



Amended and Restated Bylaws
Bonanza Beach Property Owners Association, Inc.
A Texas Non-Profit Corporation

RECITALS

1. Green & Lyda Enterprises, Inc. originally owned and developed all units in Bonanza Beach Subdivision and established the original Restrictions and Restrictive Covenants for said subdivision. As of March 21, 1983, Green and Lyda Enterprises no longer owned land in Bonanza Beach Subdivision and assigned its rights and powers in the land and the original Restrictions and Restrictive Covenants to Guy E. Green, Jr. who in turn assigned those same rights and powers and the original Restrictive Covenants to Bonanza Beach Property Owners Association, Inc. in an Assignment filed in Volume 312, pp. 163-164 of the Burnet County Public Records. Such Assignment makes the Bonanza Beach Property Owners Association, Inc. the "Declarant" for the Bonanza Beach Subdivision.
2. Bylaws for Bonanza Beach Property Owners Association, Inc. (BBPOA) were previously adopted with most recent being the Amended Bylaws of the Bonanza Beach Property Owners Association, Inc. dated February 21, 2018, and filed as Document #201801792 in Burnet County Public Records.
3. The BBPOA Amended Bylaws dated February 21, 2018 state in Article XII – Amendment to Bylaws, Section 12.01 that the Bylaws may be altered, amended or repealed and new bylaws may be adopted by a two thirds vote of the Members present at a regular Member meeting (provided 51% of the Membership is present or represented by proxy at said meeting), and provided further that at least thirty days written notice is given of an intention to alter, amend or repeal these bylaws or to adopt new bylaws at such meeting.
4. The Bonanza Beach Property Owners Association, Inc. desires to amend and restate the Prior Bylaws of the Association in its entirety to update certain provisions and bring the bylaws into compliance with current laws and organizational practices.
5. At a meeting of Members held on August 2, 2025, and following the required process to amend and update the BBPOA Bylaws, the Members approved this document.

NOW, THEREFORE, the Bonanza Beach Property Owners Association, Inc. hereby amends and restates the Prior Bylaws in its entirety. Upon recording these Amended and Restated Bylaws of the Association ("Bylaws"), these Bylaws will replace and supersede the Prior Bylaws.

ARTICLE I – NAME, OFFICE, DEFINITIONS

Section 1.01. Name. The name of the Association shall be Bonanza Beach Property Owners Association, Inc.

Section 1.02. Principal Office. The principal office of the Association shall be in the State of Texas and in the County of Burnet. The address of the Association shall be 101 CR 138, Burnet, TX 78611.

Section 1.03. Registered Office and Registered Agent. The Association shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical to such registered office, as required by the Texas Non-Profit Corporation Act. The President and Chair of the Board of Directors shall be the registered agent. The registered office may be, but need not be, identical with the principal office of the corporation in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors. A Management Certificate for the Association shall be filed with the Texas Real Estate Commission and in the Burnet County Public Records and placed on the Bonanza Beach website.

Section 1.04. Definitions. Terms used in these Bylaws have the same meanings as those set forth in the Definitions section of the Second Amended Restrictions and Restrictive Covenants for Bonanza Beach. The terms Organization and Association may be used interchangeably in this document.

ARTICLE II – MEMBERS

Section 2.01. Classes of Members. Any property owner in Unit I, Unit 2, or Unit 2A of Bonanza Beach Subdivision in Burnet County, Texas shall be considered a Member of this corporation. However, if a lot is owned by more than one person or entity then the owners of the said lot shall be entitled to only one Membership, and only one vote. Also, if one person or entity owns more than one lot, then he/she/it shall be entitled to only one Membership and only one vote.

Section 2.02. Joint Owners. Joint owners of lots shall designate in writing and register with the Secretary-Treasurer of the Association the name of the person entitled to cast the vote for the joint owners.

ARTICLE III – MEETING OF MEMBERS

Section 3.01. Annual Meeting. An annual meeting of the Members shall be held on the first Saturday of August each year at a place and time specified by the President of the Bonanza Beach Property Owners Association, Inc., for the purpose of electing Directors and Officers, and for the transaction of other business as may come before the meeting. If the election of Directors and Officers shall not be held on the day designated for any annual meeting, the Board of Directors shall cause the election to be held at a Special Meeting of the Members as soon thereafter as possible.

Section 3.02. Special Meetings. Special meetings of the Members may be called by the President, the Board of Directors, or not less than one-tenth of the Members having voting rights.

