

8886441

MAR 13 1981 224612 * 256:11 121 A 10
Amendment to By-Laws
Maison de Ville Condominium

THE STATE OF TEXAS I
COUNTY OF HARRIS I

This is to certify that the By-Laws of Maison de Ville, a condominium, originally recorded in Volume 15, Page one of the Condominium Records of Harris County, Texas, were amended at a meeting of the Co-Owners duly and regularly held on the 8th day of April, 1980, to read as follows, to-wit:

Article II of the By-Laws is amended by adding the following Paragraph 5:

5. In case of Ownership of a single condominium unit by two or more persons, such persons shall be considered as one owner and must vote as a unit.

Article III, Paragraph 5, is amended by adding to the end of Paragraph 5 the following sentence:

Distribution of such notice by placing a copy in the mailbox or mailbox of such condominium unit by the Secretary shall be considered as the equivalent of mailing notice except where the Owner is known not to be the occupant of such unit.

Article IV, Paragraph 1, is amended by changing the first sentence to read as follows:

The affairs of the Council of Co-Owners shall be governed by a Board of Administration (sometimes herein referred to as the "Board") composed of five persons, all of whom must be Owners (or a joint Owner) of an apartment in the condominium project and all of whom must also be an actual occupant of an apartment in the condominium project.

Article IV, Paragraph 2, is amended by changing the word "is" in line 4 to "was".

Article IV is amended by adding the following Paragraph 14:

14. A Board member who ceases to become an Owner of, or who ceases to occupy, an apartment in the condominium project shall automatically be removed from the Board.

Article V, Paragraph 1, is amended to read as follows:

1. The principal officers of the Council shall be President, Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board of Administration. The Board may appoint an Assistant Secretary, Treasurer and such other officers as in their judgment may be necessary. The Board may also elect the same person as Secretary and as Treasurer.

MAISON DE VILLE
CONDOMINIUM AMENDMENT
A CONDOMINIUM PROJECT
CONDOMINIUM RECORDS
HARRIS COUNTY, TEXAS
VOL. 116 PAGE 42

Article VII, Paragraph 1, is amended to read as follows:

1. SALE OR LEASE. Any Owner other than Southwest Condominium Corporation who wishes to sell, lease or rent his apartment property (or any lease of such property "wishing to assign, sub-let or rent such property") to any person not related by blood or marriage to the Owner shall give to the Board no less than ten days prior written notice of the terms of any contemplated sale, lease or renting, together with the name and address of the proposed purchaser, lessee or tenant. The members of the Board and their successors in office, acting on behalf of the other unit owners as hereinafter provided, shall at all times have the first right or option to purchase, lease or rent such apartment property upon the same terms, which option shall be exercisable before a period of fifteen days following the date of receipt of such notice. If said option is not exercised by the Board within said fifteen (15) days, the Owner (or lessee) may, at the expiration of said period contract to sell, lease or rent (or sub-lease, assign or rent), such apartment property to the proposed purchaser, lessee or tenant named in such notice upon the terms specified therein.

Article VIII, Paragraph 10, is amended by adding the following sentence at the end of Paragraph 10:

Owners who permit any pets to drop any excrement on any of the condominium elements shall immediately clean up the excrement.

Article VIII, Paragraph 11, is amended by changing the word "and" to "hang".

Article VIII, Paragraph 14, is amended by adding at the end of Paragraph 14 as part of the last sentence the following language:

"Except in those buildings restricted to adults only by the declaration."

Article IX, Paragraph 1, is amended by changing the wording following "PROVIDED, HOWEVER;" the following language:

That Article VI may not be amended except as provided therein and that Article VII may not be amended except by eighty-five per cent (85%) of the total voting rights exclusive of the Owner whose apartment property is subject to sale.

Signed this 9th day of February, 1981.

R. P. Gilman
R. P. Gilman, President
Council of Co-Owners
Maison de Ville
Eugenie Armstrong
Eugenie Armstrong, Secretary
Board of Administration
Maison de Ville

Article V, Paragraph 6, is amended to read as follows:

6. The Secretary shall keep the minutes of all meetings of the Council and of the Board of Administration. He shall have charge of such papers as the Board may direct, shall record in the office of the County Clerk of Harris County, Texas any amendments to the By-Laws, and in general perform all the duties incident to the office of Secretary.

Article V, is amended by adding the following Paragraph 7:

7. The Treasurer shall have responsibility for the funds and securities belonging to the Council, and shall be responsible for keeping full and accurate records of all receipts and disbursements in books belonging to the Council. He shall be responsible for the deposit of all monies and other valuable effects in the name of and to the credit of the Council in such depositories as may from time to time be designated by the Board of Administration.

