

**BYLAWS OF
GRAYSTONE HILLS COMMUNITY ASSOCIATION, INC.
a Texas Non-Profit Corporation**

Graystone Hills Community Association, Inc. (the "Association") is the association referred in the Declaration of Covenants, Conditions and Restrictions for Graystone Hills filed or to be filed in the Official Public Records of Real Property of Montgomery County, Texas (the "Declaration"). Terms used in these Bylaws shall have the same meanings given to them in the Declaration, unless otherwise specifically provided herein. In the event of any conflict between the terms and provisions of these Bylaws and the Declaration, the Declaration shall control.

ARTICLE I

OFFICES

Section One. Principal Office. The principal office of the Association in the State of Texas shall be located at 9575 Katy Freeway, Suite 130, in the City of Houston, Harris County, Texas 77046.

Section Two. Other Offices. The Association may have such other offices either within or without Harris County, Texas as the Board of Directors may determine or as the affairs of the Association may require from time to time.

ARTICLE II

MEMBERS, MEETINGS AND VOTING RIGHTS

Section One. Members. Each Owner of a Lot in Graystone Hills shall be a Member of the Association and such membership shall terminate automatically when such ownership ceases. Upon the transfer of ownership of a Lot, the new Owner thereof shall, concurrently with such transfer, become a Member of the Association. No Member shall have any right or interest in the assets of the Association, including, without limitation, any right to distribution of assets in the event of the liquidation, dissolution or winding up of the Association, whether voluntary or involuntary. There shall be two (2) classes of membership in the Association; voting rights shall be as provided in the Declaration and Section Three of this Article.

Section Two. Member in Good Standing. "Member in Good Standing" is defined in the Declaration. A Member who is not in good standing is not entitled to vote at any meeting of the Members of the Association. No formal action by the Board of Directors to suspend the voting rights of a Member who is not in good standing is required.

Section Three. Voting Rights. Each Member other than Declarant shall be a Class A Member entitled to one (1) vote per Lot owned on each matter submitted to a vote of the Members. Declarant shall be a Class B Member entitled to ten (10) votes per Lot owned on each matter submitted to a vote of the Members. With the exception of Declarant, no Owner shall be entitled to vote at any meeting of the Association until such Owner has presented evidence of ownership of a Lot in the Subdivision to the Secretary of the Association. In the event that ownership interests in a Lot are owned by more than one (1) Class A Member of the Association, such Class A Members shall exercise their right to vote in such manner as they may among themselves determine, but in no event shall more than one (1) vote be cast for each Lot (other than Declarant). Such Class A Members shall appoint one of them as the Class A Member who shall be entitled to exercise the vote of that Lot at any meeting of the Association. Such designation shall be made in writing to the

Board of Directors and shall be revocable at any time by actual written notice to the Board. The Board shall be entitled to rely on any such designation until written notice revoking such designation is received by the Board. In the event that a Lot is owned by more than one (1) Class A Member of the Association, and no single Class A Member is designated to vote on behalf of the Class A Members having an ownership interest in such Lot, then the Class A Member exercising the vote for the Lot shall be deemed to be designated to vote on behalf of the Members having an ownership interest in the Lot. All Members of the Association may attend meetings of the Association and all Members in Good Standing may exercise their vote at such meetings either in person or proxy. Fractional votes and split votes will not be permitted. The decision of the Board of Directors as to the number of votes which any Member is entitled to cast, based upon the number of Lots owned by that Member, shall be final.

Section Four. Annual Meetings. After the election of the First Elected Board, as provided in the Declaration and these Bylaws, an annual meeting of the Members shall be held at the principal office of the Association or at such other place as may be designated in writing by the Board in the month of May of each year on the day and at the hour specified in the notice, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting.

Section Five. Special Meetings. Special meetings of the Members may be called at any time by the President or a majority of the Board of Directors. The Board of Directors shall be obligated to call a special meeting of the Members upon the receipt of a petition signed by Members in Good Standing representing not less than twenty percent (20%) of the Lots in the Subdivision.

