

**AMENDMENT TO THE BYLAWS OF  
ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.**

(Creating Stagger of Director Terms)

WHEREAS, this document amends the Bylaws of the Rosewood Hill Homeowners Association, Inc. (“the By-Laws”); and

WHEREAS, this By-Law Amendment is applicable to the operation and utilization of property within Rosewood Hill, Sections One through Six, additions in Harris County, Texas, , as set forth in Exhibit “A” hereto (collectively referred to as “Subdivision”); and

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the “Association”), is the governing entity for the Subdivision; and

WHEREAS, the Bylaws for the Association do not contain an amendment provision which results in the application of Chapter 22.102(c) of the Texas Business Organizations Code which provides that the board of directors may amend bylaws; and

WHEREAS, Article VII, Section 2, of the Bylaws contains the director term stagger provision; and

WHEREAS, the following amendment to the Bylaws has been approved by a majority of the Board as certified by the President of the Association herein below;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification hereto, the By-Laws are hereby amended to read as follows:

**Article VII, Section 2, which had previously read:**

**Section 2. Term:** The first year, two (2) Directors will serve two (2) years and three (3) will serve one (1) year as they among themselves determine. Thereafter, all Board Members will serve two (2) year terms, the first year being different as to stagger the Board terms to prevent the turnover of the entire Board at any given election. Terms expire December 31st the second year of term.

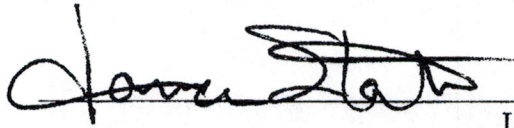
**Is hereby amended to read as follows:**

**Section 2. Term:** At the 2019 annual meeting (at which two director positions will be up for election), one (1) director position will be filled by the election of a director for three (3) years and one (1) position will be filled by the election of a director for two (2) years. The candidate receiving the most votes will be elected for the three year term. At the 2020 annual meeting (at which three director positions will be up for election), two (2) director positions will be filled by the election of a director for three (3) years and one (1) position will be filled by the election of a director for one (1) year. The candidate receiving the third most votes will be elected for the one year term. Thereafter, all Board Members will be elected to serve three (3) year terms.

RP-2019-161472

CERTIFICATION

“I, the undersigned, being a Director and President of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing By-Law amendment was approved by a majority of the Board of Directors at an open meeting of directors for which the members had been provided notice.”

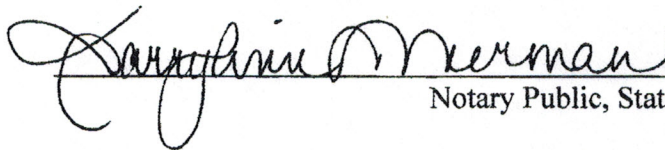


\_\_\_\_\_  
Lance Stahl, President

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Lance Stahl, President of the Rosewood Hill Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed 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 on the 9<sup>th</sup> of April, 2019.



\_\_\_\_\_  
Notary Public, State of Texas

RP-2019-161472

RP-2019-161472  
# Pages 3  
04/22/2019 12:39 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2019-161472

**AMENDMENT TO THE BYLAWS OF  
ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

WHEREAS, Rosewood Hill Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Rosewood Hill, Sections I-VI, unrecorded additions in Harris County, Texas, as set forth in Exhibit "A", attached hereto (the "Subdivision"); and

WHEREAS, the Association Bylaws are recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120445992, along with any amendments thereto (the "Bylaws"); and

WHEREAS, Section 22.102(c) of the Texas Business Organizations Code provides that the Board of Directors may amend the Bylaws; and

WHEREAS, 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;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification hereto, the Association Bylaws are hereby amended as follows:

**Article X, Section 6 of the Bylaws, which had previously read:**

Acting board members shall be exempt from maintenance fees payments (maximum of one lot's fees currently capped at \$300 per year) for duration of term on the board. Board members shall be required to pay the difference of the current annual maintenance fee less the \$300.00 capped amount.

**Is hereby deleted in its entirety.**

**Article VII, Section 3, which had previously read:**

Nomination: The Board will appoint an "Elections Committee" no later than two (2) months prior to the December meeting. This Committee will be composed of a Chairman and at least three (3) other members, none to be a "Board" member. This committee will select a slate of nominees for board replacement, whose membership and voting rights are active and present them at the General Meeting in December as part of the regular business.

**Is hereby amended to read as follows:**

Nomination: Nomination for candidates to the Board shall be made in accordance with Section 209.00593(a-1)-(a-3) of the Texas Property Code.

