



AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the San Luis Pass Resort Community Civic Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Brazoria County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the San Luis Pass Resort Community Civic Association which have not been previously filed in the public records of Brazoria County are attached hereto, including:

First Amendment of the By-Laws Approved February 19, 1978

FURTHER, other dedicatory instruments of the San Luis Pass Resort Community Civic Association have already been filed in the public records of Brazoria County and these documents supplement the previously filed documents.

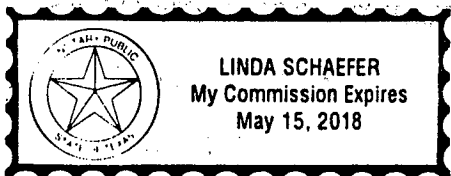
SIGNED on this 19th day of February, 2015.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for San Luis Pass Resort Community Civic Association

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on this 19th day of February, 2015, by Susan Gonzales.

Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/18



Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160

**FIRST AMENDMENT OF THE BY-LAWS
OF
SAN LUIS PASS RESORT COMMUNITY CIVIC ASSOCIATION**

Let it be known that according to Article X. Amendments: The by-laws of this corporation may be amended, repealed, or added to, or new by-laws may be adopted by the vote or written assent of a majority of the members entitled to vote or by the vote of a majority of a quorum at a meeting duly called for the purpose according to the articles or by-laws. According to Article III, Section six of the by-laws the members holding ten percent (10%) of the votes that may be cast at any meeting shall constitute a quorum at such meeting. After notice to the members on February 19, 1978 a members meeting was held for the purpose of election and the amendment of the bylaws. The members voted by a majority vote of a quorum the following amendments of the bylaws:

RESOLVED THAT, the Bylaws be amended to reflect the following change:

**ARTICLE III
Meeting of Members**

Section One. Annual Meeting. The original bylaw to be deleted and replaced with: An annual meeting of the members shall be held at a location to be designated by the directors on the second Saturday of the month of June each year, beginning with the year 1979, at the hour of- 12:00 o'clock noon, for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting. If the election of directors shall not take place on the date designated herein for any annual meeting, or at any adjournment thereof, the board of directors shall cause the election to take place at a special meeting of the members to be held as soon thereafter as may be convenient.

**ARTICLE III
Meeting of Members**

Section Eight: MANNER OF ACTING. The original bylaw to be deleted and replaced with: The act of a majority of the members present at a meeting at which a quorum is present shall be the act of the members, unless the act of a greater number is required by law or by these bylaws.

**ARTICLE IV
Board of Directors**

Section Two: NUMBER, TENURE, QUALIFICATIONS: The original bylaw to be deleted and replaced with: The number of directors shall be seven (7). Each director shall hold office until the next annual meeting of members or until his successor shall have been elected and qualified. Directors must be full members of the corporation.

Approved on the 19th day of February, 1978

Nov. 5, 1977 (SPECIAL CALL MEETING)

Architectual board nominated Mr. George Mort to fill the vacancy on the board.

R. Hyatt appointed nominating committee for coming election in February.

Named were:

Dan Wagner
Wally Gafner
Vee Randall

Paula Carroll suggested we increase the number of board members from 5 members to 7 members. R. Hyatt was to check with R. Frahm to see the exact procedure we needed to follow to be in agreeance with our By-laws.

Mr. W. Brown O.K'ed fencing of his property by KOA side and J. Stevens was to let us know the legality of doing this. C. Hottman was to get a map showing road plot.

G. Mort was to check the complexity of fencing the entire area.

C. Hottman was to appoint MUD representative (J. Leonard) on legality of drainage ect.

Board authorized paying for light on 3rd canal by J. Spicers property since there was no lighting in this area.

The Civic Association Tax Free # T-900 was to have been issued 12/76 and will be due again in May 78.

R. Hyatt was to check with Larry Ham to see if actually filed, when and how. R. Frahm was to check and see if wee need to file now.

J. Stevens letter stated we could not fence area by KOA.

Meeting adjourned.

December 10, 1977

Meeting was held at Dan Smiths

Robert Hyatt made motion we increase the number of board members from 5 to 7. Mr. G. Mort seconded the motion.

This motion will have to be resubmitted at the Feb. meeting for vote of majority of members. A voters proxy will be mailed to each member

The nominating committee stated they had ample nominees to fill the new number on the board.

Ed Spicers light (3rd canal) had been applied for and will be 2 or 3 months before complete.

It was recommended we have a study committee to find the lighting needs for entire area. Nita Cade was asked to serve in this capacity. At the present we are paying for the operation of 7 or 8 lights at the cost of \$3.50 per light.

Mr. Geo. Mort was to contact Mr. F. Placke (KOA) on garbage truck parked on lot owners property.

R. Hyatt to call J. Stevens and have him file suit on P. Slater property.

Reminder of letter to property owners on annual meeting and to include proxy as stated in By-Laws. Also vote on change of time and date of annual meeting.

Meeting in Feb to be held at 11:00 a.m. prior to annual meeting at 2:00 p.m. Feb. 19.

Meeting adjourned.

NOTICE OF THE ANNUAL MEETING OF
SAN LUIS PASS RESORT COMMUNITY CIVIC ASSOCIATION
TO BE HELD ON
FEBRUARY 19, 1978

TO THE MEMBERS.

