

**2016 AMENDED BYLAWS OF THE
HIDDEN COVES PROPERTY OWNERS ASSOCIATION, INC.**
(A Non-profit Association)

ARTICLE 1 - Definitions

1. Adjacent Lot. As used in this Article 11 of these Bylaws, "Adjacent Lot" means: (A) (i) a Lot that is contiguous to another Lot that fronts on the same street; (ii) with respect to a corner Lot, a Lot that is contiguous to the corner Lot by either a side property line or a back property line; and/or (iii) if permitted by the Dedicatory Instrument, any Lot that is contiguous to another Lot at the back property line; and (B) is owned by the same Owner as the subject Adjacent Lot.
2. Assessment. "Assessment" shall refer collectively to Maintenance Charges and Special Assessments as defined herein.
3. Association. "Association" shall mean and refer to the HIDDEN COVES PROPERTY OWNERS ASSOCIATION, INC., a non-profit association organized under the laws of Texas, its successors and assigns.
4. Board of Directors. "Board of Directors" shall refer to the board of directors elected by the Members of the Association.
5. Bylaws. "Bylaws" shall mean these 2016 Amended Bylaws of the Association, as may be amended from time to time.
6. Certificate of Formation. "Certificate of Formation" shall refer collectively to the original Articles of Incorporation of the Association as well as any amendment to the Original Articles of Incorporation.
7. Common Facilities. "Common Facilities" shall mean the roads, street lights, parks, boat launches, pool and pavilion area, and entrance features of the Subdivision, and landscaped areas established by the Developer for use as Common Facilities and any other property owned by or conveyed to the Association.
8. County Clerk. "County Clerk" shall mean the County Clerk of San Jacinto County, Texas.
9. Declarations and/or Restrictions. "Declarations" and/or "Restrictions" shall mean the declarations and restrictions filed of record with the County Clerk for the Subdivision.
10. Dedicatory Instrument. "Dedicatory Instrument" shall mean each instrument governing the establishment, maintenance, and operation of the Association and includes a declaration or similar instrument subjecting real property to restrictive covenants, certificate of formation, bylaws, or similar instruments governing the administration or

32+1
145

20160357

operation of a property owners' association, to properly adopted rules and regulations of a property owners' association, or to all lawful amendments to the covenants, bylaws, instruments, rules, or regulations, including but not limited to those identified above under "Declaration". Dedicatory Instrument further shall mean the Restrictions, the Certificate of Formation, Bylaws, and other rules, regulations, and resolutions filed of record with the County Clerk.

11. Directors. "Directors" shall mean and refer to any duly elected or appointed member of the Board of Directors.
12. Electronic ballot. "Electronic ballot" means a ballot: (a) given by: (1) e-mail; (2) facsimile; or (3) posting on an Internet website; (b) for which the identity of the Member submitting the ballot can be confirmed; and (c) for which the Member may receive a receipt of the electronic transmission and receipt of the Member's ballot. (Source: Section 209.00592 (d), Texas Property Code).
13. Lot. "Lot" shall mean any residential lot in the Subdivision, and identified in the documents filed of record, identified herein, and on record with the County Clerk.
14. Maintenance Charge. "Maintenance Charge" shall mean the periodic charges collected by the Association, that each Owner is required to pay to the Association, which is designated for use by the Association for the benefit of the Owners of the Subdivision, as provided by the Restrictions.
15. Maintenance Fund. "Maintenance Fund" shall mean the amounts collected from time to time by the Association, upon payment of Maintenance Charges by the Owners.
16. Member. "Member" shall mean an Owner who is a member of the Association who is in "good standing" as provided for in these Bylaws. A Member is in good standing when that Member is in compliance with all Restrictions, Bylaws, Rules and Regulations and is current in payment of all Assessments.
17. Owner. "Owner" shall mean and refer to an owner, whether one or more persons or entities, of the fee simple title to any Lot which is part of the Subdivision, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
18. Plats. "Plats" shall mean the plat of the Subdivision recorded in the County Clerk's office.
19. Record Date. "Record Date" shall be the business date preceding the date on which notice of the meeting is mailed. the date that the notice of any annual or special meeting is mailed.

20. Restrictions. "Restrictions" shall refer to the Original Restrictions for Section One, filed October 9, 1972 at Vol. 131, page 7 and the Original Restrictions for Section Two, filed October 9, 1972, at Vol. 131, page 1, Deed Records of San Jacinto County, Texas, the Amended Deed Restrictions for Section One filed February 10, 1989 at Vol. 84, page 57, Official Public Records of San Jacinto County, Texas, and the Amended Deed Restrictions for Section Two, filed February 10, 1989 at Vol. 84, page 63, et seq., Official Public Records, San Jacinto County, Texas, as well any other amendments thereto filed with the San Jacinto County Clerk's Office.
21. Special Assessment. "Special Assessment" shall mean any fee and/or due, other than a Maintenance Charge, that each Owner is required to pay to the Association, as established by the Members at an annual or special meeting of the Members of the Association at which a quorum is present and at which at least thirty (30) days notice is given of the intent to establish a Special Assessment and which action of the Members authorizes the Association to charge for:
- (a) Defraying, in whole or in part, the cost, whether incurred before or after the Special Assessment, of any construction or reconstruction, repair, or replacement of a capital improvement in the Common Facilities owned by the Association, including the necessary fixtures and personal property related to such Common Facilities, to the extent such expense is not sufficiently provided for with Maintenance Charge funds;
 - (b) Maintenance and improvement of Common Facilities; and/or
 - (c) Such other purposes of the Association as stated in the Association's Certificate of Formation or the Dedicatory Instrument for the Subdivision.
22. Subdivision. "Subdivision" shall mean the Hidden Coves Subdivision, San Jacinto County, Texas, Sections 1 and 2, as shown on the respective Plats on file with the County Clerk's office.

ARTICLE 2 - Association Purposes and Powers

1. Purpose of Association. In addition to the purposes set forth in the Certificate of Formation for the Association, the purposes for which the Association is organized, subject to any Texas law providing otherwise, are:
- (a) To be a property owners' association as defined by the Texas Property Code, and shall discharge the duties and obligations of a property owners' association in interpreting and enforcing the Restrictions applicable to the Subdivision, according to the Plats of said subdivision recorded in the Map Records of the County Clerk; and the entire income and principal of the endowment and assets of the Association shall be held and distributed solely for such purposes, except for the modest amount needed for the expenses of administration of the Association in order to effectuate the said purposes;

20160357

- (b) To promote the safety, welfare and enjoyment of the Owners within the Subdivision;
 - (c) To the extent authorized by the Restrictions, to compute, assess, collect and enforce the payment of all charges to which the property within the Subdivision is subjected or may be subjected hereby and/or under or by virtue of any reservations, restrictions and covenants applicable to the Subdivision on file in the Official Records of the County Clerk;
 - (d) To operate, maintain, supervise and protect all areas and facilities owned by or conveyed to the Association from time to time for the common use of Members, and to install or construct improvements upon such areas and facilities;
 - (e) To the extent authorized by the Restrictions, to approve or disapprove plans, specifications and elevations for any building, structure or improvement and for any structural alterations or additions, or other alterations or additions affecting exterior appearance, in or to any building, fence, structure or other improvement within the Subdivision, and to establish design and construction criteria and requirements in connection therewith;
 - (f) To exercise and perform any and all other rights, powers, duties and remedies granted to or imposed upon the Association by the Restrictions, by any easement granted to the Association, or by any other instrument granted to or for the benefit of the Association; and
 - (g) To do or cause to be done all things and acts permitted by the laws of the State of Texas incident to, necessary, or proper to carry out the purposes for which non-profit associations may be formed and to have all the powers enumerated in the Texas Property Code for property owners' associations and in the Texas Business Organizations Code for non-profit associations, including but not limited to for any lawful purpose or purposes not expressly prohibited under chapters 2 or 22 of the Texas Business Organizations Code, including any purpose described by section 2.002 of the Code.
2. Texas Tax Code Statement. Pursuant to Texas Tax Code Section 171.082, and in extension of and not limitation of the purposes set forth in the Certificate of Formation for the Association (1) the Association is organized and operated primarily to obtain, manage, construct, and maintain the property in or of a residential condominium or residential real estate development; and (2) the Owners control at least 51 percent of the votes of the Association and that voting control, however acquired, is not held by: (A) a single individual or family; or (B) one or more developers, declarants, banks, investors, or other similar parties.
3. Limitations on Distributions and Activities. No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, its members, Directors, Officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the Association shall be the carrying on of propaganda or otherwise attempting to influence Legislation, and the Association shall not participate

in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

4. Mortgage and/or Sale of Association Properties. The Association shall have power to mortgage and/or sell its properties with the assent of **two-thirds** of the votes of the Members who are voting in person or by proxy at a meeting called for such purpose, written notice of which shall be mailed to all Members as least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE 3 - Offices

