DIRECTORS

3. Removal of Director.

(a) Except as herein provided in Section 4, any Directors may be removed for cause, at any special meeting of the Members of the Association by the affirmative vote of a majority in number of votes by written ballot only at such meeting and entitled to vote for the election of Directors, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting.

(b) If the Board of Directors is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board member has been convicted of a felony or crime involving moral turpitude, the board member is immediately ineligible to serve on the board of the Association, automatically considered removed from the board, and prohibited from future service on the Board. (Source: Section 209.00591, Texas Property Code).

**Article VII, Paragraph 3 of the Bylaws is AMENDED to read as follows:**

3. Removal of Director.

(a) Except as herein provided in Section 4, any Directors may be removed for cause, at any special meeting of the Members of the Association by the affirmative vote of a majority in number of votes by written ballot only at such meeting and entitled to vote for the election of Directors, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting.

(b) If the Board of Directors is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board member has been convicted of a felony or crime involving moral turpitude, the board member is immediately ineligible to serve on the board of the Association, automatically considered removed from the board, and prohibited from future service on the Board. (Source: Section 209.00591, Texas Property Code).

(c) If the Board of Directors is presented with evidence, written or testimony of an eye witness, that a board member has divulged confidential information discussed or learned during an Association executive session board meeting to an unauthorized third party, the Board of Directors may remove such board member from the board by a majority vote of the Board of Directors, after notice and an opportunity to respond is given to the accused board member. The decision as to removal shall be final and made in the sole discretion of the board. If removed, a replacement board member shall be appointed by the Board of Directors pursuant to Article VII, Paragraph 4 of these Bylaws.

7. **Article IX, Paragraph 1(k) is ADDED to read as follows:**

**ARTICLE IX - POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

1. Notwithstanding anything seemingly to the contrary contained in any provision of these Bylaws, the Association shall act through its Board of Directors, which shall manage the affairs of the Association. By way of illustration, but not in limitation, the Board of Directors shall have the power to:

(k) Action Taken Without A Meeting: The Directors shall have the authority to take any action in the absence of a Board meeting which they could take at a Board meeting by obtaining a permanently recorded vote of a Quorum of Directors. Any action(s) so approved shall have the same effect as though taken at a Board meeting of the Directors. Any action(s) taken shall be addressed at the next Board meeting and included in the Minutes.

8. Article XVII, Paragraph 1 of the Bylaws currently reads:

ARTICLE XVII - AMENDMENTS

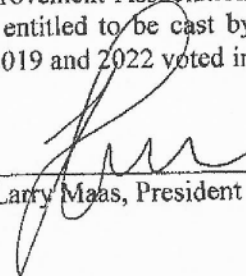
1. These Bylaws shall be altered, amended, or repealed only by the affirmative vote of the majority of the votes entitled to be cast by the members present or represented by proxy at an annual meeting of the members.

Article XVII, Paragraph 1 of the Bylaws is AMENDED to read as follows:

1. These Bylaws may be altered, amended, or repealed only by the affirmative vote of the majority of the votes entitled to be cast by mail-out ballots, and/or by the members present and/or represented by proxy at an annual meeting of the members.

CERTIFICATION

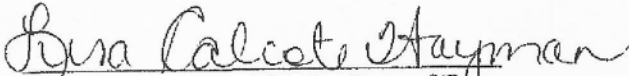
I, LARRY MAAS, President of Waterwood Improvement Association, Inc., a Texas non-profit corporation, hereby certify that a majority of the votes entitled to be cast by the members present or represented by proxy at an annual meeting held in 2018, 2019 and 2022 voted in favor of the amendments described above.

  
\_\_\_\_\_  
Larry Maas, President

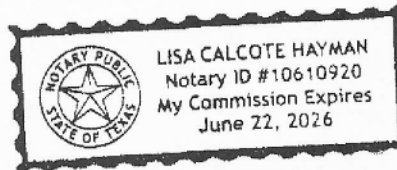
STATE OF TEXAS                    §  
  §  
COUNTY OF SAN JACINTO       §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally came and appeared LARRY MAAS, President of Waterwood Improvement Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 31st day of March, 2025 <sup>(19)</sup>

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**After filing return to:**  
Mitchell Avila Katine  
Katine Nechman McLaurin LLP  
2000 Bering Drive, Suite 700  
Houston, Texas 77057



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Filed for Record in:  
San Jacinto County

On: Apr 01, 2025 at 09:45A

As a  
Recordings

Document Number: 20251639

Amount 36.00

Receipt Number - 71902

By  
Kimberly Wood

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Apr 01, 2025

Dawn Wright, County Clerk  
San Jacinto County, Texas