Article VI, Paragraph 2, is amended as follows:

Change "January first" to "May first". Change January 15 in the first sentence to May 15. Change second sentence to read as follows:

On or before June 1 of each such year and on or before the first day of each and every month thereafter until a new budget is adopted, each Owner shall be obligated to pay to the Board, or as it may direct (one-twelfth) of the assessment made pursuant to this Paragraph; provided, however, that where a Co-Owner is required to pay a periodic deposit to the lending institution holding a first mortgage lien upon his apartment to cover payment of insurance premiums on the value of his apartment, then the amount of such required deposits shall be credited upon the assessment made by the Board for the year in which so paid.

Article VI, Paragraph 3, is amended by changing the last word in said Paragraph from "account" to "amount".

Article VI, Paragraph 9, is amended to read as follows:

9. AMENDMENTS. Except for such Amendments as may be required to conform any provision of these By-Laws to the requirements of law, to correct errors in wording, or to change duties of the adoption of the budget or effective dates of assessments, all Amendments to this Article VI shall only be effective upon unanimous written consent of the Owners, and their mortgages. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common elements or abandonment of his or her apartment property, all as provided by law.

FILED
MAR 10 10 34 AM 1981
Notary Public in and for
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS I
COUNTY OF HARRIS I

Before me, the undersigned authority, on this day personally appeared R. P. Gilman, 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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the 9th day of February, 1981.
Notary Public in and for
Harris County, TEXAS
JOHN A. BLACK, JR.

THE STATE OF TEXAS I
COUNTY OF HARRIS I

Before me, the undersigned authority, on this day personally appeared Eugenie Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 9th day of February, 1981.
Notary Public in and for
Harris County, TEXAS
JOHN A. BLACK, JR.

STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that the foregoing was filed in the Public Records of Harris County, Texas, on this 10th day of March, 1981, at 10:34 AM.
MAR 10 1981
Notary Public in and for
HARRIS COUNTY, TEXAS

AFTER RECORDING
RETURN TO:
JOHN A. BLACK, JR.
2322 LINDEN
HOUSTON, TEXAS 77002

G896441

MAR 13 1981 2 20 PM '81

9.6
10
10

Amend

Amendment to By-Laws
Maison de Ville Condominium

THE STATE OF TEXAS I
COUNTY OF HARRIS I

This is to certify that the By-Laws of Maison de Ville, a condominium, originally recorded in Volume 15, Page 625 of the Condominium Records of Harris County, Texas, were amended at a meeting of the Co-Owners duly and regularly held on the 8th day of April, 1980, to read as follows, to-wit:

Article II of the By-Laws is amended by adding the following Paragraph 5:

5. In case of Ownership of a single condominium unit by two or more persons, such persons shall be considered as one owner and must vote as a unit.

Article III, Paragraph 5, is amended by adding to the end of Paragraph 5 the following sentence:

Distribution of such notice by placing a copy in the mailbox or mailslot of each condominium unit by the Secretary shall be considered as the equivalent of mailing notice except where the Owner is known not to be the occupant of such unit.

Article IV, Paragraph 1, is amended by changing the first sentence to read as follows:

The affairs of the Council of Co-Owners shall be governed by a Board of Administration (sometimes herein referred to as the "Board") composed of five persons, all of whom must be Owners (or a joint Owner) of an apartment in the condominium project and all of whom must also be an actual occupant of an apartment in the condominium project.

Article IV, Paragraph 2, is amended by changing the word "of" in line 4 to "or".

Article IV is amended by adding the following Paragraph 14:

14. A Board member who ceases to become an Owner of, or who ceases to occupy, an apartment in the condominium project shall automatically be removed from the Board.

Article V, Paragraph 1, is amended to read as follows:

1. The principal officers of the Council shall be President, Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board of Administration. The Board may appoint an Assistant Secretary-Treasurer and such other officers as in their judgment may be necessary. The Board may also elect the same person as Secretary and as Treasurer.

MAISO
CONDO

Article V, Paragraph 6, is amended to read as follows:

6. The Secretary shall keep the minutes of all meetings of the Council and of the Board of Administration. He shall have charge of such papers as the Board may direct, shall record in the office of the County Clerk of Harris County, Texas any amendments to the By-Laws, and in general perform all the duties incident to the office of Secretary.

Article V, is amended by adding the following Paragraph 7:

7. The Treasurer shall have responsibility for the funds and securities belonging to the Council, and shall be responsible for keeping full and accurate records of all receipts and disbursements in books belonging to the Council. He shall be responsible for the deposit of all monies and other valuable effects in the name of and to the credit of the Council in such depositories as may from time to time be designated by the Board of Administration.