1. The principal office of the Association shall be located in San Jacinto County, Texas. The Association may also have such offices at such other places within or without the State as the Board of Directors may from time to time determine.
2. Mailing Address. The mailing address of the Association is 261 Hidden Coves Dr., Point Blank, Texas 77364, or at such other address the Board of Directors shall determine.

ARTICLE 4 - Members

1. Membership Qualification. Every person or entity who is an Owner and qualifies as a Member of Good Standing as designated in these Bylaws shall be a Member of the Association, provided that any such person or entity who holds such interest merely as security for the performance of obligation shall not be a Member and provided, however, that there is only one Member designated per Lot. The eligibility and qualifications for membership, and the manner of and admission into membership shall be prescribed by resolutions duly adopted by the Board of Directors of the Association or by such rules and regulations as may be prescribed by the Board of Directors.
2. Termination of Membership Right. The right or interest of a Member shall not terminate except upon the happening of any of the following events: death, resignation, expulsion, dissolution or liquidation of the Association, or if the Member is no longer an Owner.
3. Membership Certificates. The Board of Directors may cause to be issued certificates, cards or other instruments permitted by law evidencing membership in the Association. Such membership certificate, card or other instrument shall be non-transferable, and a statement to that effect shall be noted on the certificate, card or other instrument. Membership certificates, cards or other instruments, if issued, shall bear the signatures or facsimile signatures of an officer or officers designated by the Board of Directors and may bear the seal of the Association or a facsimile thereof.
4. Membership Rights Dependent on being in Good Standing. Subject to any Texas law to the contrary, the rights of membership are subject to the payment of Assessments required by the Restrictions and/or as may be levied by the Association. The obligation

20160357

of payments thereof is imposed against each Owner and becomes a lien upon the property against which such Assessments are made as provided in the Restrictions.

5. **Suspension of Membership Rights.** Except as concerns voting rights in a property owners' association election of board members or on any matter concerning the rights or responsibilities of the owner, the membership rights of any Owner may be suspended by action of the Board of Directors during the period when the Owner's Assessments remain unpaid; but, upon payment of such Assessments, such Owner's rights and privileges shall be automatically restored.
6. **Right to use Common Facilities.** Each Member shall be entitled to the use and enjoyment of the Common Facilities, subject to the Restrictions and any rules and regulations governing the use of the Common Facilities.
7. **Delegation of Rights of Enjoyment.** Any Member's right of enjoyment in the Common Facilities may be delegated to the members of his/her family who reside in the Subdivision and such guests as are allowed by any rules and regulations of the Association concerning such rights of enjoyment. The rights and privileges of such person are subject to suspension as provided for by these Bylaws, to the same extent as those of the Member.
8. **Voting Rights.** Failure to pay Assessments shall not prevent the Member from voting or running for office, if otherwise qualified.
9. **One Class of Members.** The Association shall have only one class of voting Members.
10. **Ballots.** The following shall qualify as valid ballots:
 - (a) Any vote cast in an election or vote by a Member provided in writing and signed by the Member or by the Member's proxy. The Member's proxy shall be designated in writing and signed and provided by the Member to the Secretary of the Association prior to or at the commencement of the meeting at which said proxy is to be used.
 - (b) Electronic votes cast as provided by these Bylaws (required under Section 209.00593, Texas Property Code), constitute written and signed ballots.
 - (c) In an Association-wide election, written and signed ballots are not required for uncontested races. (Source: Section 209.0058, Texas Property Code).
11. **Number of Votes.** Every Member shall have the right to cast one (1) vote for each Lot in the Subdivision in which they hold the interest required for membership by these Bylaws. Only the Member, or their designated proxy holder, may cast the vote(s) to which the Member is entitled to vote.
12. **Record Date.** For the purpose of determining Members entitled to notice or to vote at any meeting of the Members or any adjournment thereof, the Record Date shall be the

- business date preceding the date on which notice of the meeting is mailed. (Source: Section 6.101, Texas Business Organizations Code).
13. Voting by in Person or by Proxy. Subject to the provisions of Section 209.00592, Texas Property Code, the voting rights of a Member may be cast or given: (a) in person or by proxy at a meeting of the Association; (b) by absentee ballot in accordance with these Bylaws; (c) by electronic ballot in accordance with these Bylaws; or (d) 4. by any method of representative or delegated voting provided by a Dedicatory Instrument. (Source: Section 209.00592 (a), Texas Property Code).
 14. Absentee or electronic ballot. An absentee or electronic ballot:
 - (a) may be counted as a Member present and voting for the purpose of establishing a quorum only for items appearing on the ballot;
 - (b) may not be counted, even if properly delivered, if the Member attends any meeting to vote in person, so that any vote cast at a meeting by a Member supersedes any vote submitted by absentee or electronic ballot previously submitted for that proposal; and
 - (c) may not be counted on the final vote of a proposal if the motion was amended at the meeting to be different from the exact language on the absentee or electronic ballot. (Source: Section 209.00592 (b), Texas Property Code).
 15. Solicitation for votes by absentee ballot. A solicitation for votes by absentee ballot must include:
 - (a) an absentee ballot that contains each proposed action and provides an opportunity to vote for or against each proposed action;
 - (b) instructions for delivery of the completed absentee ballot, including the delivery location; and
 - (c) the following language: "By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail." (Source: Section 209.00592 (c), Texas Property Code).
 16. Electronic Ballot. If an electronic ballot is posted on an official Internet website of the Association, a notice of the posting shall be sent to each Owner that contains instructions on obtaining access to the posting on the website. (Source: Section 209.00592 (e), Texas Property Code).
 17. Proxies. Every Member may authorize another person to act for him/her proxy in all matters in which a Member may participate, including waiving notice of any meeting, voting or participating in a meeting, or expressing consent or dissent without a meeting. If a Member elects to vote by proxy, every proxy shall be signed by the Member or

- his/her attorney-in-fact, setting forth such Member's designation of his/her attorney and proxy to act in his/her behalf at any meeting designated therein and shall be revocable at the pleasure of the Member executing it, except as otherwise provided by law. Each such proxy shall be filed with the Secretary of the Association prior to or at the commencement of the meeting at which said proxy is to be used. Except as otherwise provided by law, no proxy shall be valid after the expiration of eleven months from its date.
18. Voting by Facsimile Transmission. If authorized by resolution of the Board of Directors for any specific matter that can be voted on, a Member vote on any matter may be conducted by facsimile transmission.
 19. Tabulation of and Access to Ballots.
 - (a) A person who is a candidate in the Association election or who is otherwise the subject of an Association vote, or a person related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as provided by this section;
 - (b) A person other than a person described by Subsection (a) may tabulate votes in an Association election or vote but may not disclose to any other person how an individual voted.
 - (c) Notwithstanding any other provision of this chapter or any other law, a person other than a person who tabulates votes under Subsection (b), including a person described by Subsection (a), may be given access to the ballots case in the election or vote only as part of a recount process authorized by law. (Source: Section 209.00594, Texas Property Code).
 20. Notice of Election of Association Vote. Not later than the 10th day or earlier than the 60th day before the date of an election or vote, the Association shall give written notice of the election or vote to:
 - (a) each Owner, for purposes of an Association-wide election or vote; or
 - (b) each Owner entitled under the Dedicatory Instruments to vote in a particular representative election, for purposes of a vote in a particular representative election, for purposes of a vote that involves election of representatives of the Association who are vested under the Dedicatory Instruments of the Association with the authority to elect or appoint board members of the Association. (Source: Section 209.0056, Texas Property Code).
 21. Recount of Votes.
 - (a) Any owner may, not later then the 15th day after the later of the date of any meeting of owners at which the election or vote was held or the date of the announcement of the results of the election or vote, require a recount of the votes. A demand for a recount must be submitted in writing either:
 - (1) by verified mail or by delivery by the United States Postal Service with signature confirmation to the property owners' association's mailing