RP-2022-515715



**Article VII, Section 4, which had previously read:**

Election: At the December meeting, the Board President will turn the meeting over to the Chairman of the Election Committee. The Committee's slate of candidates will be presented and additional nominees will be accepted from the floor. The selection of "Board" replacements will proceed through a vote.

**Is hereby amended to read as follows:**

Election: At the annual meeting of members, the members will elect directors from the slate of candidates nominated in accordance with Article VII, Section 3 hereof. There shall be no nominations from the floor.

**CERTIFICATION**

"I, the undersigned, being a Director and President of Rosewood Hill Homeowners Association, Inc., hereby certify that the foregoing Bylaw Amendment was approved by at least a majority of the Association Board of Directors at an open meeting of the Board, properly noticed to the members, at which a quorum of the Board was present."

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared *Carl J. [Signature]*, President of Rosewood Hill Homeowners Association, Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed 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 on this 19 day of October, 2022.



*Darryl Lynn Akerman*  
Notary Public, State of Texas

RP-2022-515715

FIELD NOTES

Being 40.0000 acres of land in the Solomon Brown League, Abstract 7, Harris County, Texas, more particularly described as follows:

BEGINNING at an iron rod in the East line of Tract No. 1 an acre-land in that certain deed dated March 16, 1955, from H.F. Culver and wife, Winifred Culver, to Sweeney J. Roehring, recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North Line of F.M. 2920;

THENCE South 83 degrees 30 minutes 18 seconds West 7.33 feet along the North line of F.M. 2920 to a fence corner;

THENCE North 46 degrees 00 minutes 17 seconds West 108.51 feet along the North line of F.M. 2920 to an iron pipe;

THENCE North 84 degrees 50 minutes 59 seconds West 715.62 feet to an iron pipe at the Southeast corner of the 0.74 acre Re ad tract, recorded in Volume 1817, Page 376;

THENCE North 2188.23 feet;

THENCE East 777.26 feet;

THENCE South 00 degrees 20 minutes 41 seconds West 667.30 feet to an iron rod;

THENCE South 00 degrees 51 minutes 25 seconds East 1859.01 feet to the PLACE OF BEGINNING and containing 40.0000 acres of land.

*W. B. Burtlin*  
W. B. BURTLIN  
Registered Engineer  
Reg. No. 8491

REPRODUCED FROM ORIGINAL RECORDS  
THIS REPRODUCTION IS NOT VALID UNLESS THE ORIGINAL RECORDS ARE IN THE PUBLIC DOMAIN. ALL RIGHTS, IN WHOLE OR IN PART, ARE RESERVED BY THE ORIGINAL RECORDS OWNER.

EXHIBIT "A"

(6 pgs.)

Records Production Policy

RP-2022-515715

FIELD NOTES

Being 10,699 acres of land out of that portion of the Jack Frey Property, Inc., 245,991 acre tract of land in the Salomon Brown Survey, Abstract 7, Harris County, Texas; said 10,699 acres being more particularly described as follows:

COMMENCING at an iron rod in the East line of Tract No. 1 as described in that certain deed dated March 16, 1945, from H. F. Culver and wife, Winifred Culver, to Summey J. Doehring, and recorded in Volume 2920, Page 691 of the Harris County Deed Records at its intersection with the North line of F. M. Row No. 2970;

THENCE North 1717.71 feet and West 778.08 feet to an iron rod set marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10,699 acre tract;

THENCE North 89 degrees 40 minutes 17 seconds West 874.38 feet to an iron rod set for corner;

THENCE North 00 degrees 20 minutes 53 seconds East and 24.00 feet passing an iron pipe at a re-entrant corner to the 245,991 acre tract and continuing on along the middle West line of said 245,991 acre tract a total distance of 460.19 feet to an iron rod set for corner;

THENCE South 89 degrees 49 minutes 11 seconds East 792.95 feet to an iron rod set for corner;

THENCE North 00 degrees 19 minutes 49 seconds East 155.88 feet to an iron rod set for corner in a fence line;

THENCE North 88 degrees 45 minutes 42 seconds East 481.15 feet along a fence line to an iron rod set for corner;

THENCE South 00 degrees 00 minutes 36 seconds East 20.85 feet to an iron rod marking the Northwest corner of Rowland Hill, Section One, an unrecorded subdivision;

THENCE South 602.30 feet to the PLACE OF BEGINNING and containing 10,699 acres of land,

*W. B. Bunelin*  
 W. B. BUNELIN  
 REGISTERED ENGINEER  
 REG. NO. 8491

RECORDED & RETURNED TO THE  
 THE INSTRUMENT IS NOT VALID UNLESS IT IS RECORDED  
 WITHIN THE TIME SPECIFIED IN THIS ACT. THE  
 PUBLIC IS ADVISED THAT THE INSTRUMENT  
 WHICH IS NOT RECORDED WITHIN THE TIME  
 SPECIFIED IS NOT VALID.