The annual meeting of members of the San Luis Pass Resort Community Civic Association will be held at 322 Galleon (Dan Smith's residence) in the Treasure Island Subdivision in the County of Brazoria, State of Texas, on Sunday, February 19, 1978, at 2:00 o'clock P.M. Central Standard Time. At the meeting the members will elect a Board of Directors and act upon the following matters:

1. A proposal to amend the bylaws of the Association to increase the number of members of the Board of Directors by two so that the total Board shall thereafter consist of seven members.
2. A proposal to amend the bylaws of the Association by adding a new section providing that the act of a majority of members at a meeting at which a quorum is present shall be the act of the membership.
3. A proposal to amend the bylaws of the Association to provide that the annual meeting of the members, beginning with the year 1979, shall be held on the second Saturday in June in each year.
4. Such other business as may properly be brought before the meeting.

By order of the Board of Directors.
January 25, 1978

FULL TEXT OF THE PROPOSED AMENDMENTS
TO THE BYLAWS OF THE
SAN LUIS PASS RESORT COMMUNITY CIVIC ASSOCIATION

ARTICLE III, SECTION ONE: ANNUAL MEETING. An annual meeting of the members shall be held at a location to be designated by the directors on the second Saturday in the month of June each year, beginning with the year 1979, at the hour of 12:00 o'clock noon, for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting. If the election of directors shall not take place on the date designated herein for any annual meeting, or at any adjournment thereof, the board of directors shall cause the election to take place at a special meeting of the members to be held as soon thereafter as may be convenient.

ARTICLE III, SECTION EIGHT: MANNER OF ACTING. The act of a majority of the members present at a meeting at which a quorum is present shall be the act of the members, unless the act of a greater number is required by law or by these bylaws.

ARTICLE IV, SECTION TWO: NUMBER, TENURE, QUALIFICATIONS. The number of directors shall be seven (7). Each director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified. Directors must be full members of the corporation.

Feb. 19, 1978

The San Luis Pass Civic Association held it's annual meeting, Sunday February ~~6~~⁷ 1978 at the home of Mr. Dan Smith

~~34~~²⁴ present (Paula Carroll has sign-in sheet)

Robert Hyatt opened meeting with a brief introduction of board members to audience.

Minutes of previous meeting were read.

Wally Gaffner - Chairman for nominating committee submitted slate of officers recommended by the nominating committee. They are as follows:

1. Robert Frahm - Vice Pres.
2. Paula Carroll - Treas.
3. Betty Henderson - Sec.
4. George Mort
5. Ed Spicer
6. Charley Culbreth
7. Robert Hyatt - Pres.

Dan Smith made motion we accept the slate of officers as submitted. All were in favor.

Vote was made to increase members on Board of Directors to (7).

Vote was:

Members present	24	YES
By Proxy	23	YES
Abstaining by proxy	1	

Charlie Culbreth made motion we accept vote which constitutes a quorum of membership. Joy Jackson seconded.

Vote was made to change annual meeting to 2nd ~~Sunday~~^{Saturday} in June in conjunction with our annual picnic, 1979.

There is a lapse of 16 months. Rob. Frahm had checked and this is legal. The newly elected officers will continue to act and must until this time.

Vote was:

Members present	24	For
By Proxy	23	For
By Proxy	1	Against

Clarence Hottman made motion we accept this date. Paula Carroll seconded.

February 9, 1978 (continued)

Robert Frahm introduced motion on amending the By-Laws to provide that an act of a majority of the members at meeting (which represents a quorum), shall be the act of the membership.

C. Hottman recommended we accept this change. Dan Smith seconded the motion.

R. Hyatt made a motion the meeting adjourn. Joy Jackson seconded.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SAN LUIS PASS RESORT COMMUNITY CIVIC ASSOCIATION

May 12, 1979

A regular meeting of the Board of Directors of San Luis Pass Resort Community Civic Association was held on May 12, 1979, at 1:00 P.M. at 322 Galleon, Treasure Island, Texas.

Robert F. Hyatt, III, Paula Carroll, George Mort, and Robert A. Frahm, constituting a quorum of Directors, were present.

Robert F. Hyatt, III acted as Chairman of the meeting and Robert A. Frahm acted as Secretary of the meeting.

Robert Hyatt said that Wally Gafner, Betty Henderson, and Vee Randall agreed to serve as a nominating committee to nominate candidates to stand for election to the Board of Directors of the Civic Association at the annual meeting to be held in June.

Following discussion of the annual meeting it was decided to hold the meeting at 1:00 P.M. on June 9, 1979, on the beach in front of the Treasure Island Subdivision and to have the annual picnic for members of the Association immediately following adjournment of the annual meeting.

Robert Hyatt said he would work with Betty Henderson in getting the notice of the annual meeting, proxy, and newsletter mailed to members of the Civic Association.

There being no further business to come before the meeting, it thereupon adjourned.


Secretary of the Meeting

FILED and RECORDED

Instrument Number: 2015009660

Filing and Recording Date: 03/06/2015 02:20:05 PM Pages: 10 Recording Fee: \$58.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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cclerk-clarissa