20160357

- address as reflected on the latest Management Certificate filed under Section 209.004, Texas Property Code; or
- (2) in person to the property owners' association's managing agent as reflected on the latest Management Certificate filed under Section 209.0041, Texas Property Code, or to the address to which absentee and proxy ballots are mailed.
- (b-1) The property owners' association must estimate the costs for performance of the recount by a person qualified to tabulate votes under Subsection (c) and must send an invoice for the estimated costs to the requesting owner at the owner's last known address according to association records not later than the 20th day after the date the association receives the owner's demand for the recount.
- (b-2) The owner demanding a recount under this section must pay the invoice described by Subsection (b-1) in full to the property owners' association on or before the 30th day after the date the invoice is sent to the owner.
- (b-3) If the invoice described by Subsection (b-1) is not paid by the deadline prescribed by Subsection (b-2), the owner's demand for a recount is considered withdrawn and a recount is not required.
- (b-4) If the estimated costs under Subsection (b-1) are lesser or greater than the actual costs, the property owners' association must send a final invoice to the owner on or before the 30th business day after the date the results of the recount are provided. If the final invoice includes additional amounts owed by the owner, any additional amounts not paid to the association before the 30th business day after the date the invoice is sent to the owner may be added to the owner's account as an assessment. If the estimated costs exceed the final invoice amount, the owner is entitled to a refund. The refund shall be paid to the owner at the time the final invoice is sent under this subsection.
- (c) Following receipt of payment under Subsection (b-2), the property owners' association shall, at the expense of the owner requesting the recount, retain for the purpose of performing the recount, the services of a person qualified to tabulate votes under this Subsection. The association shall enter into a contract for the services of a person who:
- (1) is not a member of the association or related to a member of the association board within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code; and
- (2) is:
- (A) a current or former:
- (I) county judge;
- (II) county elections administrator;
- (III) justice of the peace; or
- (IV) county voter registrar; or
- (B) a person agreed on by the association and the persons requesting the recount.
- (d) On or before the 30th day after the date of receipt of payment for a recount in accordance with Subsection (b-2), the recount must be completed and the property owners' association must provide each owner who requested the recount

with notice of the results of the recount. If the recount changes the results of the election, the association shall reimburse the requesting owner for the cost of the recount not later than the 30th day after the date the results of the recount are provided. Any action taken by the board in the period between the initial election vote tally and the completion of the recount is not affected by any recount. (Source: Section 209.0057, Texas Property Code, as amended September 1, 2015).

ARTICLE 5 - Meetings of the Members

1. Annual Meetings. The annual meeting of Members of the Association shall be held on such date or dates as shall be fixed from time to time by the Board of Directors of the Association. The first annual meeting shall be held on a date within twelve months after the formation of the Association. Each successive annual meeting shall be held on a date not more that twelve months following the preceding annual meeting.
2. Failure to Hold Annual Meeting. The following Bylaw is intended to comply with Section 209.014, Texas Property Code.
 - (a) In the event the Board of Directors does not call an annual meeting of the Association, an Owner may demand that a meeting of the Association be called not later than the 30th day after the date of the Owner's demand.
 - (b) The Owner's demand must be made in writing and sent by certified mail, return receipt requested, to the registered agent of the Association and to the Association at the address for the Association according to the most recently filed management certificate. A copy of the notice must be sent to each Owner at the Owner's address on record.
 - (c) If the board does not call a meeting of the Members of the Association on or before the 30th day after the date of a demand under Subsection (b), three or more Owners may form an election committee. The election committee shall file written notice of the committee's formation with the County Clerk.
 - (d) A notice filed by an election committee must contain:
 - (1) A statement that an election committee has been formed to call a meeting of Owners in the Association for the sole purpose of electing board members;
 - (2) the name and residential address of each committee member; and
 - (3) the name of the Subdivision over which Association has jurisdiction under a dedicatory instrument.
 - (e) Each committee member must sign and acknowledge the notice before a notary or other official authorized to take acknowledgments.
 - (f) The County Clerk shall enter on the notice the date the notice is filed and record the notice in the county's real property records.
 - (g) Only one committee in the Subdivision may operate under this section at one time. If more than one committee in a subdivision files a notice, the first committee that files a notice, after having complied with all other requirements of this section, is the committee with the power to act under this section. A

committee that does not hold or conduct a successful election within four months after the date the notice is filed with the County Clerk is dissolved by operation of law. An election held or conducted by a dissolved committee is ineffective for any purpose under this section.

- (h) The election committee may call meetings of the Owners for the sole purpose of electing board members. Notice, quorum, and voting provisions contained in the Bylaws of the Association apply to any meeting called by the election committee. (Source: Section 209.014, Texas Property Code).
3. Special Meetings. Special meetings of the Members for any purpose may be called at any time by the President of the Association. Special Meetings of Members may be held on such date or dates as may be fixed by the Board of Directors of the Association, or by any two (2) or more members of the Board of Directors-, or upon written request of the Members who have a right to vote one-tenth (1/10th) of all of the votes of all of the Members from time to time and by the Members on such date or dates as shall be permitted by law. At any special meeting, only the business stated in the Notice of Meeting may be transacted thereat.
 4. Location of Meetings. Any annual or special meeting of Members may be held at such place within or without the State as the Board of Directors of the Association may from time to time fix. In the event the Board of Directors shall fail to fix such place or time, or in the event Members are entitled to call or convene a special meeting in accordance with law, then, in such event, such meeting shall be held at the principal office of the Association.
 5. Calling of Meeting. Annual or special meetings of Members may be called by the Board of Directors or by any officer of the Association instructed to do so by the Board of Directors, except to the extent that directors may be required by law to call a meeting, and shall be called by the Secretary of the Association on behalf of the Members, when required to do so by law.
 6. Notice of Meetings. Written notice of any meetings shall be given to the Members by the Secretary. Written notice stating the place, day and hour of the meeting shall be given for all meetings. Such notice shall state the person or persons calling the meeting. Notice for an annual meeting shall state that the meeting is being called for the election of board directors and for the transaction of such other business as may properly come before the meeting. Notices of special meeting shall state the purpose or purposes for which the meeting is called. Notice of meeting shall be given either personally or by first class mail, or by e-mail as provided by these Bylaws, not less than 10 days nor more than 60 days before the date of the meeting, to each Owner at his/her address recorded on the records of the Association, or at such other address which the member may have furnished in writing to the Secretary of the Association. Notice shall be deemed to have been given when deposited with postage prepaid in a post office or other official depository under the exclusive jurisdiction of the United States Post Office.