Section Six. Place of Meeting. The Board of Directors may designate any place within Harris or Montgomery County, Texas as the place of meeting for any annual meeting or for any special meeting called by the President or Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Association; but if all of the Members in Good Standing shall meet at any time and place in Harris or Montgomery County, Texas, and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken.

Section Seven. Notice of Meetings. Notice stating the place, day, and hour of any meeting of Members shall be delivered either personally, by mail, by facsimile or by email to each Member entitled to vote at such meeting, not less than ten (10) nor more than sixty (60) days before the date of such meeting, by or at the direction of the President or the Secretary. Notice by mail may include a printed notice in the Association's newsletter so long as copies of the newsletter are mailed to all Members within the time period specified herein. The purpose or purposes for which the meeting is called shall be stated in the notice. Notice to a Member by facsimile or email must be sent to the facsimile number or the email address provided to the Association in writing by that Member. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Association, with postage thereon prepaid. If faxed, the notice of a meeting shall be deemed to be delivered as of the date and time reflected in the written confirmation that the facsimile was successfully transmitted. If emailed, the notice of meeting shall be deemed to be delivered as of the date and time shown on a confirmation that the email was transmitted or, if the Association's email system does not provide such a confirmation, the date and time shown on a confirmation that the email was opened. For the purpose of determining Members entitled to notice of a meeting, the membership of the Association shall be determined at the close of business on the date that is seven (7) days prior to the date the notice of meeting is first given.

Section Eight. Unanimous Consent. Any action required by law to be taken at a meeting of the Members, or any action that may be taken at a meeting of Members, may be taken without a meeting if a consent in writing, setting forth the action to be taken, shall be signed by all of the Members in Good Standing.

Section Nine. Quorum. The Members in Good Standing (present in person or by proxy) holding twenty percent (20%) of the total number of votes in the Association shall constitute a quorum at any meeting of Members. Once a quorum is established, the meeting shall be validly called and held and the quorum may not be defeated by the subsequent departure of a Member. If a quorum is not present at any meeting of Members, a majority of the Members in Good Standing present may adjourn and reconvene the meeting from time to time without further notice, until a quorum shall be present or represented. At such reconvened meetings, at which a quorum shall be present or represented by proxy, any business may be transacted as was set out in the notification of the original meeting.

Section Ten: Proxies. At any meeting of Members, a Member in Good Standing may vote by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Proxies shall be filed with the Secretary of the Association at or before the appointed time of each meeting of the Association. All proxies shall be revocable unless expressly provided therein, and shall automatically terminate upon conveyance by the Owner of his Lot.

Section Eleven. Majority Vote. Except as otherwise provided by law, in the Declaration or in these Bylaws, all action to be taken or authorized by the Members shall be deemed validly taken or authorized upon the approval of a majority of the votes entitled to be cast by the Members in Good Standing present, or represented by proxy, at a meeting at which a quorum is present.

Section Twelve. Cumulative Voting. At all meetings of the Association, cumulative voting shall not be permitted.

Section Thirteen. Record Date. The record date for determining the Members entitled to vote at a Members' meeting shall be the close of business on the day preceding the date of the meeting.

ARTICLE III

BOARD OF DIRECTORS

Section One. Number, Qualification and Nomination. Until the meeting at which the First Elected Board is elected, the Board of Directors shall consist of three (3) persons; thereafter, the Board of Directors shall consist of five (5) persons. Until the election of the First Elected Board, none of the Directors need be Members of the Association. Thereafter, a Director must be a Member in Good Standing of the Association or the representative of a corporation or other entity which is a Member in Good Standing of the Association. With the exception of Declarant, not more than one (1) representative of a corporation or other entity that is Member in Good Standing may serve on the Board at any given time. Nominations for election to the First Elected Board shall be made by the Appointed Board. Nominations may also be made from the floor at the First Meeting of the Members of the Association. Thereafter, nominations for election to the Board of Directors shall be made by a nominating committee, if such a committee is appointed by the Board, and from the floor at the annual meeting of the Members of the Association.

