



**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**VILLAGES OF TOWN CENTER OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the President of Villages of Town Center Owners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby supplements the "Notice of Dedicatory Instruments for Villages of Town Center Owners Association, Inc." filed of record in the Official Public Records of Real Property of Fort Bend County, Texas under County Clerk's File No. 2011130943 ("Notice"), which documents were filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments: In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

Certificate of Amendment to the By-Laws of Villages of Town Center Owners Associations, Inc.

A true and correct copy of such Dedicatory Instrument is attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 13 day of November, 2012.

**VILLAGES OF TOWN CENTER OWNERS ASSOCIATION, INC.**

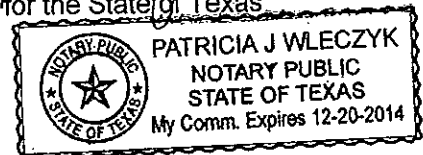
By: Troyce Bennett  
Troyce Bennett, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF Fort Bend   §

BEFORE ME, the undersigned notary public, on this 13 day of November 2012 personally appeared Troyce Bennett, President of Villages of Town Center Owners Association, 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.

Patricia J. Wleczyk  
Notary Public in and for the State of Texas

Return to:  
Butler | Hailey  
8901 Gaylord Drive, Suite 100  
Houston, Texas 77024  
222675



**CERTIFICATE OF AMENDMENT TO THE BY-LAWS**  
*of*  
**VILLAGES OF TOWN CENTER OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

I, Joe Soto, Secretary of Villages of Town Center Owners Association, 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 15<sup>th</sup> day of October, 2012, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following amendment to the By-Laws of the Association was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. Sections 209.00593(a) of the Texas Property Code ("Code") provides that any board member whose term has expired must be elected by owners who are members of the property owners' association; a board member may be appointed by the board only to fill a vacancy caused by a resignation, death or disability, but then only for the unexpired term of the predecessor board member.
2. The Association has historically had difficulty establishing a quorum at annual meetings, thereby preventing the Association from having a proper election of Directors.
3. Section 209.00593(b) of the Code provides that a board of a property owners' association may amend the bylaws of the property owners' association to provide for elections to be held as required by Subsection 209.00593(a) of the Code.
4. The Board of Directors desires to amend the By-Laws of the Association, as authorized by Section 209.0593(b) of the Code, to provide a procedure for the election of Directors if an election of Directors cannot be conducted at an annual meeting of the members due to the inability to establish a quorum.

**AMENDMENT:**

The Board of Directors hereby amends the By-Laws of the Association as follows:

Section 8 is hereby added to Article III of the By-Laws to read as follows:

Section 8. Election; No Quorum at Annual Meeting. Notwithstanding the provisions of Article III, Section 3 and Article IV, Section 4 of these By-Laws, if an election of Directors cannot be conducted at an annual meeting because a quorum is not established, any Member who is present at the attempt to hold the annual meeting (at which quorum was not established) may notify the Board at that time of his/her desire to be a candidate for election to the Board. In addition, a Member who is not present at the time the annual meeting was called may notify the Association of his/her desire to be a candidate for election to the Board; provided that, the notice must be in writing and signed by the Member and delivered to the Association at the address set forth in the most recently

recorded management certificate required by Section 209.004 of the Code not later than five (5) business days after the date on which the annual meeting was called.

Not later than ten (10) business days after the date on which the annual meeting was called, the Association shall either (i) mail to each Member of the Association a list of the candidates for election to the Board, together with a written ballot and instructions for returning the ballot, and/or (ii) notify each Member of the Association that the Board has opted to utilize Section 209.00592 of the Code for an electronic balloting process, which includes the notification required by Section 209.00592(e) of the Code ("Voting Notice"). The list of candidates for election to the Board shall include:

(i) each person who notified the Board at the time the annual meeting was called of his/her desire to be a candidate for election to the Board, and

(ii) each person who timely notified the Association in writing of his/her desire to be a candidate for election to the Board after the date on which the annual meeting was called.

In the event there are no more candidates for the Board than there are positions, the mail balloting process described in this Section will not be necessary; in this event those candidates will be placed into office without the need for further action.

Each candidate may, but shall not be required to, provide biographical information to the Association to be included with the other information forwarded to the Members of the Association which biographical information can be: mailed to all Members; posted on the Association's website (if any); or, made available by other means approved by the Board. The biographical information shall be limited to personal information, work history, service on other boards, and the like; the information shall not include political statements or agendas. Information submitted by a candidate which includes political statements or agendas is not required to be sent by the Association to all Members.

Members will have a period of twenty (20) days from the date the Voting Notice was either mailed or Members notified in accordance with Section 209.00592(e) of the Code to (i) return ballots to the Association at the address set forth in the instructions, or (ii) vote electronically as directed. Only the balloting process authorized by the Board may be used in the election of Directors under this Section.

Proxies may not be used for the election of Directors under this Section and shall not be counted; in addition, ballots delivered by e-mail or facsimile may not be used for the election of Directors under this Section and shall not be counted, unless the Board in its sole discretion decides to utilize an electronic balloting process in accordance with Section 209.00592 of the Code. Once a Member's vote has been cast, the Member's vote cannot be changed. No ballots shall be reviewed by anyone other than the vote tabulator(s), unless a Member demands a recount in accordance with Section 209.007 of the Code ("Recount").

RET

Butler & Hailey PC  
Attn: Susan Kryger  
8901 Gaylord, Ste 100  
Houston, TX 77024

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dianne Wilson*

Dianne Wilson, County Clerk  
Fort Bend County, Texas

November 19, 2012 02:39:43 PM

FEE: \$23.00 JN  
NOTICE

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