

ASSOCIATION, INC.

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS THAT:
COUNTY OF MONTGOMERY §

WHEREAS, that certain First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Harper's Preserve (as supplemented and amended, the "Declaration") was recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 2011011454 on February 8, 2011, and subjects the real property described therein and now known as Harper's Preserve, to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

WHEREAS, Amended and Restated Bylaws (the “Bylaws”) of Harper's Preserve Community Association, Inc. (herein called the “Association”) were adopted in connection with the operation of the Association and recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk’s File Number 2011054436 on June 23, 2011; and

WHEREAS, Article XI, Section 11.1 of the Bylaws provides that during the Development Period (as defined in the Declaration and herein so called), the “Declarant” reserves the sole right, to amend the Bylaws; and

WHEREAS, 242, LLC, a Texas limited liability company (the “Declarant”) is the current “Declarant” under the Declaration pursuant to that certain Assignment of Declarant Interests recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File Number 2008058953 on June 12, 2008; and

WHEREAS, the Development Period has not expired; and

WHEREAS, the Declarant desires to amend the Bylaws as set forth below;

NOW, THEREFORE, effective as of the annual meeting of the Members in the year 2025, the Declarant does hereby amend the Bylaws to read as follows:

1. Article V, Section 5.1.1 is deleted in its entirety and replaced with the following:

5.1.1 General. The affairs of the Association will be managed by a Board of three (3) Directors. The number of Directors may be increased or decreased from time to time by amendment of these Bylaws provided that the Board shall at all times have not less than three (3) Directors. Unless otherwise expressly required by law or other applicable provision of the

Governing Documents, the Board may exercise and will have all rights, powers, authority and responsibilities of the Association.

2. Article V, Section 5.3 is deleted in its entirety and replaced with the following:

5.3 Directorship Positions; Term of Office. Directors will be appointed or elected to one (1) of three (3) Directorship Positions designated as Director Positions One (1) through Three (3). At the annual meeting of Members in the year 2025, the Members will elect one (1) Director to serve for Directorship Position Three (3) and until the conclusion of the annual meeting of the Members held in the year 2028. Debbie Pilcher will continue to serve as Director for Directorship Position One (1) until the conclusion of the annual meeting of the Members held in the year 2027 and Jack Seitzinger will continue to serve as a Director for Directorship Position Two (2) until the conclusion of the annual meeting of Members held in the year 2026. Thereafter, as each respective Directorship Position term expires, the nominee receiving the largest number of votes shall be elected to the Directorship Position to be filled at the annual meeting of the Members for a term of three (3) years.

3. Article V, Section 5.4 is deleted in its entirety and replaced with the following:

5.4 Nomination; Election; Cumulative Voting Prohibited. Before each annual meeting of Members, the Board shall make reasonable efforts to obtain nominees for election to the Board. Solicitation for director candidates shall be done in accordance with Section 209.00593 of the Texas Property Code. All such nominees must be listed in or included with the notice of the applicable annual meeting of the Members. Nominations may, if allowed by the Board, in its sole and absolute discretion, be made from the floor at the annual meeting of the Members. Further, the Board, in its sole and absolute discretion, may allow write-in candidates. Election to the Board must be by ballot (including Mail-In Ballot) or proxy. At each election, the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of these Bylaws and the nominee receiving the largest number of votes shall be elected to the Directorship Position to be filled at the annual meeting of the Members for a term of three (3) years. Cumulative voting is not permitted.

4. Article XI, Section 11.2 is deleted in its entirety and replaced with the following:

11.2 Amendment By Board of Directors. A majority of the Board of Directors, at a meeting of the Board of Directors, may amend, modify or repeal these Bylaws, in whole or in part. Any such amendment, modification or repeal so adopted is binding upon all Members and all Owners.

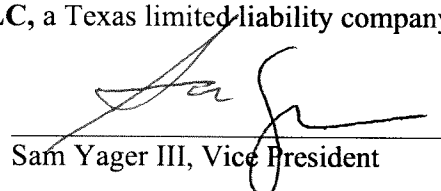
It is expressly agreed and understood that the individual executing this document on behalf of Declarant is acting in his respective representative capacity only and solely as a representative of such entity and any liability resulting hereunder based upon the actions of such individual, including but not limited to, the breach of any warranty, covenant, representation and/or provision contained herein, if any, not that of such individual. The sole purpose of the execution of this document by the Declarant hereunder is to duly acknowledge the Declarant's consent to the terms and provisions herein contained.

EXECUTED as of the date of acknowledgment set forth below.

DECLARANT:

242, LLC, a Texas limited liability company

By:

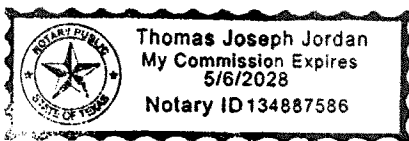

Sam Yager III, Vice President

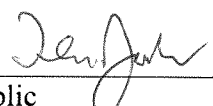
THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 21st day of October, 2025, by Sam Yager III, Vice President of 242, LLC, a Texas limited liability company, on behalf of said entity.




Notary Public

E-FILED FOR RECORD

10/21/2025 03:12PM



L. Brandon Steinmann

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.

10/21/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas