

**LAKE GRANBURY HARBOR OWNERS
ASSOCIATION**

(LGHOA)

AMENDED BY-LAWS

EFFECTIVE FEBRUARY 5, 2007

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

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BY-LAWS

Grantor: LAKE GRANBURY HARBOR OA

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LAKE GRANBURY HARBOR OA
3631 LAKE GRANBURY DRIVE
GRANBURY, TX 76048



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This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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By-Laws
Of
Lake Granbury Harbor Owners Association

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HARBOR OWNERS ASSOCIATION

By-Laws
Of
Lake Granbury Harbor Owners Association
(As Amended February 2007)

ARTICLE ONE

INCORPORATION AND ORGANIZATION

The Lake Granbury Harbor Homeowners Association (LGHOA), a Texas Non-Profit Corporation, was incorporated and organized in October 1976. The Articles of Incorporation are on file in the office of the Secretary of the State of Texas. The Certificate of Incorporation and copy of the Articles of Incorporation are on file in the LGHOA business office.

ARTICLE TWO

OFFICE LOCATION

Lake Granbury Harbor Subdivision, in the County of Hood, State of Texas. The Corporation may have such other offices as the Board of Directors may determine or as the affairs of the Corporation may require.

ARTICLE THREE

DEFINITIONS

The following words, when used in these BY-LAWS (unless the context may prohibit), shall have the following meanings:

1. "Association," "Corporation," and "LGHOA" shall mean and refer to this non-profit Corporation.
2. "Subdivision" shall mean and refer to all that certain real estate and land, together with any improvements thereon, located in Lake Granbury Harbor Subdivision, Hood County, Texas.
3. "Recreational Area" shall mean and refer to certain portions of the Subdivision, together with any improvements thereon, which was conveyed to the Association by Lake Granbury Resort Co., Developer and Declarant, by deeds dated March 5, 1984, Lot Numbers 69, 178, 301, and 302, Block 3, Section A, Vol. 1046 Page 843; Lot No. 448, Block 0, Section B: Vol. 1046 Page 845; and a tract of land 3.4029 acres in size and a tract of land 0.5984 acres in size: Vol. 1046 Page 847.
4. "Facilities" shall mean and refer to streets, roads, common ground, street signs, fences, gates, pool, maintain such equipment, and structures used to house and maintain such equipment and associated real estate.
5. "Lot" shall mean and refer to each numbered lot shown on the recorded plats of the Subdivision and to any plat of the subdivision or any part thereof.
6. "Residential Lot" and "Camper Lot" shall mean and refer to all lots shown on the recorded plats of Lake Granbury Harbor Subdivision, Hood County, Texas, and to any plot of land shown upon any future recorded map or plat of the Subdivision or

any part thereof, with the exception of the Recreational Areas and Facilities as heretofore defined, the permissible use of which limited by restrictive covenants to residential use.

Specifically, by section within this Subdivision, all residential lots are limited to "single family residential purpose only and no building shall be erected or maintained on any residential lot in said Subdivision other than a private residence, a private boathouse, and a private garage for the sole use of the owner or occupant," with exception if any as listed in the Subdivision Restrictions.

7. "Owner" shall mean and refer to the recorded owner or more persons or entities, of the fee simple title to any lot(s) situated within the Subdivision, and also to the recorded owner of the fee simple title to any unplotted parts of the Subdivision. Renters, Tenants, and Lessees will be subject to rules, regulations, and charges for the use of facilities as approved by the Board of Directors even though regular membership assessment shall be paid by the owner of the property being rented or leased.
- "Associate Members" are those Renters, Tenants, and Lessees that have been approved by the Board of Directors to have certain privileges available to them for use of the LGHOA Facilities and Recreational areas.
8. "Member in Good Standing" shall mean and refer to an owner, as defined in 7 above, paid up current on all assessments or other charges owed to this Association and who is not in violation of any Restrictions or Covenants, as recorded, and who is not in violation of any BY-LAWS of this Association.
9. "Guest(s)" shall mean and refer to a person(s) who is not an Owner, Renter, Tenant or Lessee of property in this Subdivision, but is in the Subdivision at the invitation of and in anticipation of receiving hospitality at the home of an Owner, Renter, Tenant or Lessee who is in good standing. An Owner, Renter, Tenant or Lessee is responsible for the conduct and actions of their guest(s).

ARTICLE FOUR

RESPONSIBILITIES OF CORPORATION

Section 1: Ownership, Maintenance, Management, and Control

This Corporation, by and through its Board of Directors, has the responsibility of the ownership, maintenance, management, control, and improvement of all recreational areas and facilities located in this Subdivision and enforcing Subdivision Restrictions as filed for record by Declarant. The funds for such purposes shall be secured by the Corporation from assessments as hereinafter provided that this Corporation may establish special charges to be paid by Members and Associate Members. The Board of Directors will have the authority to issue fines to violators for speeding in the subdivision as well as dumping of trash and littering. The fines will be assessed as follows: First Offense-Warning; Second Offense- \$15.00 Fine; Third Offense- \$30.00 Fine. After the Third warning, the Board will have the authority to file a formal complaint with the sheriff's office.

Section 2: Functions of Corporation

This Corporation shall have, exercise and enjoy all the rights, privileges, and remedies, and shall perform all the functions and duties assigned to, delegated to, granted to, and required of it by the terms and provisions of said Declaration of Restrictions, and all further rights and powers as may be appropriate under its ARTICLES OF INCORPORATION and these BY-LAWS.

ARTICLE FIVE

OWNERSHIP, MAINTENANCE, MANAGEMENT, CONTROL AND USE OF FACILITIES
AND RECREATIONAL AREAS

Section 1: Ownership, Maintenance, Management, and Control

This Corporation, by and through its Board of Directors, has the responsibility of the ownership, maintenance, management, control, and improvement of all recreational areas and facilities located in this Subdivision and enforcing Subdivision Restrictions as filed for record by Declarant. The funds for such purposes shall be secured by the Corporation from assessments as hereinafter provided; and it's further provided that this Corporation may establish special charges to be paid by Members and Associate Members.

Section 2: Control of Recreational Areas and Facilities.

All members in good standing, their families and authorized guests shall have the right to use all of the Association's facilities, including its swimming pool, park and recreational area, boat ramp, cabana (bath/pump house), fishing dock. For effective control, Rules and Regulations as may be necessary for the orderly use, management and preservation of said Recreational Areas and Facilities, including, but not limited to, Rules and Regulations concerning the rights and privileges of members, guests of members, and associate members, shall be made by the Board of Directors of this Corporation.

LAKE GRANBURY HOMEOWNERS ASSOCIATION DOES NOT ALLOW THE CONSUMPTION OF ALCOHOLIC BEVERAGES OR DRUGS AT OR ON ANY PART OF LOT #178, WHICH IS COMPRISED OF THE POOL, CABANA, PLAYGROUND, AND PARKING LOT.

Section 3: Use of Recreational Areas and Facilities.

Except as otherwise provided, the use and enjoyment of the Association Recreational Areas and Facilities is limited to those persons or entities who are Members in good standing of this Association and their respective immediate families and their guests. Renters, Tenants, and Lessees may be permitted use of the Recreational Areas and Facilities subject conditions as set forth in these BY-LAWS.

Section 4: Services Provided by Corporation.

This Corporation may provide to its members the following services including, but not limited to, construction and maintenance of streets and roads, pool facilities, boat ramp, playground, picnic areas and common ground areas. At such time or times that member's petition that additional service or services be provided or made available to the members, the Board of Directors shall investigate the cost of such service or services and so inform the members of such cost. If special additional assessments would be required the cost per member would be established and the members would then vote on the increase in assessments and if approved by two-thirds majority of the members present, or by absentee vote, the Board of Directors must then take the steps necessary to provide such service or services. The Board of Directors will assure that all Facilities are properly maintained at all times even when not in actual use.