Section Two. Appointment/Election. Declarant shall appoint, dismiss and reappoint all of the members of the Board of Directors until the First Meeting of the Members of the Association is

held in accordance with the provisions of the Declaration and this Section and a Board of Directors is elected. Any Board of Directors appointed by Declarant (the "Appointed Board") may engage the Declarant or any entity, whether or not affiliated with Declarant, to perform the day to day functions of the Association. The First Meeting of the Members of the Association shall be held when called by the Appointed Board upon no less than ten (10) and no more than fifty (50) days prior written notice to the Members. Such written notice may be given at any time but must be given not later than sixty (60) days after all of the Lots subject to the Declaration have been sold by Declarant as evidenced by a recorded deed for each Lot. The "First Elected Board" shall be elected at the First Meeting of the Members of the Association. Two (2) Directors shall be elected for a term of three (3) years each; two (2) Directors shall be elected for a term of (2) years each, and one (1) Director shall be elected for a term of one (1) year. Thereafter, at the annual meeting of the Members, the Members shall elect the number of Directors necessary to fill the positions of the Directors whose terms have expired at the time of the annual meeting, each to serve a term of three (3) years. Members may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of these ByLaws. The nominees receiving the highest number of votes shall be elected. All votes shall be cast by written ballot unless there is only one (1) candidate for a particular position, in which event the candidate may be elected by acclamation.

Section Three. Removal and Vacancies. Except for a member of an Appointed Board who may be removed at the discretion of the Declarant, any Director may be removed from the Board, with or without cause, by the affirmative vote of Members in Good Standing representing two-thirds (2/3) of the votes in the Association entitled to be cast at a special meeting called for such purpose or at an annual meeting. In such event, a successor for such removed Director shall be elected by a majority vote of the Members in Good Standing present in person or by proxy at such meeting. If a Director (other than a Member of the Appointed Board) ceases to be a Member in Good Standing, his position on the Board shall cease upon the expiration of thirty (30) days from the date of written notice thereof by the Association, unless within such thirty (30) day period the Director shall be reinstated as a Member in Good Standing. Vacancies in the Board of Directors caused by reasons other than removal shall be filled by the remaining Directors. A Director elected or appointed to fill a vacancy created on the Board shall serve for the unexpired term of his predecessor. Any directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting called for such purpose. The Directors elected to fill such newly created positions shall serve for the term that would bring about the distribution of Directors as described in Section Two of this Article III.

Section Four. Meetings. A regular or special meeting of the Board of Directors may be called by or at the request of the President or any two (2) Directors. The person or persons authorized to call meetings of the Board may fix any place, within Harris or Montgomery County, Texas, as the place for holding any meeting of the Board.

Section Five. Notice. Notice of any special meeting of the Board of Directors shall be given at least three (3) and not more than thirty (30) days prior to the date of the meeting by written notice delivered personally or sent by mail, telegram, facsimile or email to each Director at his address as shown by the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid at the address of the Director according to the records of the Association. If notice is given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Notice by facsimile or email must be sent to the facsimile number or the email address provided to the Association in writing by that Director. If notice is given by a facsimile,

such notice shall be deemed to be delivered as of the date and time reflected in the written confirmation that the facsimile was successfully transmitted. If emailed, the notice of meeting shall be deemed to be delivered as of the date and time shown on a confirmation that that email was transmitted or, if the Association's email system does not provide such a confirmation, the date and time shown on a confirmation that the email was opened. Any Director may waive notice of any meeting before or after the meeting by signed, written waiver. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at the meeting must be specified in the notice or waiver of notice of any special meeting.

Section Six. Quorum: Manner of Acting. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board. The acts approved by a majority of those present at a duly called meeting at which a quorum was present shall constitute the acts of the Board, unless the act of a greater number is required by law or by these ByLaws. The Directors may vote at any meeting of Directors by proxy executed in writing.

