

ADDITIONAL DEDICATORY INSTRUMENTS
for
WATERWOOD IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

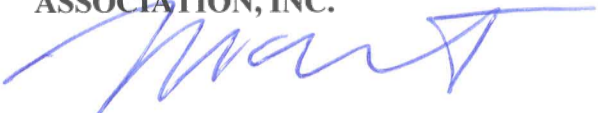
BEFORE ME, the undersigned authority, on this day personally appeared **Mitchell Avila Katine**, who, being by me first duly sworn, states on oath the following:

“My name is **Mitchell Avila Katine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

“I am the attorney for Waterwood Improvement Association, Inc. The following instrument, **Amendment to Bylaws of Waterwood Improvement Association, Inc. (Regarding Removal of Director)** is a true and correct copy of an unrecorded Dedicatory Instrument, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Waterwood Improvement Association, Inc. and the property subject to the declaration recorded under San Jacinto County Clerk’s Document No. 20188098, as amended and/or supplemented.”

DATED this 16 day of FEB., 2023.

**WATERWOOD IMPROVEMENT
ASSOCIATION, INC.**

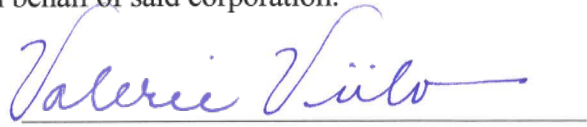
By: 

Mitchell Avila Katine, Attorney

THE STATE OF TEXAS §

COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 17th day of February, 2023, by **Mitchell Avila Katine**, attorney for Waterwood Improvement Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
Katine Nechman McLaurin LLP
2000 Bering Drive, Suite 700
Houston, Texas 77057
713-808-1000



AMENDMENT TO BYLAWS
OF
WATERWOOD IMPROVEMENT ASSOCIATION, INC.
(Regarding Removal of Director)

WHEREAS, by Articles of Incorporation, dated July 25, 1972, and filed with the Texas Secretary of State on July 26, 1972, the Waterwood Improvement Association, Inc. (the "Association") was formed as a Texas nonprofit corporation; and

WHEREAS, the 2013 Amended Bylaws of Waterwood Improvement Association, Inc. were filed for record with the San Jacinto County Clerk on November 26, 2013 under San Jacinto County Clerk's File No. 2013006795 ("Bylaws"); and

WHEREAS, Article XVII, Paragraph 1 of the Bylaws states that the 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; and

WHEREAS, the amendment described below was approved at the 2022 Annual Meeting of Members by the majority of the votes entitled to be cast by the Members present or represented by proxy at the 2022 Annual Meeting of the Members.

NOW THEREFORE, the Bylaws are hereby amended as follows:

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

ARTICLE VII - Board of Directors

3. Removal of Director.

- (a) Except as hereinafter 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)..

2. Article VII, Paragraph 3 of the Bylaws is amended to read as follows:

ARTICLE VII - Board of Directors

3. Removal of Director.

- (a) Except as hereinafter 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 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.

The undersigned officers of the Association certify that, as stated above, the Annual Meeting of Members was duly called and duly held and that the amendment described above was approved at the 2022 Annual Meeting of Members by the affirmative vote of the majority of the votes entitled to be cast by the Members present or represented by proxy at the 2022 Annual Meeting of the Members.

By: Signature: [Signature]
Printed Name Harry Maas, President

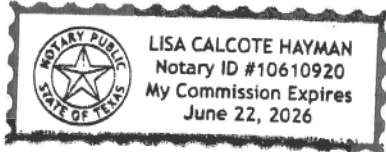
Date: 1/25/2023

By: Signature: [Signature]
Printed Name: Phyllis Lawallan, Secretary

Date: 1/26/2023

STATE OF TEXAS §
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COUNTY OF HARRIS §

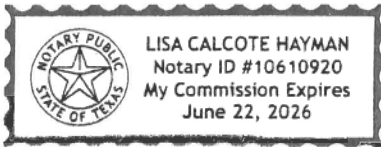
This instrument was acknowledged before me on January 25, 2023 by Larry Maas, President of Waterwood Improvement Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Lisa Calcote Hayman
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on January 26, 2023 by Phyllis Lavallais, Secretary of Waterwood Improvement Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Lisa Calcote Hayman
Notary Public, State of Texas

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
Feb 22, 2023
Dawn Wright, County Clerk
San Jacinto County, Texas

Filed for Record in:
San Jacinto County
On: Feb 22, 2023 at 09:30A
As of
Recordings
Document Number: 20231068
Amount 33.00
Receipt Number - 58815
By:
Kyla Willner

KATINE NECHMAN MCLAURIN LLP

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February 17, 2023

Dawn Wright
San Jacinto County Clerk
Real Property Records
1 State Hwy 150, Room 2
Coldspring, Texas 77331

Re: Record Additional Dedicatory Instruments for Waterwood Improvement Association, Inc.: Amendment to Bylaws (Regarding Removal of Director)

Dear Ms. Wright:

Please record the enclosed document in the Official Public Records of Real Property in your office. Our firm's check No. 1283 in the amount of \$33.00 is enclosed to cover the cost for such recordation.

Thank you for your courtesy and cooperation in this matter. If you have any questions, please feel free to contact me at the number above.

Sincerely yours,

KATINE NECHMAN MCLAURIN LLP

By:



Mitchell Avila Katine

MAK/vav
Enclosures

cc: Waterwood Improvement Association, Inc.

Official Receipt for Recording in:

San Jacinto County Clerk

Issued To:
KATINE NECHMAN MCLAURIN LLP OP

Recording Fees

Document Description	Number	Recording Amount
Recordings MC	20231068	33.00
		33.00

Collected Amounts

Payment Type		Amount
Check	1283	33.00
		33.00

Total Received : 33.00
Less Total Recordings: 33.00

Change Due : .00

Thank You
DAWN WRIGHT - County Clerk

By - Kyla Willner

Receipt# Date Time
0058815 02/22/2023 09:30a