ARTICLE SIX

MEMBERS AND VOTING RIGHTSSection 1: Requirements For Membership.

Every person or entity who is a record owner of a fee simple interest in any lot, as herein defined, will be a member in the Association, and remain a member of said Association, provided, however, that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member. It is further provided that the Board of Directors make and enforce Rules and Regulations governing the rights and privileges of multiple owners of a lot or imposing a special additional assessment fee to allow such multiple members to have and enjoy the rights and privileges of membership.

Section 2: Voting.

Members in good standing shall be entitled to vote at all meetings of members. Husband and wife, partners, joint owners, and Corporations are entitled to one vote each so long as total votes do not exceed two votes regardless of number of partners, joint owners, Corporation members or numbers of lots owned.

Section 3: Conditions for Membership.

All voting rights are conditional subject to the member's being current on all assessments and other charges due the Association by member on all lots owned. Associate members, renters, tenants, and lessees shall not be granted the right to vote.

No member who is in arrears in respect to the monthly assessments set forth in the restrictions of record in respect to Lake Granbury Harbor Subdivision, or in any other dues and/or accounts of the Association, shall be eligible to vote at any meeting of members. Being a member, he/she will be allowed to attend any or all meetings of members and allowed to participate in all meetings other than the right to vote.

ARTICLE SEVEN

MEETING OF MEMBERS

Section 1: Annual Meetings of Members.

An annual meeting of the members shall be held on the first Saturday of the month of September of each year, to commence at an hour to be set by the Board of Directors, for the purpose of election Directors and for the transaction of such other business as may come before the meeting. If the election of Directors not be held on the day designated herein for an annual meeting, or any adjournment thereof, the Board of Directors shall include the election to be held at a special meeting of the members as soon thereafter as conveniently may be.

Section 2: Special Meetings.

Special meeting of the members may be called by the Board of Directors.

ARTICLE EIGHT

BOARD OF DIRECTORS

Section 1: Task and Authority.

The affairs and management of the Association shall be conducted by the Board of Directors consisting of five Directors, which Board shall have full power and authority to carry out the purposes of the Association and to do any and all lawful acts necessary or proper thereto.

Section 2: Service Terms.

The terms of the Board of Directors shall be so staggered that the President Director and the Secretary/Treasurer Director shall serve a two year term beginning with the election of the 1986 Directors. The Vice President Director, the A.M.A. Director and the Maintenance Director shall serve a one year term until the 1987 election, upon which time those Directors' positions shall be a two year term. Voting shall be in accordance with Article Six of these BY-LAWS. At no given time shall two people of the same household hold office at the same time.

Section 3: Replacement of Directors.

A Board member may be removed from office by two thirds majority vote of members at a regular or special meeting. A notice of the meeting and the purpose for the meeting shall be posted at the LGHOA office at least seven days prior to the date of the meeting. A new director shall be appointed by a majority vote of members present at the meeting to complete the term of a director who has been removed. A director may be removed from office for any reason the majority of the board of directors considers to be justifiable, including corruption, misconduct, failure to attend two or more board meetings within a given year, failure to perform the duties of the office for which he/she was elected.

Section 4: Nomination and Voting.

When the term expires for each director's position, it shall be filled by a member in good standing, elected at the annual meeting of members by a majority of the votes cast either in person at such meeting or by absentee vote (absentee voting shall be allowed only from the first Saturday and ending the fourth Saturday of August, and an expiration date and time shall be established). All absentee ballots shall be received in a sealed envelope which shall not be opened until twenty-four hours before the election and only then for certified tabulation of the votes cast. All three committee members shall be present at the opening of the absentee ballots. An independent judge shall be appointed by the Board and shall also be present to oversee the opening and counting of the ballots on the day of the election. The independent judge shall serve with reasonable compensation to be set by the Board. Information relative to absentee voting tabulation shall not be released to any person prior to the close of the election period.