Section Seven. Compensation. Directors shall not receive any compensation for their services, but shall be reimbursed for reasonable expenses actually incurred while serving in such capacity.

Section Eight. Indemnification. The Association shall indemnify a Director who was, is or is threatened to be named as a defendant or respondent in a proceeding to the extent indemnification is consistent with the Texas Business Organizations Code, as it now exists or may hereafter be amended.

Section Nine. Unanimous Consent by Directors. The Directors shall have the right to take any action without a meeting which they could take at a meeting by obtaining the written approval of all of the Directors. Any actions so approved shall have the same effect as though taken at a meeting of the Directors.

Section Ten. Powers and Duties. All of the powers, authority and duties of the Association existing under the Texas Business Organizations Code, the Texas Property Code, the Declaration and these ByLaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject only to approval by Members when such is specifically required by law, the Declaration or these ByLaws.

Section Eleven. Order of Business. At meetings of the Board of Directors, business shall be transacted in such order as from time to time the Board may determine. At each meeting of the Board of Directors, a Chairman shall be chosen by the Board from among the Directors present to preside over the meeting. The Secretary of the Association shall act as Secretary of the meetings of the Board of Directors, but in the absence of the Secretary, the presiding officer may appoint any person to act as Secretary of the meeting.

Section Twelve. Presumption of Assent. A Director of the Association who is present at a meeting of the Board of Directors at which action on any matter is taken shall be presumed to have assented to the action unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as Secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the Association immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

Section Thirteen. Implied Rights; Board Authority. The Association may exercise any right or privilege given to it expressly by the provisions of the Declaration, its Certificate of Formation or these Bylaws, or reasonably implied from or reasonably necessary to effectuate any such right or privilege. All rights and powers of the Association may be exercised by the Board of Directors without a vote of the membership except where any provision in this Declaration, the Certificate of Formation, these Bylaws or applicable law specifically requires a vote of the membership.

The Board may institute, defend, settle or intervene on behalf of the Association in litigation, administrative proceedings, binding or non-binding arbitration or mediation in matters pertaining to (a) Common Areas or other areas in which the Association has or assumes responsibility pursuant to the provisions of the Declaration, (b) enforcement of the Declaration, these Bylaws, the Rules and Regulations, or the Architectural Guidelines or (c) any other civil claim or action. However, no provision in the Declaration, the Certificate of Formation or these Bylaws shall be construed to create any independent legal duty to institute litigation on behalf of or in the name of the Association.

Section Fourteen. Standard of Conduct. The Board of Directors, the officers of the Association, and the Association shall have the duty to represent the interests of the Owners in a fair and just manner. Any act or thing done by any Director, officer or committee member taken in furtherance of the purposes of the Association, and accomplished in conformity with the Declaration, Certificate of Formation, ByLaws and the laws of the State of Texas, shall be reviewed under the standard of the Business Judgment Rule as established by the common law of Texas, and such act or thing shall not be a breach of duty on the part of the Director, officer or committee member if taken or done within the exercise of their discretion and judgment. The Business Judgment Rule means that a court shall not substitute its judgment for that of the Director, officer or committee member. A court shall not re-examine the decisions made by a Director, officer or committee member by determining the reasonableness of the decision as long as the decision is made in good faith and in what the Director, officer, or committee member believed to be in the best interest of the Association.

ARTICLE IV

OFFICERS

Section One. Officers. The officers of the Association shall be a President, one or more Vice-Presidents (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more Assistant Secretaries, and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. The functions of the Treasurer, Secretary and Assistant Treasurers and Assistant Secretaries, if any, may be delegated to any authorized agent or agents of the Association by the vote of the Board of Directors.

Section Two. Election and Term of Office. The officers of the Association shall be elected annually by the Board of Directors immediately following, or as soon as is practical after, the adjournment of the annual meeting of the Members of the Association. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold the office until his successor shall have been duly elected and shall have been qualified.