Section 3.03. Place of Meeting. The Board of Directors may designate any place convenient for the majority of Members as the place for the annual meeting or for any Special Meeting called by the Board of Directors within Burnet County.

Section 3.04. Notice of Member Meetings. Written or printed notice stating the purpose, place, day, and hour of any meeting of Members shall be delivered personally, by post office mail and to the extent expressly authorized by statute by electronic message to each Member of the Association by or at the direction of the President, or the Secretary-Treasurer, or the Officers or persons calling the meeting. Notices will be sent to the post office mail address or electronic address listed in the records of the corporation. The notice must be sent not less than ten (10) nor more than sixty (60) days before a meeting. For any election or vote of Members not taken at a meeting, the Association must give notice of the election or vote to all Members entitled to vote on any matter under consideration. The notice must be given not later than the thirtieth (30th) day before the latest date on which a ballot may be submitted to be counted.

The Board of Directors may use any other means to deliver a notice of a meeting that may become available with advancements in technology if notice by such means is authorized by statute.

If mailed, the notice of a meeting is deemed to be delivered when deposited in the United States mail, first class postage pre-paid, addressed to the Member at the last known address of the Member according to the records of the Association. If sent by electronic message, the notice is deemed to be delivered forty-eight (48) hours from the time sent when sent to email address on file with BBPOA and no "failure to deliver" notice has been received.

Section 3.05. Quorum. The Members present at any properly announced meeting, whether in person or by proxy, shall constitute a quorum at such meeting. The act of a majority of those present, in person or by proxy, shall be the act of said meeting.

Section 3.06. Proxies. At any meeting of Members, a Member entitled to vote may vote by proxy executed in writing by the Member or his duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy. In the event a Member executes more than one (1) proxy, the proxy with the most current date will be valid. All proxies must be in writing, signed, and dated and filed with the BBPOA Secretary-Treasurer prior to the start time of a meeting. Proxies may be delivered in person, by U. S. Postal Service, email, or other electronic means.

Section 3.07. Voting. All Members have the right to vote in the election of Officers and Directors and on any matter concerning the rights or responsibilities of Members. Members may vote in person or by proxy or, if implemented by the Association, by absentee ballot or by electronic ballot. Votes cast by Members must be in writing, signed and dated by the Member if the vote is cast (a) outside of a meeting, (b) on a proposed adoption or amendment of a dedicatory instrument, or (c) on a proposed increase in the amount of the assessment or proposed adoption of a special assessment.

Section 3.08. Conduct of Member Meetings. The President will preside over all meetings of Members and the Board of Directors, and the Secretary or other person designated by the Board must keep minutes from each meeting, recording therein all resolutions adopted and all transactions and proceedings occurring at such meetings (except proceedings and transactions which occur in closed executive session.) Except as modified by Board Resolution, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Texas law, the Articles of Incorporation, the Second Amended Restrictions and Restrictive Covenants or these Bylaws.

ARTICLE IV – BOARD OF DIRECTORS

Section 4.01. General Powers. The business affairs of the Association shall be managed by its Board of Directors, comprised of Directors and Officers elected by Members at an Annual Meeting of Members to represent them in the conduct of Bonanza Beach business matters. Directors and Officers must be Members of the Association. The general powers and duties of the Board of Directors shall include, but not be limited to the following:

- a. The power and duty to conduct, manage, and control the business affairs of the Association.
- b. The power to adopt and publish rules, policies, regulations, and resolutions consistent with current law to support these Bylaws, the Second Amended Bonanza Beach Restrictions and Restrictive Covenants and the management of the Bonanza Beach Subdivision.
- c. The duty to enforce all provisions of the Bylaws and Second Amended Bonanza Beach Restrictions and Restrictive Covenants.
- d. The power to fix, levy and collect annual, special, and individual assessments upon Members. (See Article X)
- e. The power to designate, hire and dismiss personnel necessary to maintain Association properties and conduct business of the Association.
- f. The power to provide Property Resale Certificates and collect property transfer fees.
- g. The power to conduct hearings regarding Member matters.
- h.

Section 4.02. Number and Tenure. The number of Directors shall be six. Each Director shall serve a term of two years, or from one election to the next duly authorized election. Directors may succeed themselves for additional terms but must be re-elected for each two-year term.

Section 4.03. Area Representation. The Directors shall consist of two Members from Unit 1, two Members from Unit 2, one Member from Unit 2A, and one Member-At-Large from any Unit of the Bonanza Beach Subdivision. If no Member in a particular Unit is willing to serve on the Board, the position may be filled by a Member from another Unit.