20160357

7. Member Contact Information. Each Member shall register his/her address with the Secretary, and notices of meetings, regular or special, shall be mailed to him/her at such address. It is the responsibility of the Member to provide the Association with current mailing and e-mail addresses, and the Association assumes no responsibility should any notices not be received by the Member provided that the Association forwards such notice to the address provided the Association by the Member.
8. Notice by e-mail. Any Member may request that notice be transmitted electronically by providing the Association's Secretary a valid e-mail address. Upon providing such e-mail address the Association may transmit any and all notices to such member at such e-mail address. Members are encouraged to provide an e-mail address to help reduce the operational cost of postage and mail-out required by these Bylaws and Texas Law.
9. Waiver of Notice. Notice may be waived in writing signed by the person or persons entitled to such notice. Such waiver may be executed at any time before or after the holding of such meeting. Attendance at a meeting shall constitute a waiver of notice, except where the person attends for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.
10. Quorum. Except as otherwise provided by law, the presence at the meeting of Members entitled to cast fifteen (15%) of the votes entitled to be voted at such meeting, shall constitute a quorum for any action governed by these Bylaws.
11. Action Required. At a meeting at which a quorum is present, the vote of the majority of the Members in person or represented by proxy shall decide any question brought before the meeting, unless the question is one upon which the vote of a greater number is required by law, the Certificate of Formation, or these Bylaws. The Members present or represented at a meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.
12. Miscellaneous Meeting Matters. Any meeting of Members may be adjourned from time to time. In such event, it shall not be necessary to provide further notice of the time and place of the adjourned meeting if announcement of the time and place of the adjourned meeting is given at the meeting so adjourned. In the event the Board of Directors fixes a new Record Date for an adjourned meeting a new notice shall be given, in the same manner as herein provided. No notice need be given to any Member who executes and delivers a waiver of notice before or after the meeting. The attendance of a Member in person or by proxy at the meeting without protesting the lack of notice of a meeting, shall constitute a waiver of notice by such Member. Any notice of meeting to Members relating to the election of directors, shall set forth any amendments to the Bylaws of the Association adopted by the Board of Directors, together with a concise statement of the changes made. The Members present may adjourn the meeting despite the absence of a quorum. Each membership shall entitle the holder thereof to one vote. In the election of directors, a plurality of the votes cast shall elect. Except to the extent provided by law, all

other action shall be by a majority of the votes cast. Whenever the vote of Members is required or permitted, such action may be taken without a meeting on the written consent setting forth the action taken signed by all the Members entitled to vote.

13. Record List. At every meeting of Members, there shall be presented a list or record of Members as of the Record Date, certified by the officer responsible for its preparation, and upon request therefore, any Member who has given written notice to the Association, which request shall be made at least 10 days prior to such meeting, shall have the right to inspect such list or record at the meeting. Such list shall be evidence of the right of the persons to vote at such meeting, and all persons who appear on such list or record to be Members may vote at such meeting.
14. Annual Report. At each Annual meeting of Members, the Board of Directors shall present an annual report. Such report shall be filed with the records of the Association and entered in the minutes of the proceedings of such Annual meeting of Members.
15. Conducting of Meetings. Meetings of the Members shall be presided over by the following officers, in order of seniority - President, Vice-President or, if none of the foregoing is in office or present at the meeting, by a Chairman to be chosen by a majority of the Members in attendance. If the Secretary or an Assistant Secretary is not available, the Chairman may appoint a Secretary of the meeting.
16. Order of Business. The order of business at all meetings of Members shall be as follows:
 - Roll call.
 - Reading of the minutes of the preceding meeting.
 - Report of standing committees.
 - Officers' reports.
 - Old business.
 - New business.
17. Inspectors. The directors may, but need not, appoint one or more inspectors to act at any meeting or any adjournment thereof. If inspectors are not appointed, the presiding officer of the meeting may, but need not, appoint inspectors. Each appointed inspector shall take and sign an oath faithfully to execute the duties of inspector with strict impartiality and according to the best of his/her ability. The inspectors shall determine the number of memberships outstanding, the voting power of each, the number of quorum, and the validity and effect of proxies. The inspectors shall receive votes, ballots or consents, hear and determine all challenges and questions arising in connection with the right to vote, count and tabulate all votes, ballots or consents, determine the result and do such acts as are proper to conduct the election or vote of all members. The inspectors shall make a report in writing of all matters determined by them with respect to such meeting.

ARTICLE 6 - Board of Directors

1. Management of Association. The business affairs of the Association shall be managed by its Board of Directors which may exercise all such powers of the Association and do all such lawful acts and things as are allowed by statute, the Certificate of Formation, these Bylaws or the Restrictions directed or required to be exercised or done by the Members. Each director shall be at least 18 years of age, and shall be a Member of the Association during his directorship. The number of Directors may be increased or decreased by action of the members or the Board of Directors, provided that any action by the Board of Directors to effect such increase or decrease shall require the vote of a majority of the entire Board of Directors. No decrease shall shorten the term of any director then in office.
2. Powers of the Board of Directors. Notwithstanding anything seemingly to the contrary contained in any provision of these Bylaws, the Association shall act through its Board of Directors, which shall manage the affairs of the Association. By way of illustration, but not in limitation, the Board of Directors shall have the power, subject to any Texas law providing otherwise, to:
 - (a) Adopt and publish rules and regulations governing use of the Common Facilities, including but not limited to solar panels, roofing, architectural control matters, and the personal conduct of the Members and their guests thereon, and to establish penalties for infraction thereof;
 - (b) Suspend the voting rights (except as to the right of the Member to vote on any matter concerning the rights or responsibilities of the owner or for directors), and/or right to use of the Common Facilities of a Member during any period in which such Member shall be in default in the payment of any Assessment levied by the Association, as hereinbefore stated. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
 - (c) Exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the Members by other provisions of these Bylaws or the Certificate of Formation, or the Restrictions;
 - (d) Declare the office of a director of the Board of Directors to be vacant in the event each such director shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
 - (e) Employ a manager, secretary, attorneys, independent contractors, and/or such other employees as they deem necessary, and to prescribe and oversee their duties.
3. Resolutions of Board of Directors. All resolutions or rules and regulations relating to Members adopted by the Board of Directors of the Association shall be affixed to the Bylaws of the Association, and shall be deemed to be a part thereof. Such resolutions or rules and regulations adopted by the Board of Directors may prescribe, with respect to all Members, the amount and manner of imposing and collection any initiation fees, dues or other fees, Assessments, fines and penalties, the manner of suspension or termination of

membership, and, except as may hereinafter otherwise be provided, the rights, liabilities and other incidents of membership.

4. Number of Directors. Each director shall be at least 18 years of age, and shall be a member of the Association during his directorship. The number of directors shall be twelve (12), and may be increased or decreased by the Members of the Association by amendment to this Bylaw, provided that, in no event, shall the number of directors be reduced to be less than three (3). The number of Directors may be increased or decreased by the Board of Directors, provided that any action by the Board of Directors to effect such increase or decrease shall require the vote of a majority of the entire Board of Directors.
5. Terms of Directors. Directors shall be elected for terms of three (3) years.
6. Election of Board Members. Any board member whose term has expired must be elected by Members. A board director may be appointed by the board to fill any vacancy. A board director appointed to fill a vacant position shall serve the unexpired term of the predecessor board director. (Source: Section 209.00593 (a), Texas Property Code, as amended 2013).
7. Current Directors and Length of Terms. The current Directors are as follows:
 - Place One: Bob Amanson; term ends 2016;
 - Place Two: Vacant
 - Place Three: Mike Cauthen; term ends 2016
 - Place Four: Jo Gwinn (Vice President); term ends 2016
 - Place Five: Don Faldyn, term ends 2017
 - Place Six: Nick LaMagna; term ends 2017
 - Place Seven: Bob Pazitney (Treasurer); term ends 2017
 - Place Eight: Les Simpson; term ends 2017
 - Place Nine: John Mattice; term ends 2018
 - Place Ten: Robin Passmore (President); term ends 2018
 - Place Eleven: Laura Raymond (Secretary); term ends 2018
 - Place Twelve: Debbie Stratton; term ends 2018
8. Schedule for Election of Directors. The following Schedule is established for the annual election of directors, starting with the annual meeting of the Members in 2016:
 - (a) At the 2016 annual meeting of the Members of the Association, the Members shall elect four (4) directors for Places One, Two, Three, and Four, who each shall serve for three years until his/her successors are elected at the annual meeting in 2019, and then every three years thereafter;
 - (b) At the 2017 annual meeting of the Members of the Association, the Members shall elect four (4) directors for Places Five, Six, Seven and Eight, who each shall serve for three years until his/her successors are elected at the annual meeting in 2020, and then every three years thereafter;