Section Three. Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officers so removed.

Section Four. Vacancies. A vacancy in any office, because of death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section Five. President. The President shall be the principal executive officer of the Association and shall, in general, supervise and control all of the business and affairs of the Association. He shall preside at all meetings of the Members. He may sign, with the Secretary or any other proper officer of the Association authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments that the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these ByLaws or by statute to some other officer or agent of the Association; and, in general, he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section Six. Vice-President. In the absence of the President or in the event of his inability or refusal to act, the Vice-President(s) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions on the President. Any Vice-President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Directors. If more than one Vice-President is elected, the Board of Directors shall designate who is First Vice-President, who is the Second Vice-President, etc. The authority to act for the President shall vest to the Vice-Presidents in the order of their numerical designation by the Board of Directors, or, if none, by the chronological order of their election as Vice-Presidents.

Section Seven. Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for monies due and payable to the Association from any source whatsoever, and deposit all such monies in the name of the Association in such banks, trust companies, or other depositories as shall be selected by the Board of Directors; and, in general, perform all the duties from time to time as may be assigned to him by the President or by the Board of Directors.

Section Eight. Secretary. The Secretary shall keep the minutes of the meetings of the Members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these ByLaws or as required by law; be custodian of the corporate records and of the seal of the Association and see that the seal of the Association is affixed to all documents, the execution of which on behalf of the Association under its seal is duly authorized in accordance with the provision of these ByLaws; keep a register of the address of each Member; and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section Nine. Assistant Treasurers and Assistant Secretaries. If required by the Board of Directors, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine. The Assistant Treasurers and

Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or by the Board of Directors.

Section Ten. Compensation. Officers of the Association shall not receive any compensation for their services but shall be reimbursed for reasonable expenses incurred while serving in such capacities. This provision shall not preclude the Board from employing a Director or officer as an employee of the Association nor preclude the Board from contracting with a Director or officer for the management of the subdivision.

ARTICLE V

COMMITTEES

In addition to the committees provided for in the Declaration and these ByLaws, the Board of Directors may designate one or more committees, each of which shall consist of two (2) or more Members in Good Standing, which committees, to the extent provided in said resolution, shall have and exercise the authority delegated to it by the Board of Directors of the Association; but the designation of such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors or any individual Director, of any responsibility imposed on it or him by law.

ARTICLE VI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section One. Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these ByLaws, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances.

Section Two. Checks, Drafts, or Orders for Payment. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer or any Assistant Treasurer and countersigned by the President or a Vice-President of the Association.

Section Three. Deposits. All funds of the Association shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may elect.

Section Four. Gifts. The Board of Directors may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes, or for any special purpose, of the Association.

ARTICLE VII

MISCELLANEOUS

Section One. Books and Records. The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, Board of Directors, and committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office a record of the names and addresses of the Members of the Association. All books and records of the Association may be inspected by and at the expense of any Member, or his agent or attorney, at a reasonable time upon the submission of a written request

stating a proper purpose of the request. Only the books and records relevant to the stated purpose of the request need be made available for inspection.

Section Two. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the last day of December each year.

Section Three. Waiver of Notice. Whenever any notice is required to be given under the provisions of the Certificate of Formation or the ByLaws of the Association, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

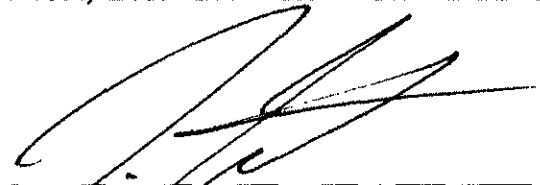
ARTICLE VIII

AMENDMENTS

Section One. Power of Directors to Amend ByLaws. Prior to the election of the First Elected Board, the ByLaws of this Association may be amended, repealed or added to, or new ByLaws may be adopted, by the vote or written consent of a majority of the members of the Board of Directors.