Section 4.04. Regular Meetings. A regular annual meeting of the Board of Directors shall be held without notice other than this Bylaw, immediately after, and at the same place as, the Annual Meeting of Members to greet new Board Members, assign standing committee chairs, and conduct any business necessary to manage the Bonanza Beach subdivision.

Other regular meetings of the Board of Directors may be held at such time, date, and place as determined from time to time by the President of the Board and acceptable to a majority of the Directors and other Officers. The frequency of regular meetings will be as deemed necessary and appropriate by the Board of Directors with a minimum of two (2) meetings annually. Notice of each regular meeting must be given to all Members as required by law.

The Board of Directors may participate in and hold a regular or special meeting by means of (a) a telephone conference or similar communication method by which all persons participating in the meeting can hear each other; or (b) another suitable electronic communication system, including video conferencing technology or the Internet to which all Board Members consent. The notice of such meetings must include instructions for Members to access any communication method required to be accessible for participation in the meeting.

The Board may take action on routine and administrative matters or an unforeseen emergency or urgent necessity that requires Board action without prior notice to Members provided the action taken is not in regard to a matter prohibited by law to be taken without prior notice to Members. Any action taken without notice to the Members must be summarized and documented in the minutes of the next regular Board meeting.

All Board of Directors meetings shall be **open** to Members and a time will be set aside on the agenda for Member input to the Board. The Board may limit the time for Member input in order to complete POA business in a timely manner. If a Member disrupts a meeting of the Board or repeatedly interrupts the discussion, the Board of Directors, after an initial warning, can cause that Member to be removed from the meeting.

Section 4.05. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The location of such special meetings shall be agreed upon by the President and other persons calling the meeting.

Section 4.06. Notice of Board Meetings. The Board of Directors must give Members notice of Board meetings (regular or special), including the date, hour, place, and general subject of the Board meeting, a general description of any matter to be brought up for deliberation in closed executive session, and instructions for Members to access any communication method utilized for the Board meeting.

A notice of the meeting will be posted on the Bonanza Beach website and emailed to Members with an email address on file with the Association six (6) days prior to a Regular Board Meeting and three (3) days prior to a Special Board Meeting. Any notices mailed through USPS will be posted ten (10) days prior to the meeting to a Member's post office address on file. It is a Member's duty to register and keep an updated post office address and email address on file with the Association.

Any Board Member may waive notice (i.e., give up their right to receive formal notice) of any meeting by submitting a signed statement to the BBPOA Secretary-Treasurer. The waiver of a notice of meeting need not specify the purpose of the meeting. The attendance of a Board Member at any meeting shall constitute a waiver of notice of such meeting, except where a Board

Member attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Such objection must occur before the meeting commences. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, will be as valid as though taken at a meeting duly held after regular call and notice if a quorum is present, and any Board Member not present signs a written waiver of notice or approves the minutes from the meeting.

Section 4.07. Quorum. A majority of the Board of Directors, present either in person, by proxy, by phone or other electronic means, shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than a majority of the Board Members are present, in person, by proxy, by phone or other electronic means, at said meeting, a majority of the Board Members present must adjourn the meeting.

Section 4.08. Manner of Acting. The act of a majority of the Board Members at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 4.09. Vacancies. Any vacancy occurring in the Board of Directors shall be filled by a vote of the Board of Directors. An Officer or Director elected to fill a vacancy shall be elected for the unexpired term of his/her predecessor in office.

Section 4.10. Compensation. Directors and Officers, as such, shall not receive any stated salaries for their services or accept a gift or services that could be considered a bribe, but nothing contained herein shall be construed to prevent any Board Member from serving the corporation in any other capacity and receiving compensation for services rendered.

Section 4.11. Informal Action by Board of Directors. Unless prohibited by law or other provisions in these Bylaws, the Board may take action outside of a meeting, including voting by electronic and telephonic means, without prior notice to Members if each Board Member is given a reasonable opportunity to express his/her opinion to the other Board Members and to vote. Any action taken without notice to the Members, including expenditures approved, must be summarized orally and documented in the minutes of the next regular or special meeting of the Board of Directors.

Section 4.12. Board Member's Absence. Any Board Member who is absent from three (3) Board of Directors meetings in a term, unless he/she shall have provided a proxy or satisfactory reasons for such absences, shall be deemed to have resigned as a Member of the Board of Directors and shall cease to be a Member of the Board.