Section 5: Meetings.

A majority of the Board of Directors present at the meeting shall be sufficient to run the normal operations and business of the Association. If any Directors office is vacant this shall in no way hinder the remaining Directors from carrying out the normal operations and business of the Association except as stipulated under other specific Articles of the By-Laws. Meetings of the Board of Directors shall be held monthly any place in Lake Granbury Harbor. If circumstances prevent the use of the LGHOA office an alternate location will be posted. Meetings are to be held the Second week of each month with notice posted seven days prior.

Executive meetings must be posted at least seven days in advance stating the purpose of the meeting and must be conducted in accordance with the Texas Open Meetings Act. A record and written transcript of the meeting shall be kept under lock by the secretary.

Section 6: Audits.

The Board of Directors shall be responsible for the proper maintenance of the financial records of the corporation. Within sixty days of the end of the corporation's fiscal year, the Board of Directors shall retain the services of an independent accounting firm to perform and audit of the records of the corporation and will be available for review by members during regular business hours.

Section 7: Budget.

The Board of Directors shall be responsible for the preparation of an annual budget for the corporation. The budget may be prepared either by the Board of Directors or by a committee selected by the Board of Directors.

ARTICLE NINE

OFFICERSSection 1: President.

The President shall be called the Chief Executive Officer of the Association and shall have authority as such and shall preside over meetings of the Board of Directors and meetings of the membership. He/she shall be responsible for the management of security of LGHOA property located in Lake Granbury Harbor. He/she will be known as the Security Director. The President shall have the authority to co-sign all checks with the Treasurer or Vice President. The President shall possess a full set of keys and combinations to all LGHOA property and shall be the only person to possess a complete set of keys and combinations. The President shall have full voting powers in all matters concerning LGHOA. The President shall appoint committees and delegate authority to such committees as the Board may deem proper.

Section 2: Vice President.

The Vice President shall exercise the functions of the President in his/her absence and shall perform such duties as the Board of Directors may prescribe and shall enforce the restrictions as set forth in the deed restriction, the HUD Report, and by the By-Laws. He/she shall be known as the Director of Restrictions. The Vice President shall have full authority to co-sign all checks and shall be in close contact with all Board members on matters pertaining to LGHOA. He/she, as Restrictions Director will be responsible for documenting any deed violations, taking pictures of violations, preparing court documents and filing of court cases after majority Board approval to proceed. The Restrictions Director must keep the Board of Directors informed of all court matters. **Majority Board approval in this case shall be a majority of the Directors holding office without regard to vacant positions.**

Section 3: Secretary/Treasurer.

- A. The Secretary shall keep, or cause to be kept, the minutes of all meetings, shall perform all duties required of a Secretary. The Secretary will be the custodian of the Corporate Seal.
- B. The Treasurer shall work closely with the other Association Directors. He/she shall be responsible for the proper accounting of the Association's financial matters and such other reports as may be specified by the Board of Directors. Monthly financial statements shall be prepared and made available. Budgets shall be prepared and made as needed. He/she will be known as the Secretary/Treasurer Director.

Section 4: A.M.A. Director.

The A.M.A. Director shall be responsible for the collections of all fees, dues, liens, and charges. He/she will be responsible for maintaining an accurate accounting of dues billed and dues paid, address changes, and change of property ownership. These duties may be performed by a committee and/or with a computer because of the volume involved, but must be overseen by the A.M.A. Director. The A.M.A. Director shall be responsible for maintaining a paper backup and file for all computer entries regarding A.M.A. records. The A.M.A. Director shall insure that

the annual billing will be completed on or about April 1st of each year with a due date of May 1 and a late date of June 1. The A.M.A. Director shall be responsible for a monthly written report to the Board of Directors. The A.M.A. Director shall not have the authority to co-sign checks.