Section Two. Power of Members to Amend ByLaws. After the election of the First Elected Board, the ByLaws of this Association may be amended, repealed or added to, or new ByLaws may be adopted, by the vote or written consent of a majority of the Members in Good Standing present in person or by proxy at a meeting duly called for that purpose at which a quorum is present.

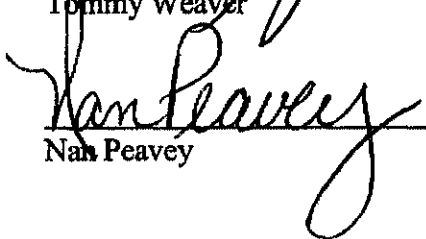
IN WITNESS WHEREOF, we, being all of the members of the Board of Directors of GRAYSTONE HILLS COMMUNITY ASSOCIATION, INC. have hereunto set our hands this _____ day of _____, 2006.



Tim Pitzpatrick



Tommy Weaver



Nan Peavey

CERTIFICATION

The undersigned, being the elected and acting Secretary of Graystone Hills Community Association, Inc., hereby certifies that the foregoing Bylaws constitute the original Bylaws of the Association adopted by the Board of Directors at a meeting duly called and held on July 18, 2006.

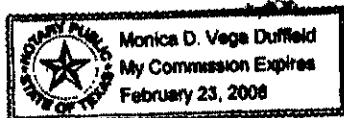
Executed on this 26 day of July, 2006.

Nan Peavey
Nan Peavey, Secretary

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

BEFORE ME, a notary public, on this day personally appeared Nan Peavey, Secretary of Graystone Hills Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 26th day of July, 2006.



Monica D. Vega Duffield
Notary Public in and for the State of Texas

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Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

AUG 17 2006



Mark Turnbull
County Clerk
Montgomery County, Texas

**AMENDMENT TO THE BYLAWS OF
GRAYSTONE HILLS COMMUNITY ASSOCIATION, INC.
REGARDING VIRTUAL MEMBER MEETINGS AND ELECTIONS**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS Graystone Hills Community Association, Inc., a Texas nonprofit corporation, is the governing entity for Graystone Hills, a subdivision in Montgomery County, Texas, pursuant to the maps or plats thereof, filed for record in the Plat Records of Montgomery County, Texas, as follows (these Sections together hereinafter the “Subdivision”):

- (a) Graystone Hills, Section 1, under Cabinet Z, Sheet 407;
- (b) Graystone Hills, Section 2, under Cabinet Z, Sheets 405;
- (c) Graystone Hills, Section 3, under Cabinet Z, Sheet 578;
- (d) Graystone Hills, Section 4, under Cabinet Z, Sheet 778;
- (e) Graystone Hills, Section 5, under Cabinet Z, Sheet 788;
- (f) Graystone Hills, Section 6, under Cabinet Z, Sheet 845;
- (g) Graystone Hills, Section 7, under Cabinet Z, Sheet 855;
- (h) Graystone Hills, Section 8, under Cabinet Z, Sheet 857;
- (i) Graystone Hills, Section 9, under Cabinet Z, Sheet 1008;
- (j) Graystone Hills, Section 10, under Cabinet Z, Sheet 1628;
- (k) Graystone Hills, Section 11, under Cabinet Z, Sheet 2281;
- (l) Graystone Hills, Section 12, under Cabinet Z, Sheet 2245;
- (m) Graystone Hills, Section 13, under Cabinet Z, Sheet 1952;
- (n) Graystone Hills, Section 14, under Cabinet Z, Sheet 2228;
- (o) Graystone Hills, Section 15, under Cabinet Z, Sheet 2368.