Section 4.13. Executive Session. The Board of Directors may adjourn a regular or special meeting and reconvene in a closed executive session (i.e. without Members present) to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, property variances, confidential communications with an attorney, matters involving the privacy of an individual Member, and matters that are to remain confidential by request of the affected parties and agreement of the Board. Following an executive session, any vote taken as a result of the executive session must be taken in open session, summarized orally to include a general explanation of expenditures incurred, if any, by the vote, and placed in the minutes in general

terms without breaching the privacy of individual Members or disclosing information that was to remain confidential.

ARTICLE V – OFFICERS

Section 5.01. Officers. The Officers of the corporation shall be a President, a Vice President, and a Secretary-Treasurer. The Board of Directors may elect or appoint such other Officers, as it shall deem desirable, with such Officers having the authority to perform the duties prescribed by the Board of Directors. Only Members of the corporation may be Officers of the corporation.

Section 5.02 Election and Term of Office. The Officers of the corporation shall be elected annually by the Members at the regular Annual Meeting of Members. If the election of Officers shall not be held at such meeting, such election shall be held as soon thereafter as possible. New offices may be created and filled at any meeting of Members. Elected Officers may succeed themselves for additional terms in the same office. Each Officer shall hold office until his successor shall have been duly elected.

Section 5.03. Removal. Any Officer elected by Members or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgement the best interest of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the Officer so removed.

Section 5.04. Vacancies. A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5.05. President. The President shall be the Chief Executive Officer of the corporation and shall serve as Chair of the Board of Directors and supervise and control the business affairs of the corporation as directed by the Board of Directors. He/She shall preside at all meetings of Members and the Board of Directors. He/She may sign, with the Secretary-Treasurer or any other proper Officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other Officer or agent of the corporation. In general, the President shall perform all duties incident to the office of President and Chair of the Board of Directors, and such other duties as may be prescribed by the Board of Directors.

Section 5.06. Vice President. In the temporary absence of the President or in the event of his/her inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the office of President. The Vice President shall perform such other duties as may be assigned by the President or Board of Directors.

Section 5.07. Secretary-Treasurer. The Board at their own discretion and expense may secure a bond for the Secretary-Treasurer for the faithful discharge of his/her duties in such sum and with such surety or sureties as the Board of Directors shall determine. He/She shall have charge and custody of and be responsible for all funds and securities of the corporation from any source

whatsoever and promptly deposit all such money in the name of the corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article VII of these bylaws. The Secretary-Treasurer shall maintain a ledger of all funds received and expended by the Association. The Secretary-Treasurer shall provide a Treasurer's Report to the Board of Directors at each scheduled Board Meeting as to the funds received and expended during the time elapsed since the last Board Meeting as well as a report of the funds on hand at the time of the meeting. The Secretary-Treasurer shall also prepare an Annual Treasurer's Report to be presented at the Annual Meeting of Members. The Secretary-Treasurer shall keep the minutes of the meetings of the Members and of the Board of Directors; give all notices in accordance with the provisions of these Bylaws; be custodian of the corporate records and of the seal of the corporation; and keep a register of the Bonanza Beach address or legal description of property owned, post office address, phone number and email address of each Member as furnished by the Member. In general, the Secretary-Treasurer shall perform all duties incident to the office of Secretary-Treasurer and such other duties as may be assigned by the President or by the Board of Directors. The Board of Directors can direct that the Secretary-Treasurer position be split into two positions if it is deemed necessary.

ARTICLE VI – COMMITTEES

Section 6.01. Committees. Committees are hereby authorized to conduct some of the business of the Association and are an integral part of the Association's work and help keep the Association abreast of laws governing various aspects of property owner's associations. The President of the Board shall be an *ex-officio* member of all Board committees.

Section 6.02. Standing Committees. Standing Committees have been established by the Board by resolutions in prior years with each having an overarching area of work to accomplish and whose specific work is continually directed and approved by the Board at its regular meetings. The President shall appoint, and the Board shall approve by a majority vote, the Chairs or Co-Chairs of each standing committee at the Board meeting following the Annual Meeting of Members. Standing Committee Chairs must be members of the Association but do not have to be elected to the Board. Standing Committee Chairs who have not been elected to the Board shall serve as *ad hoc* (non-voting) members of the Board and attend regular Board meetings. The Committee Chairs may select Members, and if needed, non-members to aid in the tasks that are to be undertaken. The Standing Committees include but are not limited to:

- Architectural Committee
- Road Committee
- Water Issues Committee
- Rules Revision Committee
- Social Committee
- Beautification Committee
- Nominating Committee

Section 6.03. Temporary Committees. Temporary Committees may be appointed by the President at any time to address temporary or unique circumstances.