Section 5: Maintenance Director.

He/she shall be responsible for maintenance of that which is owned or controlled by LGHOA. He/she shall be known as the Maintenance Director.

ARTICLE TEN

COMMITTEES

Section 1: Appointment.

The Board of Directors may appoint such committees from time to time, and delegate to such committees' duties as it may deem proper.

ARTICLE ELEVEN

MISCELLANEOUS

Section 1: BY-LAW Changes.

These By-Laws or any part thereof may be amended, modified or repealed only by a 4/5ths (80%) majority vote of approval of all five Directors of the Association and no approval can be given if ANY Directors office is vacant. Once approved by the Directors to be placed on the agenda for a vote by the membership, all proposed changes, modifications or repeals will require no further approval by any board member and must be posted in compliance with Article Eight section five of the By-Laws. A vote must then be taken at the following regular monthly meeting of the Association with two thirds majority of Lake Granbury Harbor Owners Association members present at that regular meeting voting in favor to pass.

Section 2: Notices.

Unless otherwise required by statute, the ARTICLES OF INCORPORATION or by these By-Laws, any notice required to be given shall not be deemed to be personal notice, but may be orally given by the President causing to be posted such notice upon and bulletin board at the Recreational Area in Lake Granbury Harbor Subdivision.

Section 3: Non-payment of Services by Officials.

No member of the Board of Directors, or committees, shall receive ANY compensation for acting as such. No member of the Board of Directors nor any of their family members or relations shall contract labor or enter into any contract for pay or be an employee of LGHOA or receive any payment for such. No director shall accept any form of pay, gift, or personal gratuity from any company or person doing contract work for LGHOA.

Section 4: Fund Expenditure Limitations.

The expenditure of Lake Granbury Harbor Owners Association funds by the Directors of the Board or officers shall be limited to Five Hundred Dollars to purchase new equipment, any improvements, or maintenance repairs. Any repairs, purchase of equipment or contracts over \$500.00 must be posted for bids in the local newspaper and on the LGHOA bulletin board. A minimum of three bids shall be required before approval. All LGHOA checking and savings accounts shall require at least two signatures on all checks and/or withdrawals. Purchases over \$500.00 must be approved at a regular or special meeting by a majority vote of both the Board of Directors and members present.

Section 5: Understructure of Homes.

If the understructure of any mobile home, including tongue or frame structure, is exposed in whole or part, it shall be skirted or underpinned within 180 days of move-in or completion with material designed for that purpose or approved by the Board of Directors.

Section 6: Associate Members Swimming Tags.

Associate members shall be allowed to purchase tags provided the member is current on all dues and charges and shall not have the use of member tags. Members must assume responsibility for Associate Members given to the Directors in writing by or before tags can be issued. Associate Members tags may not be exchanged.

Section 7: Control of Animals.

Livestock, farm animals, including pot-bellied pigs, or poultry may not be kept on any lot except common household pets, provided they are not raised, bred, or maintained for commercial purposes. Dogs are not permitted to run at large, but must be kept within a fenced area, chained within the owner's property or on a leash at all time. Dogs shall not be allowed to continually bark and must be controlled at all times.

Section 8: Interest on Unpaid Fees.

- A. Any assessment or fee as described that remains unpaid for 30 days past the specified due (date), shall at the end of the 30 days be subjected to a 10% annual interest rate.
- B. In addition, the Board may elect to retain the services of an Attorney/or Collections Agency, of its choice, after 90 days for the purpose of collecting any unpaid assessment and interest charges thereon, as well as the charges associated with the attorney or collection agency for collecting this debt, and/or foreclose the lien against the property subject thereto and/or pursue any other legal or equitable remedy which the Association may have and there shall be added to the amount of unpaid assessment and interest charges thereon, any and all collection cost incurred by the Association, whether judicial or non-judicial, and including but not limited to, reasonable attorney fees and cost of legal suit, a lien against the property subject thereto and/or to pursue any other legal or equitable remedy which the Association may have and there shall be added to the amount of unpaid

assessment incurred by the Association, whether judicial or non-judicial, and including, but NOT limited to, reasonable attorney fees and costs of legal suit.