WHEREAS the Subdivision and the Association are subject to the Declaration of Covenants, Conditions and Restrictions for Graystone Hills, recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 2006-091233, along with any amendments and supplements thereto (hereinafter the “Declaration”); and,

WHEREAS Article IV, Section 4.1 of the Declaration states that the Board of Directors shall exercise and have all rights, powers, authority and responsibilities of the Association; and

WHEREAS the Bylaws of Graystone Hills Community Association, Inc., (hereinafter the “Bylaws”), and Section 209.14(a) of the Texas Property Code, require the Association to hold an annual meeting of the members and to provide for the election of Directors, and there is a need to allow the Association’s members to attend such meetings electronically, and provide for elections in advance of such meetings; and

WHEREAS Section 22.102(c) of the Texas Business Organizations Code authorizes the Board of Directors to amend the Bylaws, the members have never passed an amendment to the Bylaws

which expressly prohibits the Board of Directors from amending any provision of the Bylaws, the Articles of Incorporation of the Association vest the management of the Association in the Board of Directors and do not reserve the right to amend bylaws to the members; and

WHEREAS the Association's Certificate of Formation authorizes the Association to exercise any and all powers, rights, and privileges which a corporation organized and existing in Texas may by law exercise;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification attached hereto, the Association hereby amends its Bylaws, as follows:

Article II, Section Four, which had previously read:

Section Four Annual Meetings. After the election of the First, as provided in the Declaration and these Bylaws, an annual meeting of the Members shall be held at the principal office of the Association or at such other place as may be designated in writing by the Board in the month of May of each year on the day at the hour specified in the notice, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting.

is hereby amended to read as follows:

Section Four Annual Meetings. The annual meeting of the members shall be held each year at a date, time, and place designated by the Board of Directors, with the intent that the meeting be held on the same day of the same month of each year, to the extent practicable. In the event of exigent circumstances, as determined by the Board of Directors, Meetings of Members may be broadcast, displayed, streamed, or otherwise shown, live, online, and the Association's members may attend such a meeting virtually, as further described herein.

Article II, Section Nine, which had previously read:

Section Nine Quorum. The Members in Good Standing (present in person or by proxy) holding twenty percent (20%) of the total number of votes in the Association shall constitute a quorum at any meeting of Members. Once a quorum is established, the meeting shall be validly called and held and the quorum may not be defeated by the subsequent departure of a Member. If a quorum is not present at any meeting of Members, a majority of the Members in Good Standing present may adjourn and reconvene the meeting from time to time without further notice, until a quorum shall be present or represented. At such reconvened meetings, at which a quorum shall be present or represented by proxy, and business may be transacted as was set out in the notification of the original meeting.

is hereby amended to read as follows:

Section Nine Quorum. The presence at the meeting of the members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of the entire membership shall constitute a quorum for any action except as otherwise provided in the Certificate of Formation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the presiding officer, or a majority of the Members who are present at such meeting, in person or by proxy, may adjourn the meeting and immediately reconvene the meeting without notice other than announcement at the meeting. At the reconvened meeting, for the purposes of electing one or more directors, the required quorum shall be one-half (1/2) of the previously required quorum; this procedure may be repeated until a quorum shall be present in person or by proxy.

Article II, Section Six, which had previously read:

Section Six Place of Meeting. The Board of Directors may designate any place within Harris or Montgomery County, Texas as the place of meetings for annual meeting or for any special meeting called by the President or Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Association; but if all of the Members in Good Standing shall meet at any time and place in Harris or Montgomery County, Texas and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken.

is hereby amended to read as follows:

Section Six Place of Meeting. The Board of Directors may designate any place within Harris or Montgomery County, Texas as the place of meetings for annual meeting or for any special meeting called by the President or Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Association; but if all of the Members in Good Standing shall meet at any time and place in Harris or Montgomery County, Texas and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken. Additionally, in the event of exigent circumstances, as determined by the Board of Directors, Meetings of Members may be broadcast, displayed, streamed, or otherwise shown, live, online, and the Association's members may attend such a meeting virtually, as further described herein.