20160357

- (c) At the 2018 annual meeting of the members of the Association, the members shall elect four (4) directors for Places Nine, Ten, Eleven and Twelve, who shall serve for three years until his/'her successors are elected at the annual meeting in 2021, and then every three years thereafter.
9. Nominating Committee: On or before the beginning of each calendar year the Board of Directors shall appoint a nominating committee of three (3) Members of the Association, one of which can be a Director provided that such Director is not up for re-election. A person appointed to the committee cannot become a candidate for the Board of Directors. Said committee shall have the responsibility of soliciting at least two (2) and not more than three (3) persons to become candidates for each of the vacancies on the Board of Directors of the Association, of preparing and mailing ballots and voting instructions to each Member entitled to vote, notifying each elected director of his/her election, and such other related duties as the Board of Directors may direct. The nominating committee shall present the list of candidates to the Secretary on or before the first day of April in each such year an election is to take place.
10. Call for Election: On or before the first day of April of each year, the Secretary shall examine the list of candidates, certifying them as eligible to vote and to hold office, and shall issue the call for the election to be held on the Saturday of Memorial Day weekend. The Board may have ballots prepared and mailed to each qualified voter, according to the then records of the Association, in which event said ballot will be so mailed no later than ten (10) days or earlier than sixty (60) days preceding the election. The Board shall prescribe and organize the mechanics of the actual balloting giving particular consideration to the qualifications and/or eligibility of those voting. None of the foregoing shall operate to deprive qualified voters to write in the candidate of their choice, subject to certification by the Secretary of such write-in candidate's eligibility and willingness to serve, or to vote by proxy.
11. The Ballot. When ballots are used, the ballot shall be printed, and shall clearly describe the vacancies for which the candidates are running, and the names of the candidates to be voted upon. No ballot will be considered which is not received at the office of the Association prior to seven o'clock p.m. of the day before the election day that is on the Saturday of Memorial Day Weekend. Ballots received by said time, either by mail, email, facsimile or in person, shall be counted, subject to voter and candidate eligibility; all other ballots shall be declared void. Election to the Board of Directors shall be written ballot; the ballots shall show the name of the Member voting and the number of Lots to be voted. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to cast under the provisions of these Bylaws. The person receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted. If any director position is uncontested, a ballot is not required and the director is automatically elected to the position in question.
12. Removal of Director.

- (a) Except as hereinafter provided in Section 4, any Directors may be removed either for or without cause, at any special meeting of the Members of the Association by the affirmative vote of a majority in number of votes present in person or by proxy at such meeting and entitled to vote for the election of Directors, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting.
 - (b) If the Board of Directors is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board director has been convicted of a felony or crime involving moral turpitude, the board director is immediately ineligible to serve on the board of the Association, automatically considered removed from the board, and prohibited from future service on the board. (Source: Section 209.00591, Texas Property Code).
13. Vacancies on Board of Directors.
 - (a) Notwithstanding any provision in a Dedicatory Instrument, any board director whose term has expired must be elected by Owners. A board director may be appointed by the board to fill a vacancy on the board. A board director appointed to fill a vacancy position shall serve for the remainder of the unexpired term of the position.
 - (b) Vacancies on the board may be filled by a majority of the Directors then in office, though less than a quorum, or at a special meeting of the board for that purpose.
 - (c) Any Directorship to be filled by reason of any increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting called for that purpose.
14. No Compensation for Directors. The Directors shall serve without compensation. Upon resolution by the Board of Directors, any Director may be reimbursed for any out of pocket expenses approved by the Board of Directors; the Director to whom such reimbursement is to be made shall recuse himself or herself and abstaining from any vote on such reimbursement of out of pocket expenses.
15. Resignation of Director. A director may resign at any time by giving written notice to the Board of Directors or to an officer of the Association. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board of Directors or such officers. Acceptance of such resignation shall not be necessary to make it effective.

ARTICLE 7 - Meetings of the Board of Directors

1. Place of Meeting. The Directors of the Association shall hold their meetings, both regular and special, within the State of Texas.
2. Annual Meeting of Directors. The first meeting of each newly constituted Board of Directors shall be held without further notice immediately following the annual meeting

of Members of the Association, and at the same place, unless by unanimous consent of the Directors then elected and serving such time or place shall be changed. No action at such annual meeting, other than the election of officers, shall take place unless notice of such additional action is given as required by Section 209.0051, Texas Property Code.

3. Regular Meetings of Directors. Regular meetings of the Board of Directors may be held without notice at such time and place as shall from time to time be determined by the Board of Directors.
4. Special Meetings of Directors. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, either personally or by mail, electronic message (i.e. e-mail), or by telegram; special meetings shall be called by the President or Secretary in like manner and on like notices on the written request of two (2) Directors. Except as may be otherwise expressly provided by Texas law, the Certificate of Formation, these Bylaws or the Restrictions, neither the business to be transacted at, nor the purpose of, any special meeting need be specified in a notice or waiver of notice.
5. Quorum. At all meetings of the Board of Directors, the presence of a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority of the Directors, when present at any meeting at which there is a quorum, shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute, the Restrictions, Certificate of Formation, or these Bylaws. If a quorum shall not be present at any meeting of the Board of Directors, the Directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.
6. Manner of Acting. The act of a majority of directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these Bylaws.
7. Action Without Meeting. Any action required by law to be taken at a meeting of the directors, or any action which may be taken at a meeting of the directors, may be taken without a meeting if a consent in writing setting forth the action to be taken, shall be signed by all the directors.
8. Open Board Meetings.
 - (a) "Board Meeting" (1) means a deliberation between a quorum of the voting board of the Association, or between a quorum of the voting Board of Directors and another person, during which the Association's business is considered and the Board of Directors takes formal action; and (2) does not include the gathering of a quorum of the Board of Directors at a social function unrelated to the business of the Association or attendance by a quorum of the Board of Directors at a regional, state, or national convention, ceremonial event, or press conference, if formal action is not taken and any discussion of association business is incidental to the social function, convention, ceremonial event, or press conference.

- (b) Regular and special meetings of the Board of Directors must be open to Owners, subject to the right of the Board of Directors to adjourn a Board of Directors meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters that are to remain confidential by request of the affected parties and agreement of the Board of Directors. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.
- (c) (1) Except for a meeting held by electronic or telephonic means under Subsection (h), a Board of Directors meeting must be held in a county in which all or part of the property in the Subdivision is located or in a county adjacent to that county.
- (2) A board meeting may be held by electronic or telephonic means provided that (i) each board member may hear and be heard by every other board member; (ii) except for any portion of the meeting conducted in executive session (A) all owners in attendance may hear all board members; and (B) owners are allowed to listen using any electronic or telephonic communication method used or expected to be used by a board member to participate; and (iii) the notice of the meeting includes instructions for owners to access any communication method required to be accessible under Subdivision (ii)(B).
- (d) The Board of Directors shall keep a record of each regular or special Board of Directors meeting in the form of written minutes of the meeting. The Board of Directors shall make meeting records, including approved minutes, available to a Member for inspection and copying on the Member's written request to the Association's managing agent at the address appearing on the most recently filed management certificate or, if there is not a managing agent, to the Board of Directors.
- (e) Members shall be given notice of the date, hour, place, and general subject of a regular or special Board of Directors meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:
- (1) mailed to each Owner not later than the 10th day or earlier than the 60th day before the date of the meeting; or
- (2) provided at least 72 hours before the start of the meeting by:
- (A) posting the notice in a conspicuous manner reasonably designed to provide notice to Owners:
- (i) in a place located on the Association's Common Facilities or, with the property owner's consent, on other conspicuously located privately owned property within the Subdivision; or