- C. *Lien and Foreclosure.* Upon 180 day delinquency, all sums assessed in the manner provided in these BY-LAWS, together with all interest costs as herein provided, shall be secured by lien provided for under these BY-LAWS. As further evidence and notice of such assessment lien, the Association may prepare a written notice of such lien setting forth the amount of delinquent indebtedness, the name of the Owner of property covered by such lien, and a description of the property. Such notice shall be signed by a duly authorized Officer of the Association and shall be recorded in the office of the County Clerk of Hood County, Texas, or such other place as may be required by law for the recording of liens affecting real property at such time as such notice is recorded. Such lien for payment of assessment shall attach from the date such payment is delinquent and may be enforced after recording said notice through (i) foreclosure of such lien, on the Building Site, or subdivided portion thereof, and any improvements thereon in like manner as a mortgage on real property, (ii) suit and or (iii) foreclosure of the aforesaid lien judicially, in any foreclosure proceeding, whether judicial or non-judicial, the Owner shall be required to pay the cost, expenses, and reasonable attorney's fees incurred by the Association. The Association shall have the power to bid on the property being foreclosed.

Section 9: Rules and Regulations Manual.

The Board of Directors shall prepare written procedures to describe the duties of Directors, Officers, and committees, rules and regulations for facilities and Recreational Areas and instructions for employees. Each section of the manual shall be kept current and will be considered authorized operating procedure when undersigned by the Board of Directors responsible for preparation and issue. The manual may be changed by a majority vote of approval of **all five Directors of the Association and no approval can be given if ANY Directors office is vacant.**

The manual will include but not limited to the following:

- A. Task and responsibility descriptions for the Board of Directors, Officers, Employees, Committees, and any persons performing regular services for the Corporation.
- B. Pool maintenance which will include specific requirements for personnel to be instructed and supervised in chemical treatment and pool care by qualified personnel to be designated by the Maintenance Director.
- C. Maintenance of lots by mowing, specifically requiring a system being developed to identify lots mowed, avoid improper billing, assure prompt response to owners with valid claims to improper acts of LGHOA, follow-up on unpaid fees and court action on long-term unpaid fees.
- D. Monthly maintenance of roads and right-of-ways, mowing, filling of pot holes, etc.
- E. Community Building maintenance, use and leasing.

- F. Maintenance and control of boat ramps, fishing pier(s), parks and recreational facilities (other than pool).
- G. Inventory and assets owned by the Corporation.
- H. System for collection of AMA fees including billing, collection, and court action on long-term unpaid fees.
- I. Additional procedures shall be added as required to describe actions that require specific experience of training and will benefit future Directors and/or Officers.
- J. Rights and privileges of Associate Members.
- K. File containing warranties, parts manual, repair manuals, maintenance request and work orders.

Section 10: Security.

The changing of locks and/or combinations shall occur when it is considered necessary for the safeguarding of LGHOA assets and/or records and shall also occur anytime there is a change in key personnel. The Security Director shall have the authority to carry out this task, but shall supply keys and combinations only to authorized personnel within twenty-four hours or the next business day.

Section 11. Mowing Contracts.

The Association may make formal contracts on an annual basis with any property owner for mowing. The Board of Directors shall be responsible for the implementation and execution of procedures concerning all contract mowing by a majority vote of the Board. Majority Vote of the Board of Directors shall in this case to be 3 of 5 Directors. **No changes can be made to the implementation and execution of procedures if ANY Directors office is vacant.** The mowing contracts shall then be the responsibility of the Maintenance Director who will report the execution of the contracts or give written explanation as to why the mowing could not occur to the AMA Director. The AMA Director will be responsible for giving the Secretary/Treasurer the list of mowing fees to be refunded if circumstances dictate that the contract could not be fulfilled.