ARTICLE VII– CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

Section 7.01. Contracts. The Board of Directors may authorize any Officer or agent of the corporation to enter into any contract on behalf of the corporation. Such authority may be general or confined to specific instances.

Section 7.02. Checks and Drafts. All checks, drafts, or orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation shall be signed by such Officer or agent of the corporation as shall be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Secretary-Treasurer and countersigned by the President or Vice President.

Section 7.03. Deposits. All funds of the corporation shall be promptly deposited to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 7.04. Gifts. The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or device for general purpose or for any special purpose of the corporation.

ARTICLE VIII – BOOKS AND RECORDS

Section 8.01. Books and Records. The corporation shall keep correct and complete books and records of accounts and shall also keep minutes of the proceedings of its Member meetings and the Board of Directors meetings, and shall keep a record of the names, Bonanza Beach addresses or legal description of properties owned, post office addresses, phone numbers, and email addresses of the Members. All books and records of the corporation may be inspected by any Member or his/her agent for any proper purpose at any reasonable time. An Open Records Policy and a Records Retention Policy, both filed in the Burnet County Public Records, detail the legal procedures for the retention and sharing of records.

It is each Member's responsibility to be sure that their current post office address, phone numbers, and email addresses are on file with the Association.

ARTICLE IX – FISCAL YEAR

Section 9.01. Fiscal Year. The fiscal year of the corporation shall begin on the first day of August and end on the last day of July of each year.

ARTICLE X - GENERAL FUND AND ASSESSMENTS

SECTION 10.01. Annual Owner Assessments. The Association may levy assessments as provided in the Second Amended Restrictions and Restrictive Covenants (See Article V). The Association shall also be entitled to recover reasonable collection costs and attorney fees incurred due to non-payment or late payment of amounts due to the Association (See BBPOA Payment Plan Policy for Assessments and Fees).

Section 10.02. Payment of Annual Owner Assessment. The Annual Owner Assessment shall be due and payable on or before the sixtieth (60th) day following the date of the invoice of the year for which the assessment is imposed.

Section 10.03. Change in Annual Owner Assessment. The Annual Owner Assessment may be adjusted by two-thirds (2/3) vote of the Board of Directors to address rising costs and expenses, but shall not be increased by more than ten percent (10%) above that of the previous year without a vote of Association Members. Such increases should not be assessed for more than two (2) consecutive years. Any increase in the Annual Owner Assessment of more than ten percent (10%) above that of the previous year shall require approval of two-thirds (2/3) of the votes of the Members voting in a process consistent with the voting process in the Amendment Clause (Section 15.01).

Section 10.04. Special Assessments. If the Board determines that the Annual Owner Assessment is insufficient to meet costs caused by natural disasters, aging infrastructure, unexpected fees, or other unanticipated costs, the Board can call for a vote of Members on a Special Assessment that shall require approval of two-thirds (2/3) of the votes of the Members who are voting in a process consistent with the voting process in the Amendment Clause (Section 15.01).

Section 10.05. Individual Assessments. Individual Assessments may be levied by the action of the Board of Directors with respect to damage caused by an Owner to Common Areas, or for the Owner's failure to comply with the provisions of the BBPOA Second Amended Restrictions and Restrictive Covenants. Fines levied against an Owner shall be deemed an Individual Assessment and shall be a Lien upon the Lot(s) and the personal obligation of the Owner. Such Assessments may be enforced and collected as provided in the BBPOA Enforcement Policy.

Section 10.06. General Fund. Annual Owner Assessments, Special Assessments and Individual Assessments collected by the Association shall be paid into the General Fund to be held for the use and benefit, directly or indirectly, of the Association, and to enable the Association to carry out its duties and obligations set forth in its Articles of Incorporation, Second Amended Restrictions and Restrictive Covenants, Bylaws, rules, guidelines, and policies. The Secretary/Treasurer of the Association shall provide a Treasurer's Report to the Board of Directors at each scheduled Board meeting and an Annual Treasurer's Report to Members at the Annual Meeting of Members.

ARTICLE XI – SEAL

Section 11.01. Seal. The Board of Directors shall provide a corporate seal, which shall be in the form of a circle and shall have inscribed thereon the name of the corporation and the words "Corporate Seal of Bonanza Beach Property Owners Association, Inc."

