



Pelican Cove Canal Owner's Association

AMENDMENT OF BYLAWS

WHEREAS Article IX of the By-Laws of Pelican Cove Canal Owner's Association ("Association") provides for the Amendment of such By-Laws by a majority vote at an Annual Meeting, and

WHEREAS the members of the Association voted in-person and via proxy and via Absentee Ballot to amend the By-Laws,

NOW THEREFORE BE IT RESOLVED BY THE ASSOCIATION that

- Article II, #4 of the BY-LAWS OF PELICAN COVE CANAL OWNER'S ASSOCIATION is amended to read

Notice of Meetings. Written or printed notice stating the place, day and hour of the meeting and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten, nor more than fifty days before the date of the meeting, either personally or by mail or by email at the direction of the president, the secretary or the officer or person or persons calling the meeting to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his (each occurrence of the male pronoun may refer to two genders) address as it appears on the records of the Association, with postage prepaid thereon.

Executed this 26 day of FEBRUARY, 2019 and effective on such date.

SIGNED:

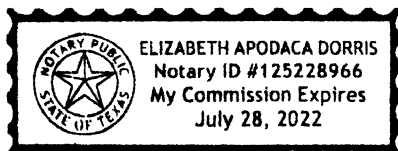
[Signature of Don Rager]
Don Rager
President, Pelican Cove Canal Owner's Association

ATTESTED:

[Signature of Mary Steed]
Mary Steed
Secretary, Pelican Cove Canal Owner's Association

STATE OF TEXAS
County of San Patricio

The foregoing was acknowledged before me on 2/26/2019, by Donald Rager as President of Pelican Cove Canal Owner's Association.



[Signature of Elizabeth Apodaca Dorris]
Signature of Notary Public

Pelican Cove Canal Owner's Association

AMENDMENT OF BYLAWS

WHEREAS Article IX of the By-Laws of Pelican Cove Canal Owner's Association ("Association") provides for the Amendment of such By-Laws by a majority vote at an Annual Meeting, and

WHEREAS the members of the Association voted in-person and via proxy and via Absentee Ballot to amend the By-Laws,

NOW THEREFORE BE IT RESOLVED BY THE ASSOCIATION that

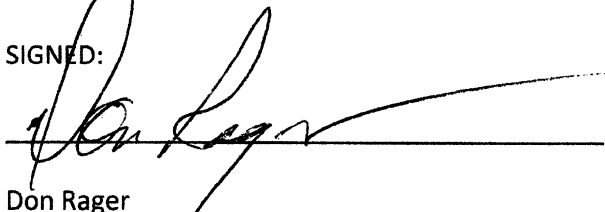
- **Article IV, #10 of the BY-LAWS OF PELICAN COVE CANAL OWNER'S ASSOCIATION** is added to read

10. Each Owner shall indemnify and hold harmless the Association and their officers, directors, employees, and appointees from any cost, loss, damage, expense, liability, claim or cause of action incurred or that may arise by reason of the Association's acts or activities (including any costs, loss, damage, expense, liability, claim or cause of action arising out of the Association's negligence in connection therewith), except for such cost, loss, damage, expense, liability, claim or cause of action arising by reason of the Association's gross negligence, or willful misconduct. "Gross negligence" as used herein does not include simple negligence, contributory negligence or similar negligence short of actual gross negligence.

686373 BYLAWS Total Pages: 2

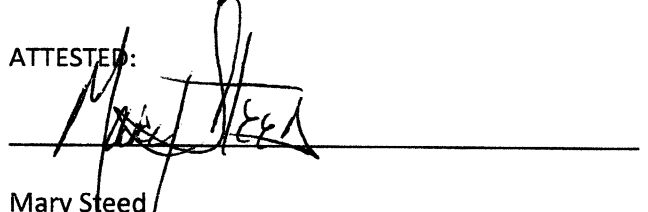
Executed this 11th day of March, 2019 and effective on such date.

SIGNED:



Don Rager  
President, Pelican Cove Canal Owner's Association

ATTESTED:



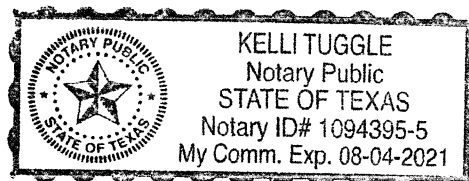
Mary Steed  
Secretary, Pelican Cove Canal Owner's Association

STATE OF TEXAS  
County of San Patricio

The foregoing was acknowledged before me on 3-11-19, by Donald Rager as President of Pelican Cove Canal Owner's Association.