A formal contract may be obtained with a professional contractor on an annual basis for any contract mowing if the majority of the Board of Directors so decide. Majority of the Board in this case shall be 3 of 5 Directors. **No Vote can be made if ANY Directors office is vacant.** The contractor shall provide all equipment, repairs, maintenance of all equipment, employees, and insurance. Proof of the contractor's liability insurance shall be required before the contractor can be approved. The contractor should specify what charges will be and require a formal invoice for each lot mowed. The Association shall monitor these invoices for accuracy as to the amount and actual services rendered.

If any lot owner fails to mow his/her lot(s) as needed and as specified by standards, procedures should provide for the formal notification by certified mail to the lot owner to mow the lot. If the lot is not mowed within twenty-one days of such notification of the need to mow the property owner's lot, then the Association's contract mower will be approved to mow the lot. The fees incurred shall be passed on to the property owner for payment.

Section 12: Attorneys and Litigation.

Only board members with a majority vote of the Board of Directors may contact or communicate with Association attorney at Association expense regarding any matter pertaining to LGHOA. The Board of Directors shall appoint one or more board member to represent the Board for any such meetings and those meetings shall be limited specifically for legal matters relating to the business of the LGHOA. Meetings without Board approval will be at that person's expense.

Section 13. Fireworks.

The discharge of fireworks is prohibited within the parameters of Lake Granbury Harbor sub development. An owner who discharges fireworks, or allows the discharge of fireworks on their property will be subject to an assessment of Fifty Dollars (\$50.00) per violation.

Section 14: Firearms.

The discharge of firearms is prohibited within the parameters of Lake Granbury Harbor sub development. An owner who discharges a firearm or allows the discharge of a firearm on their property will be subject to an assessment of Fifty Dollars (\$50.00) per violation.

Amendment to dues:

On September 13, 2008, at the Annual meeting of the Lake Granbury Harbor Owners Association, and after due notice to all members, a dues increase was voted on and approved by the membership. The annual dues were increased from Three Dollars per month, per lot (maximum of four lots charged for) to Four Dollars per month, per lot (maximum of four lots charged for).

ARTICLE TWELVE

Unanimous Consent of Directors of Lake Granbury Harbor Owners Association.

The undersigned, being all of the fully elected and qualified Directors of Lake Granbury Harbor Owners Association, a Texas corporation do hereby consent or as exact counterpart thereof the said Corporation on duly called and held for the purpose of acting upon proposals to adopt such resolution:

ALL-ARTICLES of the BY-LAWS of the Association be completely written as contained herein, with the establishment of the index.

The foregoing BY-LAWS were written along with the index and by a unanimous vote and approval of the Board of Directors were hereby adopted as the Association's BY-LAWS.

Buddy Lodge
PRESIDENT

Jim Kelly
VICE PRESIDENT

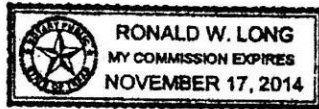
Barbara McGinnis
SECRETARY TREASURER

Barbara Dubaine
A.M.A. DIRECTOR

Mike Ingle
MAINTENANCE DIRECTOR

STATE OF TEXAS
COUNTY OF HOOD

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF November,
2011, BY JAMES REDDY, PRESIDENT OF LAKE GRANBURY HARBOR OWNERS ASSOCIATION
ON BEHALF OF SAID PROPERTY OWNERS ASSOCIATION.



James Reddy
JAMES REDDY, PRESIDENT
LAKE GRANBURY HARBOR
OWNERS ASSOCIATION

Ronald W. Long RONALD W LONG
28 DAY NOVEMBER 2011