- (ii) on any Internet website maintained by the Association or other Internet media; and
 - (B) sending the notice by e-mail to each Owner who has registered an e-mail address with the Association.
- (f) It is an Owner's duty to keep an updated e-mail address registered with the Association under Subsection (e) (2) (B).
- (g) If the Board of Directors recesses a regular or special Board of Directors meeting to continue the following regular business day, the Board of Directors is not required to post notice of the continued meeting if the recess is taken in good faith and not to circumvent this section. If a regular or special Board of Directors meeting is continued to the following regular business day, and on that following day the Board of Directors continues the meeting to another day, the Board of Directors shall give notice of the continuation in at least one manner prescribed by Subsection (e) (2) (A) within two hours after adjourning the meeting being continued.
- (h) A Board of Directors may meet by any method of communication, including electronic and telephonic, without prior notice to Owners under Subsection (e), if each director may hear and be heard by every other director, or the Board of Directors may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate Board of Directors action. Any action taken without notice to Owners under Subsection (e) must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special Board of Directors meeting. The Board of Directors may not, without prior notice to Members under Subsection (e), consider or vote on:
 - (1) fines;
 - (2) damage assessments;
 - (3) initiation of foreclosure actions;
 - (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
 - (5) increases in Assessments;
 - (6) levying of Special Assessments;
 - (7) appeals from a denial of architectural control approval; or
 - (8) a suspension of a right of a particular Owner before the Owner has an opportunity to attend a Board of Directors meeting to present the Owner's position, including any defense, on the issue.
 - (9) lending or borrowing money;
 - (10) the adoption or amendment of a dedicatory instrument;
 - (11) the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than 10 percent;
 - (12) the sale or purchase of real property;
 - (13) the filling of a vacancy on the board;
 - (14) the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements; or

(15) the election of an officer.

(Source: Section 209.0051, Texas Property Code, amended September 1, 2015).

ARTICLE 8 - Committees and Managing Agents

1. Appointment of Committees Consisting of Directors. Whenever the Board of Directors shall consist of more than three persons, the Board of Directors may designate from their number, an executive committee and other standing committees. Such committees shall have such authority as the Board of Directors may delegate, except to the extent prohibited by law. In addition, the Board of Directors may establish special committees for any lawful purpose, which may have such powers as the Board of Directors may lawfully delegate.
2. Appointment of Committees Not Limited to Directors or Members. Other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the Association may be designated and appointed by a resolution adopted by a majority of the Directors at a meeting at which a quorum is present, or by like resolution of the Board of Directors. Membership on such committee, may, but need not be, limited to Directors or Members of the Association.
3. Minutes of Committee Proceedings. All committees shall keep regular minutes of their proceedings and shall report the same to the Board of Directors when required.
4. Employment of Management Agent. The Board of Directors may employ for the Association a management agent at a compensation established by the Board of Directors and such management agents shall perform such duties and services as the Board of Directors shall authorize.

ARTICLE 9 - Officers

1. Officers Elected by Board. The Board of Directors shall elect or appoint a President, one or more Vice-Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, one or more Assistant Treasurers, and such other officers as they may determine. Any two or more offices may be held by the same person except that the offices of President and Secretary shall not be held by the same person.
2. Election at Annual Meeting of Board. The Board of Directors, at its first meeting after each annual meeting of Members, shall choose a President, a Secretary, and a Treasurer, any one or all of whom may be members of the Board. The Board of Directors may also elect such Vice Presidents, Assistant Secretaries and Assistant Treasures as it may determine.
3. Additional Officers and Agents. The Board of Directors may appoint such other officers and agents as it shall deem necessary, who shall be appointed for such terms and shall

- exercise powers and perform such duties as shall be determined from time to time by the Board of Directors.
4. Compensation of Officers and Agents. The salaries (if any) of all officers and agents of the Association shall be fixed by the Board of Directors.
 5. Term of Office. Each officer shall hold office until the annual meeting of the Board of Directors, and until his/her successor has been duly elected and qualifies.
 6. Removal. The Board of Directors may remove any officer with or without cause at any time, by the affirmative vote of a majority of the entire Board of Directors whenever in their 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 person so removed.
 7. Vacancies. If the office of any officer becomes vacant for any reason, the vacancy may be filled by the Board of Directors for the unexpired portion of the term.
 8. President. The President shall be the chief executive officer of the Association, shall have the responsibility for the general management of the affairs of the Association, and shall carry out the resolutions of the Board of Directors. The President shall, in general, supervise and control all of the business and affairs of the Association. The President shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the business and affairs of the Association, shall see that all orders and resolutions of the Board of Directors and Bylaws and Restrictions are carried into effect, and shall perform such other duties as the Board of Directors shall from time to time prescribe. He/she may sign, with the Secretary, or any other proper officer of the Association authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, checks drawn against the Association, or other instruments which 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.
 9. Vice-President. During the absence or disability of the President of the Association, the Vice-President, or, if there be more than one, the Executive Vice-President shall have all the powers and functions of the President. The Vice-President shall perform such duties as may be prescribed by the Board of Directors from time to time. In the event of the President's inability or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all of the power of, and be subject to all the restrictions upon the President.
 10. Treasurer. The Treasurer shall have the care and custody of the corporate funds and securities of the Association and shall keep full and accounts of receipts and disbursements and shall deposit all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of

Directors. He/she shall disburse the funds of the Association as may be ordered by the Board of Directors, taking proper vouchers for such disbursement, and shall render to the President and Directors, at the regular meetings of the Board of Directors, or whenever they may require it, an account of all his/her transactions as Treasurer and of the financial condition of the Association, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he/she shall give the Association a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his/her office and for the restoration to the Association, in case of his/her death, resignation, retirement or removal from office, of all books, paper, vouchers, money and other property of whatever kind in his/her possession or under his/her control belonging to the Association. Each Assistant Treasurer shall have such powers and perform such duties as the Board of Directors may from time to time prescribe.

11. Secretary. The Secretary shall attend all sessions of the Board of Directors and all meetings of the Members and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for any committees when required. The Secretary shall prepare Minutes of all meetings of the Board of Directors and the Members within ten (10) days and circulate same to the Directors. The Secretary shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or the President, under whose supervision the Secretary shall be. He/she shall have custody of the seal of the Corporation, and shall affix and attest the same to documents duly authorized by the Board of Directors. He/she shall serve all notice for the Corporation which shall have been authorized by the Board of Directors, and shall have charge of all books and records of the Corporation. The records of the Association may be stored and maintained digitally, but a hard copy shall be available for inspection by the Directors and/or Members, as provided for by these Bylaws and the Texas Property Code. Each Assistant Secretary shall have such powers and perform such duties as the Board of Directors may from time to time prescribe or as the President may from time to time delegate to him.

ARTICLE 10 - Books and Records

1. The Association adopts this Article 10 of these Bylaws to comply with Section 209.005, Texas Property Code. In the event of a conflict between this Article 10 and Section 209.005, Section 209.005 shall control.
2. The Association shall keep at the principal office of the Association, complete and correct records and books of account, and shall keep minutes of the proceedings of the Members, the Board of Directors, or any committee appointed by the Board of Directors, as well as a list or record containing the names and address of all Members and Owners. The Association shall make the books and records of the Association, including financial records, open to and reasonably available for examination by an Owner, or a person designated in writing signed by the Owner or the Owner's agent, attorney, or certified

20160357

public accountant, in accordance with this section. An Owner is entitled to obtain from the Association copies of information contained in the books and records, except as provided herein.