ARTICLE XII – WAIVER OF NOTICE

Section 12.01. Waiver of Notice. Whenever any notice is required to be given under the provision of the Texas Non-Profit Corporation Act or under the provisions of the Articles of Incorporation or the Bylaws of the corporation, a waiver thereof in writing signed by the person or persons

entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XIII – INDEMNIFICATION

Section 13.01. Indemnification. The Association shall indemnify a Director, Officer, or Committee Member who was, is or is threatened to be named as a defendant or respondent in a proceeding related to Bonanza Beach Property Owners Association, Inc. business to the extent indemnification is consistent with the Texas Business Associations Code, as it now exists or may hereafter be amended.

Section 13.02. Insurance. The Association may purchase and maintain insurance to protect the Association, Directors, Officers, and Committee Members against any liability asserted against them in the course of their official capacity in the Association.

ARTICLE XIV – CONFLICTS

Section 14.01. Conflicts. If there are conflicts or inconsistencies among the provisions of Texas law, the Second Amended Restrictions and Restrictive Covenants, the Articles of Incorporation, these Bylaws, and/or any policies, rules and regulations of the Association, the provisions of Texas law, the Second Amended Restrictions and Restrictive Covenants, the Articles of Incorporation, the Bylaws, and the policies, rules and regulations of the Association (in that order) shall prevail.

ARTICLE XV – AMENDMENT TO BYLAWS

Section 15.01. Amendments to Bylaws. These Amended and Restated Bylaws may be extended, amended, or terminated in whole or in part upon the approval by vote of no less than two-thirds (2/3) of the members of the Board of Directors (officers and directors) of Bonanza Beach Property Owners Association, Inc. and approved by no less than two-thirds (2/3) of the voting Property Owners in the Bonanza Beach Subdivision (i.e. Members who return ballots).

A Property Owner who has provided Bonanza Beach Property Owners Association, Inc. with his/her name and current mailing address will be given a thirty (30) day written notice that includes the exact language of any proposed change(s) or amendment(s) to these Amended and Restated Bylaws and a ballot. The ballot should be completed, returned, and received by the Bonanza Beach Property Owners Association, Inc. by the expiration of thirty (30) days from the mailing date of the notice and ballot.

During a vote on any change(s) or amendment(s) to these Amended and Restated Bylaws, a Property Owner may not cast more than one vote, regardless of the number of Lots the person owns. If more than one person owns interest in a Lot or group of Lots, the owners may cast only one vote for the Lot(s). A person may not vote if the person has an interest in a Lot by virtue of being a lien holder.

If any new or amended bylaw(s) is/are approved, then every Property Owner in the Bonanza Beach Subdivision shall be bound by the new or amended bylaw(s). The new or amended bylaw(s) shall become effective once a document reflecting the changes is signed by a duly elected officer of Bonanza Beach Property Owners Association, Inc and filed in the Public Records of Burnet County, Texas.

These Amended and Restated Bylaws were approved by a vote of Membership on August 2, 2025.

Witnessed and EXECUTED this 24 day of OCTOBER, 2025,



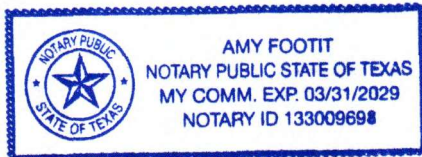
Bonanza Beach Property Owners Association, Inc.

By: [Signature]
Farrell R. Prewitt, President

Attest: [Signature]
Josef Sigmund, Secretary-Treasurer

State of Texas ()
County of Burnet ()

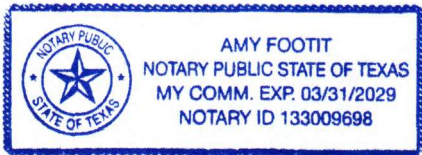
BEFORE ME, the undersigned notary public, on this 24 day of October, 2025, personally appeared FARRELL R. PREWITT, President of the Bonanza Beach Property Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

State of Texas ()
County of Burnet ()

BEFORE ME, the undersigned notary public, on this 24 day of October, 2025, personally appeared JOSEF SIGMUND, Secretary-Treasurer of the Bonanza Beach Property Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202510736

AMD Fee: \$125.00
10/24/2025 09:16 AM

[Signature]

Return Original to:
Bonanza Beach POA, Inc.
101 CR 138, Burnet, Texas 78611

Vicinta Stafford, County Clerk
Burnet County, Texas