There shall be an Article II, Section Fourteen, which shall read as follows:

Section Fourteen. Virtual Meetings of the Members: The Association's Board of Directors may elect to hold any meeting of Members, by using remote communications technology, including videoconferencing, teleconferencing, the internet, or any combination of those methods, as provided by §22.002 of the Texas Business Organizations Code, (a "Virtual Meeting"), and may elect to hold the election of Directors in advance of the Virtual Meeting as set forth in this Section. Subject to the requirements herein, the Virtual Meeting shall be in all respects valid and all elections, decisions, votes, and/or outcomes determined in such a meeting shall be binding.

- a. Notice of Virtual Meeting of the Members: Notice of a Virtual Meeting and election shall be given to the Members in the manner provided by this Section and the Texas Property Code. Notice of the Virtual Meeting of the Members must include clear instructions describing how every Member may access the Virtual Meeting, and how to cast ballots for elections held in advance of such Virtual Meeting. Such instructions must be sufficient so that each Member may, free of any access charge or payment, follow said instructions and access the Virtual Meeting.
- b. Voting: If the election is held in advance of the Virtual Meeting, the Association will provide absentee ballots, which may be returned via mail, email facsimile, and any other method approved by the Board and may, at its option, provide for electronic ballots, in accordance with the Texas Property Code. The deadline for submitting ballots cast by any method will be established by the Board of Directors in advance, not more than 36 hours prior to the start of the Virtual Meeting, and contained in the Notice of Virtual Meeting.
- c. Ballots and Tabulation: If the election is held in advance of the Virtual Meeting, said ballots shall be prepared and mailed to the Members no later than twenty (20) days prior to the deadline for submitting ballots. Ballots for the election of Directors shall be collected and tabulated by the Association's managing agent, or any other person(s) designated by the Board of Directors in advance, so long as such persons are qualified to tabulate the ballots under §209.00594 of the Texas Property Code. All ballots, no matter how cast, shall be counted in the same manner as all other ballots cast for the election. The winners of the election will be announced at the Virtual Meeting.
- d. Nominations: Nomination for election to the Board of Directors, when elections are taking place in advance of the Virtual Meeting under this Section, will be made solely in accordance with § 209.00593 of the Texas Property Code, nominations shall not be made by committee or from the floor at the meeting.
- e. Procedure of Virtual Meetings of the Members: Virtual Meetings of the Members shall proceed in substantially the same fashion as any in-person meeting of the Members, except that no vote taken at, or in advance of, the Virtual Meeting of the Members shall be final until all ballots cast on or before any deadline requirement, have been counted.
- f. Quorum for Virtual Meeting of the Members: All Members present online, or by other format utilized in the Virtual Meeting, and by, electronic ballot, absentee ballot or proxy, shall constitute the required quorum for election of directors at any Virtual Meeting of the Members.
- g. Conflict: Should any provision in this Section Fourteen conflict with any other provision in these Bylaws, the provisions of this Section Fourteen shall control, including without limitation, provisions regarding elections, balloting, nomination, methods of voting, quorum, notice, and procedure.

CERTIFICATION

"I, the undersigned being a Director of Graystone Hills Community Association, Inc., hereby certify that the foregoing amendments were approved by at least a majority of the Association's Board of Directors at an open meeting of the Board, properly noticed to the members, at which a quorum of the Board was present."

By: Justin Gibbs

Date: 11/20/2020

Print Name: Justin Gibbs

Title: President

STATE OF TEXAS §

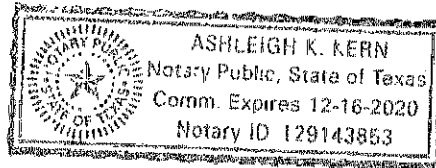
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this day personally appeared Justin Gibbs, 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 corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20th day of November 2020, to certify which witness my hand and official seal.

Ashleigh K. Kern
Notary Public, State of Texas

E-Recorded By:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



E-FILED FOR RECORD

12/04/2020 10:18AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

12/04/2020



County Clerk
Montgomery County, Texas