3. An attorney's files and records relating to the Association, excluding invoices requested by an Owner under Section 209.008 (d) of the Texas Property Code, are not records of the Association and are not subject to inspection by the Owner; or production in a legal proceeding. If a document in an attorney's files and records relating to the Association would be responsive to a legally authorized request to inspect or copy Association documents, the document shall be produced by using the copy from the attorney's files and records if the Association has not maintained a separate copy of the document. This Bylaw does not require production of a document that constitutes attorney work product or that is privileged as an attorney-client communication.
4. An Owner or the Owner's authorized representative described by Section 2 of this Bylaw must submit a written request for access or information under Section 2 by certified mail, with sufficient detail describing the Association's books and records requested, to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed with the County Clerk. The request must contain an election either to inspect the books and records before obtaining copies or have the Association forward copies of the requested books and records. If an inspection is requested, the Association, on or before the 10th business day after the date the Association receives the request, shall send written notice of dates during normal business hours that the Owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association. If copies of identified books and record are requested, the Association shall, to the extent those books and records are in the possession, custody, or control of the Association, produce the requested books and records for the requesting party on or before the 10th business day after the date the association receives the request, except as otherwise provided by Section 209.005 of the Texas Property Code.
5. If the Association is unable to produce the books or records requested under Article 10, Section 4 on or before the 10th business day after the date the Association receives the request, the Association will provide to the requestor written notice that:
 - (a) informs the requestor that the Association is unable to produce the information on or before the 10th business day after the date the Association received the request; and
 - (b) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the 15th business day after the date notice under this subsection is given.
6. If an inspection is requested or required, the inspection shall take place at a mutually agreed on time during normal business hours, and the requesting party shall identify the books and records for the Association to copy and forward to the requesting party.

20160357

7. The Association may produce books and records requested under this section in hard copy, electronic, or other format reasonably available to the Association.
8. The Board of Directors shall adopt a records production and copying policy that prescribes the costs the Association will charge for the compilation, production, and reproduction of information requested under this section. The prescribed charges may include all reasonable costs of materials, labor, and overhead but may not exceed costs that would be applicable for an item under 1 T.A.C. Section 70.3. The policy required by this subsection shall be recorded as a dedicatory instrument in accordance with Section 202.006, Texas Property Code. The Association may not charge an Owner for the compilation, production, or reproduction of information requested under this section unless the policy prescribing those costs has been recorded as required by the Association's Records Policy filed with the County Clerk. An Owner is responsible for costs related to the compilation, production, and reproduction of the requested information in the amounts prescribed by the policy adopted under this Bylaw. The Association may require advance payment of the estimated costs of compilation, production, and reproduction of the requested information. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the owner on or before the 30th business day after the date the information is delivered. If the final invoice includes additional amounts due from the Owner, the additional amounts, if not reimbursed to the Association before the 30th business day after the date the invoice is sent to the Owner, may be added to the Owner's account as an Assessment. If the estimated costs exceeded the final invoice amount, the Owner is entitled to a refund, and the refund shall be issued to the Owner not later than the 30th business day after the date the invoice is sent to the Owner.
9. The Association must estimate costs under this section using amounts prescribed by the policy adopted under Section 8 of this Article 10.
10. Except as provided by this Article 10, and to the extent the information is provided in the meeting minutes, the Association is not required to release or allow inspection of any books or records that identify the dedicatory instrument violation history of an individual Owner of the Association, an Owner's personal financial information, including records of payment or nonpayment of amounts due to the Association, an Owner's contact information, other than the Owner's address, or information related to an employee of the Association, including personnel files. Information may be released in an aggregate or summary manner that would not identify an Owner.
11. The books and records described by Section 10 of this Article 10 shall be released or made available for inspection if:
 - (a) the express written approval of the Owner whose records are the subject of the request for inspection is provided to the Association; or
 - (b) a court orders the release of the books and records or orders that the books and records be made available for inspection.

20160357

12. The Board shall adopt and comply with a document retention policy that includes, at a minimum, the following requirements:
 - (a) certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently;
 - (b) financial books and records shall be retained for seven years;
 - (c) account records of current owners shall be retained for five years;
 - (d) contracts with a term of one year or more shall be retained for four years after the expiration of the contract term;
 - (e) minutes of meetings of the owners and the board shall be retained for seven years; and
 - (f) tax returns and audit records shall be retained for seven years.

13. An Owner who is denied access to or copies of Association books or records to which the Owner is entitled under this Article 10 of these Bylaws may file a petition with the justice of the peace of a justice precinct in which all or part of the property that is governed by the Association is located requesting relief in accordance with Article 10 of these Bylaws. If the justice of the peace finds that the Owner is entitled to access to or copies of the records, the justice of the peace may grant one or more of the following remedies:
 - (a) a judgment ordering the Association to release or allow access to the books or records;
 - (b) a judgment against the Association for court costs and attorney's fees incurred in connection with seeking a remedy under this section; or
 - (c) a judgment authorizing the Owner or the Owner's assignee to deduct the amounts awarded under Subsection (b) of this Section 13 from any future regular or special assessments payable to the Association.

14. If the Association prevails in an action under Section 13 of this Article 10 of the Bylaws, the Association is entitled to a judgment for court costs and attorney's fees incurred by the Association in connection with the action.

15. On or before the 10th business day before the date a person brings an action against the Association under this section, the person must send written notice to the Association of the person's intent to bring the action. The notice must:
 - (a) be sent certified mail, return receipt requested, or delivered by the United States Postal Service with signature confirmation service to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed under Section 209.004; and
 - (b) describe with sufficient detail the books and records being requested.

16. For the purposes of this Article 10 of these Bylaws, "business day" means a day other than Saturday, Sunday, or a state or federal holiday. (Source: Section 209.005, Texas Property Code).

ARTICLE 11 - Use of Adjacent Lots

1. This Article is intended to comply with Section 209.015 , Texas Property Code, and the Board of Directors is authorized to adopt such rules, regulations and resolutions to effect the intent of this Article.
2. As used in this Article 11 of these Bylaws, "Adjacent Lot" means: (A) (i) a Lot that is contiguous to another Lot that fronts on the same street; (ii) with respect to a corner Lot, a Lot that is contiguous to the corner Lot by either a side property line or a back property line; and/or (iii) if permitted by the Dedicatory Instrument, any Lot that is contiguous to another Lot at the back property line.
3. As used in this Article 11 of these Bylaws, "Residential purpose" with respect to the use of a Lot: (A) means the location on the Lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and (B) includes the location on the Lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the Dedicatory Instrument, the parking or storage of a recreational vehicle.
4. An Owner must obtain the approval of the Architectural Committee, based on criteria prescribed by the Dedicatory Instruments specific to the use of a Lot for Residential Purposes, including reasonable restrictions regarding size, location, shielding, and aesthetics of the Residential Purpose, before the Owner begins the construction, placement, or erection of a building, structure, or other improvement for the Residential Purpose on an Adjacent Lot. Approval of the requested use of the Adjacent Lot does not alter or change the assessment and requirement of the payment of Maintenance Charges.
5. An Owner who elects to use an Adjacent Lot for Residential Purposes under this section shall, on the sale or transfer of the Lot containing the residence: (a) include the Adjacent Lot in the sales agreement and transfer the Adjacent Lot to the new Owner under the same dedicatory conditions; or (b) restore the Adjacent Lot to the original condition as it existed before the addition of the improvements allowed under this Article 11 to the extent that the Adjacent Lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the Owner.
6. An Owner may sell an Adjacent Lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the Dedicatory Instrument unless the Lot has been restored as described by Subsection (5)(b) of this Article.
7. The Association may not adopt or enforce a provision in a Dedicatory Instrument that prohibits or restricts the Owner of a Lot on which a residence is located from using for Residential Purposes an Adjacent Lot owned by the same Owner.

ARTICLE 12 - Notices

1. **Type of Notice.** Whenever under the provisions of the statute, the Certificate of Formation, these Bylaws or the Restrictions, notice is required to be given to any Directors or Member and no provision is made as to how such notice shall be given, it shall not be construed to mean personal notice, but any such notice may be given in writing, by electronic message (i.e. e-mail), or by mail, postage prepaid, addressed to such Directors or Member at such address as appears on the records of the Association. Any notice required or permitted to be given by mail shall be deemed to be given at the time the same is deposited in the United States mail as aforesaid.
2. **Waiver of Notice.** Whenever any notice is required to be given to any Member or Directors of the Association under the provisions of any applicable statute, the Certificate of Formation, these Bylaws or the Restrictions, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated in such notice, shall be deemed equivalent to the giving of such notice.