Signature of Notary Public



Pelican Cove Canal Owner's Association

AMENDMENT OF BYLAWS

WHEREAS Article IX of the By-Laws of Pelican Cove Canal Owner's Association ("Association") provides for the Amendment of such By-Laws by a majority vote at an Annual Meeting, and

WHEREAS the members of the Association voted in-person and via proxy and via Absentee Ballot to amend the By-Laws,

NOW THEREFORE BE IT RESOLVED BY THE ASSOCIATION that

- **Article V, #4 of the BY-LAWS OF PELICAN COVE CANAL OWNER'S ASSOCIATION** is amended to read

4. Deposits. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the board of directors may select. (a) No withdrawal of over \$600.00 may be made without approval of the majority of the board members. This approval may be obtained by telephone, fax, email, or in person but shall be affirmed at the next board meeting. (b) No expenditure greater than \$20,000 on any one project may be made by the board without membership approval. Authorization for larger expenditures shall follow the guidelines under article II of the by-laws.

Executed this 11th day of march, 2019 and effective on such date.

SIGNED:

*[Handwritten signature of Don Rager]*

Don Rager  
President, Pelican Cove Canal Owner's Association

ATTESTED:

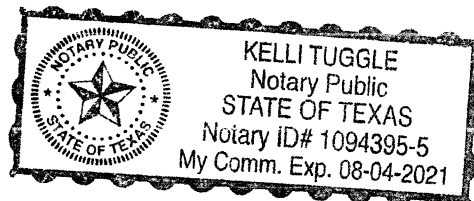
*[Handwritten signature of Mary Steed]*

Mary Steed  
Secretary, Pelican Cove Canal Owner's Association

STATE OF TEXAS  
County of San Patricio

The foregoing was acknowledged before me on 3-11-19, by Donald Rager as President of Pelican Cove Canal Owner's Association.

*[Handwritten signature of Kelli Tuggle]*  
Signature of Notary Public



686374 BYLAWS Total Pages: 2

Pelican Cove Canal Owner's Association

AMENDMENT OF BYLAWS

WHEREAS Article VI of the By-Laws of Pelican Cove Canal Owner's Association ("Association") provides for the Amendment of such Article by not less than 2/3 written consent, and

WHEREAS the members of the Association voted in-person and via proxy and via Absentee Ballot to amend the Article,

NOW THEREFORE BE IT RESOLVED BY THE ASSOCIATION that

- Article VI of the BY-LAWS OF PELICAN COVE CANAL OWNER'S ASSOCIATION is amended to read

ASSESSMENTS. The board of directors shall assess the members of the Association, from time to time in such a manner as they shall determine, such sums as may be necessary (1) to maintain all canals and waterways in the Addition in good, sanitary and navigable condition and to keep all such canals and waterways dredged to a depth, in accordance with the Corps. Of Engineer's Permit No. 16639; in no case is the Association required to exceed the original engineering specifications under which the canals were constructed and (2) to maintain the other community affairs in the Addition. Such assessment shall be made on a per lot basis each lot bearing a proportionate part of such cost of maintenance. The Association shall possess a lien against all such lots to pay the amount of such assessment. Such lien shall not secure nor be applicable to any assessments in excess of then current Association annual and special assessments, except that such liens shall secure and be applicable to the payment of all interest, court and collection costs, and attorneys' fees lawfully then or thereafter due in connection with such assessment. Such limitation may at any time be increased by the written consent of the owners of not less than 2/3rds of the lots on the canals and when so increased, all members whether giving their consent or not, shall be bound thereby.

Executed this 26 day of FEBRUARY, 2019 and effective on such date.

SIGNED:

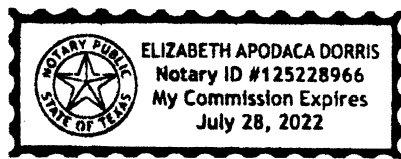
Don Rager
President, Pelican Cove Canal Owner's Association

ATTESTED:

Mary Steed
Secretary, Pelican Cove Canal Owner's Association

STATE OF TEXAS
County of San Patricio

The foregoing was acknowledged before me on 2/26/2019, by Donald Rager as President of Pelican Cove Canal Owner's Association.



Signature of Notary Public