Article VI, Paragraph 2, is amended as follows:

Change "January first" to "May first". Change January 15 to the first sentence to May 15. Change second sentence to read as follows:

On or before June 1 of each such year and on or before the first day of each and every month thereafter until a new budget is adopted, each Owner shall be obligated to pay to the Board, as it may direct (one-twelfth) of the assessment made pursuant to this Paragraph; provided, however, that where a Co-Owner is required to pay a periodic deposit to the lending institution securing a first mortgage lien upon his apartment to cover payment of insurance premiums on the value of his apartment, then the amount of such required deposits shall be credited upon the assessment due by the Board for the year in which so paid.

Article VI, Paragraph 3, is amended by changing the last word of said Paragraph from "account" to "amount".

Article VI, Paragraph 9, is amended to read as follows:

9. AMENDMENTS. Except for such Amendments as may be required to conform any provision of these By-Laws to the requirements of law, to correct errors in wording, or to change dates of the adoption of the budget or effective dates of assessments, all amendments to this Article VI shall only be effective upon the unanimous written consent of the Owners, and their mortgagees. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common elements or abandonment of his or her apartment property, all as provided by law.

MAR 13 10 24 AM 1981
Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

Article VII, Paragraph 1, is amended to read as follows:

1. SALE OR LEASE. Any Owner other than Southwest Condominium Corporation who wishes to sell, lease or rent his apartment property (or any lessee of such property wishing to assign, sub-let or rent such property) to any person not related by blood or marriage to the Owner shall give to the Board no less than ten days prior written notice of the terms of any contemplated sale, lease or renting, together with the name and address of the proposed purchaser, lessee or tenant. The members of the Board and their successors in office, acting on behalf of the other unit owners as hereinafter provided, shall at all times have the first right or option to purchase, lease or rent such apartment property upon the same terms, which option shall be exercisable before a period of fifteen days following the date of receipt of such notice. If said option is not exercised by the Board within said Fifteen (15) days, the Owner (or lessee) may at the expiration of said period contract to sell, lease or rent (or sub-lease, assign or rent), such apartment property to the proposed purchaser, lessee or tenant named in such notice upon the terms specified therein.

Article VIII, Paragraph 10, is amended by adding the following sentence at the end of Paragraph 10:

Owners who permit any pets to drop any excrement on any of the condominium elements shall immediately clean up the excrement.

Article VIII, Paragraph 11, is amended by changing the word "hand" to "hang".


Article VIII, Paragraph 14, is amended by adding at the end of Paragraph 14 as part of the last sentence the following language:

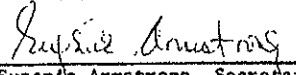
"Except in those buildings restricted to adults only by the declaration."

Article IX, Paragraph 1, is amended by changing the wording following "PROVIDED, HOWEVER:" the following language:

That Article VI may not be amended except as provided therein and that Article VII may not be amended except by eighty-five per cent (85%) of the total voting rights exclusive of the Owner whose apartment property is subject to sale.

Signed this 4th day of February, 1981.


R. P. GILMARTIN, President
Council of Co-Owners
Maison de Ville


Eugenie Armstrong, Secretary
Board of Administration
Maison de Ville

THE STATE OF TEXAS }
COUNTY OF HARRIS }

Before me, the undersigned authority, on this day personally appeared R. P. Gilmartin, 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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the 9TH



day of February, 1981

John A. Black, Jr.
Notary Public in and for
Harris County, T E X A S
JOHN A. BLACK, JR.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

Before me, the undersigned authority, on this day personally appeared Eugenie Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 9TH
day of February, 1981.



John A. Black, Jr.
Notary Public in and for
Harris County, T E X A S
JOHN A. BLACK, JR.

STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in
the Public Records of the State and at the time stamped
before by me and was duly RECORDED, in the District
Public Records of Real Property of Harris County, Texas on

MAR 18 1981



John A. Black, Jr.
COUNTY CLERK,
HARRIS COUNTY, TEXAS

AFTER RECORDING
RETURN TO:
JOHN A. BLACK, JR.
Attorney at Law
5222 Springdale
Bellaire, Texas 77401

ANY PROVISIONS HEREIN, WHICH RESTRICT THE SALE, RENTAL,
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER
THE FEDERAL LAW.
A CERTIFIED COPY

SEP 11 1995

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Billy W. Gage
BILLY W. GAGE, Deputy

CONDOMINIUM RECORDS
VOL. 116 PAGE 42