ARTICLE 13 - Special Assessments

1. **Establishment of Special Assessments.** In addition to the Maintenance Charge set forth in these Bylaws and/or in the Restrictions, the Members of the Association may adopt a Special Assessment, in such amount as may be established by the Association at a special or annual meeting at which notice for an election for the assessment of said Special Assessment is given. Should the Special Assessment be approved by a two third (2/3) vote of the Members, represented in person or by proxy, of the Association at the annual or special meeting of the Association, then the Special Assessment shall become effective on the date noticed, with the proceeds from such Special Assessment being earmarked for the specific purpose set forth in the notice of such election. A Special Assessment shall be secured by a lien against a Lot, and failure to pay a Special Assessment shall constitute a foreclosure lien against a Lot. This lien is in the form of a covenant to run with the ownership of said Lots. The Special Assessment shall be deemed delinquent if not paid within thirty (30) days of the date set forth in the notice declaring the date the Special Assessment is due.
2. **Purpose of Special Assessment.** The Special Assessment shall be used for only the following purposes:
 - (a) To defray, in whole or in part, the cost, whether incurred before or after the Special Assessment, of any construction or reconstruction, repair, or replacement of a capital improvement in the Common Facilities, including but not limited to the streets and roads, drainage ditches, and culverts in the Subdivision, owned by the Association, including the necessary fixtures and personal property related to such Common Facilities, to the extent such expense is not sufficiently provided for with Maintenance Charge funds;
 - (b) For maintenance and improvement of Common Facilities owned by the Association; and/or

- (c) For such other purposes of the Association as stated in the Association's Certificate of Formation or the Dedicatory Instrument for the Subdivision.

ARTICLE 14 - Miscellaneous; Fiscal Matters

1. Charges. The Board of Directors shall compute, assess, collect and enforce the payment of all charges to which the Subdivision is subjected or may be subjected under or by virtue of the Restrictions and Bylaws.
2. Dividends. No dividends shall be paid and no part of the income of the Association shall be disbursed to its Members, Directors, or Officers. The Association may pay compensation in a reasonable amount to its Members or Officers for services rendered, but only as permitted by the applicable statutes.
3. Contracts.
 - (a) These Bylaws are intended to comply with Section 209.0052 of the Texas Property Code.
 - (b) Except as otherwise provided by these Bylaws, the Board of Directors may authorize any other Director or Directors, 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 of and on behalf of the Association. Such authority may be general or confined to specific instances.
 - (c) The following conditions control any transactions between the Association and any of these:
 - (1) a current director;
 - (2) a person related to a current director by consanguinity or affinity within three degrees;
 - (3) a company in which a current director has a 51% share of the profits; or
 - (4) a company in which a director's third degree relative has a 51% share of the profits.
 - (d) The Association may enter into an enforceable contract with a current association board member, a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, a company in which a current association board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a financial interest in at least 51 percent of profits only if the following conditions are satisfied:
 - (1) the board must receive at least 2 other bids from disinterested bidders for the contract from persons not associated with the board director, relative, or company, (if reasonably available in that market);

- (2) the interested director does not have access to the other bids and does not does not participate in discussion or voting;
 - (3) the material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the board;
 - (4) the board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the board directors who do not have an interest governed by this Subsection; and
 - (5) a resolution certifying that the conditions required by Section 209.0052 have been fulfilled is approved by a majority of disinterested directors.
- (e) The following is a summary regarding what the degrees of consanguinity (blood) and affinity (marriage) mean:
- (1) First Degree by consanguinity: parents; children;
 - (2) First Degree by affinity: Spouses of relatives listed above; spouse; spouse's parents; spouse's children; stepparents; stepchildren;
 - (3) Second Degree by consanguinity: Grandparents; grandchildren; brothers & sisters;
 - (4) Second Degree by affinity: Spouses of relatives listed above; spouse's grandparents; spouse's grandchildren; spouse's brothers & sisters;
 - (5) Third Degree by consanguinity: Great grandparents; great grandchildren; nieces & nephews; aunts & uncles; and
 - (6) Third Degree by affinity: Spouses of relatives listed above; spouse's great grandparents; spouse's great grandchildren; spouse's nieces & nephews; spouse's aunts & uncles.
4. Checks. All checks or demands for money and notes of the Association shall be signed by such officer or officers or such other person or persons as the Board of Directors may from time to time designate.
5. Fiscal Year. The fiscal year of the Association shall be fixed by the Board of Directors from time to time, subject to applicable law.
6. Seal. The corporate seal shall be in such form as the Board of Directors shall from time to time prescribe. Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced.
7. Indemnification. Except as may otherwise be provided by Section 8.051, Texas Business Organizations Code, or as may be ordered by a court pursuant to Section 8.052, Texas Business Organizations Code, the Association shall indemnify any Director, Officer, or employee of the Association, against expenses actually and necessarily incurred by him/her and any amount paid in satisfaction of judgements in connection with any action, suit or proceedings, whether civil or criminal in nature, in which he/she is made a party by reason of being or having been such a Director, Officer, or employee (whether or not a Director, Officer, or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be judged in such

20160357

action, suit, or proceedings to be liable for gross negligence or willful misconduct in the performance of duty. The Association may also reimburse to any Director, Officer or employee the reasonable costs of settlement of any such action, suit or proceedings, if it shall be found by a majority of a committee of the Directors not involved in the matter in controversy, whether or not a quorum, that it was in the interest of the Association that such settlement be made and that such Director, Officer or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, Officer, or employee may be entitled by law or under any Bylaw, agreement, or vote of Members. Nothing in this Section shall prevent permissive indemnification as authorized by Section 8.01 through 8.152, Texas Business Organizations Code.

8. Online Subdivision Information. The Association shall make Dedicatory Instruments relating to the Association or Subdivision and filed with the County Clerk records available on an Internet website if the Association has, or a management company on behalf of the Association maintains, a publicly accessible Internet website. (Source: Section 207.006, Texas Property Code).
9. Texas Property Code Controls. To the extent that any of these Bylaws conflict with the provisions of the Texas Property Code and/or the Texas Business Organizations Code, as may be amended from time to time by the Texas Legislature, the Texas Property Code and/or the Texas Business Organizations Code shall control.

ARTICLE 15 - Amendment of Bylaws

1. These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted (a) by a majority of the Directors present at any meeting or special meeting of the Directors, where a quorum is present, if at least ten (10) days written notice is given of the intent to alter, amend, repeal, or adopt at such meeting, and/or (b) by a majority of the members entitled to vote, present at any annual meeting or any special meeting called for that purpose, where a quorum is present, if at least ten (10) days written notice is given on the intent to alter, amend, or repeal, or adopt new Bylaws at such meeting.

THESE BYLAWS have been voted on and adopted by a majority vote of the Directors at which a quorum was had by the Board of Directors of the Association at a meeting of the Board held on January 9, 2016.

20160357

HIDDEN COVES PROPERTY OWNERS ASSOCIATION, INC.

By: Robin Passmore
ROBIN PASSMORE, President

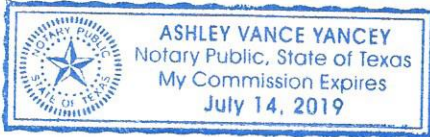
ATTEST:

Laura Raymond
LAURA RAYMOND, Secretary

STATE OF TEXAS *

COUNTY OF POLK *

This instrument was acknowledged before me on the 14th day of January, 2016, by ROBIN PASSMORE, President, Hidden Coves Property Owners Association, Inc., a Texas non-profit association on behalf of said association.



Ashley Vance Yancey
NOTARY PUBLIC, STATE OF TEXAS

After filing return to:

- Travis E. Kitchens, Jr.
- Lawyer
- P. O. Box 1629
- Onalaska, Texas 77360

20160357

Filed for Record in:
San Jacinto County

On: Jan 15, 2016 at 01:06P

As a
Recording

Document Number: 20160357

Amount 145.00

Receipt Number - 9284

By:
Christina Mcsee

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Jan 15, 2016

Dawn Wright, County Clerk
San Jacinto County, Texas