RP-2022-515715

FIELD NOTES

Being 30.8212 acres of land out of that portion of the Jack Frey  
Estate, Inc., 245,991 acre tract of land in the Salomon Brown  
Survey, Abstract 7, Harris County, Texas; said 30.8212 acres being  
more particularly described as follows:

BEGINNING at an iron rod in the East line of Tract No. 1, as described in that certain deed dated March 16, 1955, from H. E. Culver and wife, Mildred Culver, to Shumway J. Donohue, and recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North line of E. B. Road No. 2020;

THENCE North 29°07.85' East and West 790.00 feet to an iron rod not marking the Southeast corner and the PLACE OF BEGINNING of the herein described 30.8212 acre tract;

THENCE South 88 degrees 45 minutes 42 seconds West 401.15 feet along a fence line to an iron rod not for corner;

THENCE South 00 degrees 10 minutes 49 seconds West 155.00 feet to an iron rod not for corner;

THENCE North 89 degrees 49 minutes 11 seconds West 349.95 feet to an iron rod not for corner in the middle West line of said 245,991 acre tract;

THENCE North 00 degrees 20 minutes 53 seconds East 50.00 feet to an iron rod and North 00 degrees 09 minutes 17 seconds East 1658.18 feet along the middle West line of said 245,991 acre tract to an iron pipe marking the middle Northwest corner of said 245,991 acre tract;

THENCE South 89 degrees 25 minutes 29 seconds East 826.46 feet to an iron pipe marking the most Northerly re-entrant corner of said 245,991 acre tract;

THENCE South 00 degrees 00 minutes 30 seconds West 1551.29 feet to the PLACE OF BEGINNING and containing 30.8212 acres of land,

*W. B. Burkin*  
W. B. BURKIN  
REGISTERED ENGINEER  
No. 10, 8491

BLINDERS MICHIGAN  
This instrument is not subject to the provisions of the  
Recording Act in Michigan. It is subject to the provisions of the  
Michigan Act of 1937, Chapter 12, Section 12, which provides that  
recording of this instrument is not required.

RP-2022-515715



ROSEWOOD HILL SECTION FOUR(4)

A SUBDIVISION OF 181.4455 ACRES OUT OF THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod in the east line of Rosewood Hill Section One, said rod being N00°51'25"W a distance of 381.40 feet as measured along the said east line of Rosewood Hill Section One from the north line of F.M. 2920;

THENCE N00°51'25"W with the east line of Rosewood Hill Section One a distance of 1278.51 feet to a 5/8" iron rod for a point;

THENCE N00°20'41"E still with the east line of Rosewood Hill Section One a distance of 667.30 feet to a 1/2" iron rod for a corner;

THENCE West a distance of 777.26 feet to a 1/2" iron rod for a corner in the west line of Rosewood Trail;

THENCE N00°00'48"W a distance of 1572.14 feet to a 1" iron pipe for a point;

THENCE N00°07'56"E a distance of 3862.42 feet to a point in the center of Spring Creek;

THENCE along the center of Spring Creek the following twenty courses and distances, viz:

N40°30'44"E-109.87 feet, N04°33'36"E-163.52 feet, N65°24'54"E-168.25 feet, N42°30'38"E-97.67 feet, N01°12'02"W-143.03 feet, N57°42'34"E-170.34 feet, N41°33'46"E-68.05 feet, N65°16'22"E-83.67 feet, S86°25'25"E-48.09 feet, N71°51'43"E-61.03 feet, S68°29'15"E-32.04 feet, S72°41'24"E-115.88 feet, S44°44'10"E-215.25 feet, S58°22'43"E-179.14 feet, N72°24'57"E-159.80 feet, S85°56'25"E-182.15 feet, N73°01'11"E-231.67 feet, N47°04'58"E-172.74 feet, N66°58'22"E-620.07 feet, and N61°21'32"E-83.51 feet;

THENCE S00°53'26"E leaving the center of Spring Creek, a distance of 958.53 feet to a point for a corner;

THENCE S71°00'00"W a distance of 1188.43 feet to a point for a corner;

THENCE S00°06'19"W a distance of 3730.00 feet to a 5/8" iron rod for a corner;

THENCE S89°14'27"W a distance of 132.85 feet to a 5/8" iron rod for a corner;

THENCE S00°42'09"E a distance of 2142.76 feet to a 5/8" iron rod for a point;

THENCE S00°36'59"E a distance of 1011.77 feet to a 5/8" iron rod for a corner, said rod being 356.94 feet from the north line of F.M. 2920;

THENCE S00°51'40"W a distance of 202.37 feet to the Point of Beginning and containing 181.4455 Acres of land, more or less.

RECORDERS MEMORANDUM

At the time of recording, this instrument was found to be reproducible for the best photographic reproduction because of illegibility, carbon or photo was developed paper, etc. all blocks out, additions and changes were shown at the time the instrument was filed and recorded.



RP-2022-515715

FIELD NOTES  
Rosewood Hill, Sec. 5

Being 10.2211 acres of land out of a 245.991 acre tract of land and being known as Rosewood Hill, Section 5, an unrecorded subdivision of 10.2211 acres in the Solomon Brown Survey, Abstract 7, Harris County, Texas and being out of that certain 245.991 acres of land as described in deed to Jack Frey Properties, Inc., and recorded under File Number F144342 of the Real Property Records of Harris County, Texas; said Rosewood Hill, Section 5 being more particularly described as follows:

COMMENCING at the Southwest corner of Rosewood Hill, Section 1, an unrecorded subdivision of 40.0000 acres out of said 245.991 acres and being in the North line of F. M. Road No. 2920;

THENCE North 654.09 feet and West 798.08 feet to an iron rod marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10.2211 acre tract;

THENCE West 502.28 feet to an iron rod for corner;

THENCE North 00 degrees 08 minutes 31 seconds West 469.92 feet to an iron rod for corner;

THENCE East 178.84 feet to an iron rod for corner;

THENCE North 595.41 feet to an iron rod for corner;

THENCE South 89 degrees 40 minutes 17 seconds East 324.51 feet to an iron rod for corner in the West line of Rosewood Trail (60 feet wide);

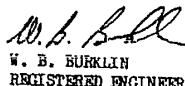
THENCE South 518.93 feet along the West line of said Rosewood Trail to the P. C. of a curve to the left;

THENCE Southeasterly 250.97 feet along said curve to P. T., having a radius of 303.46 feet, and a central angle of 47 degrees 23 minutes 09 seconds;

THENCE South 47 degrees 23 minutes 09 seconds East 49.71 feet along the Southeast line of said Rosewood Trail to corner;

THENCE South 60 degrees 00 minutes 00 seconds West 155.40 feet to corner;

THENCE South 210.00 feet to the PLACE OF BEGINNING and containing 10.2211 acres of land.

  
W. B. BURKLIN  
REGISTERED ENGINEER  
REG. NO. 8491

**EASLEY SURVEYING CO.**

P.O. BOX 13  
TOMBALL, TEXAS 77375  
(713) 351-1946  
February 27, 1979

FIELD NOTES

ROSEWOOD HILL

SECTION SIX

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 103.5934 ACRES AND SHOWN AS SECTION SIX ON A PLAT OF ROSEWOOD HILL, AN UNRECORDED SUBDIVISION IN THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SECTION SIX BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southeast corner of Rosewood Hill Section Six, said point also being the southeast corner of a 172.5776 acre tract in the Solomon Brown Survey, A-7, Harris County, Texas, said 172.5776 acre tract being that certain tract shown on a plat by W. B. Burklin, Registered Engineer, dated December 9, 1977:

THENCE S 89° 09' 25" W along the south line of said 172.5776 acre tract, a distance of 1190.05 feet to a point;

THENCE N 00° 09' 19" E a distance of 2325.08 feet to a point;

THENCE N 00° 06' 19" E a distance of 1404.74 feet to a point;

THENCE N 71° 00' 00" E a distance of 1177.51 feet to a point in the east line of said 172.5775 acre tract;

THENCE S 00° 54' 36" E along the east line of said 172.5776 acre tract, a distance of 160.22 feet to a point;

THENCE S 00° 59' 25" E along the east line of said 172.5776 acre tract, a distance of 1531.41 feet to a point;

THENCE S 00° 55' 17" E along the east line of said 172.5776 acre tract, a distance of 2404.58 feet to the POINT OF BEGINNING and containing 103.5934 acres of land.



*B. E. Easley*  
B. E. Easley  
Registered Public Surveyor  
Texas Registration No. 1844

RECORDER'S MEMORANDUM  
AT THE TIME OF REGISTRATION, THIS INSTRUMENT WAS FOUND BY INADEQUATE TO THE PUBLIC RECORDS REPRODUCTION E. I. OF RECORDS, OR THIS OR PHOTO COPY, DISCOLORED PAPER, ETC.

RP-2022-515715

RP-2022-515715  
# Pages 9  
10/19/2022 03:06 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$46.00

RECORDERS MEMORANDUM  
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at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-515715