

BYLAWS

Amended 1998 – Revised 2004 – Revised 2010 - Amended 2023

ARTICLE ONE

RULES FOR MEMBERSHIP

Section 1: Any owner who has purchased one or more lots in Oak Harbor or Tanglewood Shores Subdivision shall be a member of the OAK HARBOR OWNER'S ASSOCIATION. Proof of Ownership shall be evidenced by a deed registered in the owner's name at the Henderson County Clerk's office.

Section 2: By unanimous vote, the Board of Directors, with the approval of a majority of those members present at an annual or specially called meeting, may change the amount charged for assessments collected on an annual basis. Through the procedure described above, the Board of Directors may also levy a usage fee, on a one-time basis, for the purpose of creating a special fund.

Section 3: Each member and their spouse or co-owner, who is a member in good standing and is not in arrears in respect to the billing of assessments set forth in these Bylaws shall be eligible to vote at annual membership meetings and specially called membership meetings.

Section 4: All members in good standing and their families shall have the right to use all the Association facilities, including parks and recreational areas, to the extent permitted by and in accordance with the Association rules. The Board of Directors shall determine such rules.

Section 5: Termination of privileges (Expulsion) will be determined by a majority vote of the Board of Directors constituting a quorum at any meeting. Use of any Association facilities (boat docks, community center, picnic areas, fishing piers and any facilities that may be erected in the future) may be discontinued for any of the following reasons: delinquent Association assessments, damage to or destruction of property, trespassing, failure to abide by the rules established by the Board of Directors, use of profane or abusive language, use of alcoholic beverages or illegal drugs on Association property, owing unpaid lien money to the association or any other actions deemed inappropriate by the Board of Directors in the pursuit of their duties to safeguard Association members and property. Under no circumstances can a terminated member be considered a guest of a member in good standing for the purpose of using any of the association facilities. In no event may expulsion cause the discharge of the expelled member's indebtedness to the Association.

Section 6: Upon termination of Association membership for any cause, whether by resignation, death, expulsion or otherwise, all rights and interests of the member in the privileges, properties, funds, or assets of the Association shall cease. It is to be understood by all that terminated members do not represent and cannot represent the Oak Harbor Owner's Association, Oak Harbor/Tanglewood Shores Owner's Association, and/or Oak Harbor POA in any capacity.

Section 7: Membership shall be evidenced by such card, certificate, or other means, as the Board of Directors shall authorize.

Section 8: Under Article 1: Section 2: of these SUBDIVISION Bylaws using the process stated in that section, an annual meeting was held on August 25th, 2007. There were 99 property owners in attendance. They voted to raise the annual assessment and the Board unanimously approved. They voted to raise the assessment to \$50.00 per lot

and for two lots that are owned by the same person(s) and are contiguous the assessment shall be \$50.00 for both lots together, any additional contiguous lots shall be assessed at \$25.00 per lot. Non-contiguous lots owned by anyone shall be assessed at \$50.00 each. Such assessment shall be and is hereby secured by a lien on each lot in this Subdivision, respectively, and shall be payable to Oak Harbor Owners Association (a Texas nonprofit corporation), its successors and assigns, as the owner of said assessment funds, on or before May 31st of each year. In successive years said assessment lien shall conclusively be deemed to have attached, and there shall be no lien securing said assessment until May 31st of each such year. Said assessment lien shall be junior and subordinate to any lien which may be placed on any lot.

ARTICLE TWO

BOARD OF DIRECTORS

Section 1: The affairs and management of the Association shall be conducted by a Board of Directors consisting of not less than three but not more than nine members. The majority of the Directors shall constitute a quorum at any meeting and shall have full power and authority to carry out the purposes of the Association and to do any and all lawful acts necessary to safeguard its members and property.

Section 2: Except as otherwise provided in Section 3, Directors shall serve term of three years. Any Director may succeed himself and serve as many consecutive or non-consecutive terms as they may be elected. Directors must be members in good standing of the Association.

Section 3: The terms of the Board of Directors shall be staggered so that one or more Directors shall be elected annually. Mid-term vacancies due to death, resignation, or removal, may be filled by appointment and majority vote of the remaining Directors constituting a quorum. The appointment will be for the un-expired term.

Section 4: Directors shall be elected at the annual meeting of members by a majority of votes cast in person at the annual meeting. Prior to each annual membership meeting and election, the Board of Directors will appoint a nominating committee of three or more members. The purpose of which is to locate candidates to run for the board at the annual meeting. The committee members shall be any members in good standing and may be a board member. All nominees must be members in good standing and present at the annual meeting to be elected.

Section 5: In accordance with past practice, rules and regulations, a person that cohabits with a Board Member will not be eligible to run for a Board position.

Section 6: To qualify to be a Director on the Board one must be a member of the Association with no delinquent dues/assessments or current violations of the governing documents. One must not be involved or has ever been involved in legal issues (including litigation) against the Association. One must have no convicted felonies or "Conflict of Interest."

ARTICLE THREE

OFFICERS

Section 1: The officers of the Association shall be a President, Vice-President, Secretary and Treasurer. The officers shall be elected by the Board of Directors following each annual membership meeting. An Officer may hold more than one office.

Section 2: The President shall be the chief executive officer of the Association and shall preside over the meetings of the Board of Directors and meetings of the membership.

Section 3: The Vice-President shall exercise the functions of the President in their absence and shall perform such other duties as the Board of Directors may prescribe.

Section 4: The Secretary shall keep, or cause to be kept, the minutes of all meetings and shall perform such other duties as prescribed by the Board of Directors.

Section 5: The Treasurer shall work closely with the Association Bookkeeper in the collection of all fees, dues and charges, and the handling and disbursement of all Association money. The Treasurer shall also be responsible for the proper accounting of the Association's financial affairs and the preparing of proper reports on financial matters.

Section 6: The Board of Directors or President may appoint committees from time to time, and delegate duties to such committees. One Director shall head the committee as appointed by the board of directors. Any committee member must be in good standing with the association.

ARTICLE FOUR

MEETINGS

Section 1: The Annual Meeting of the members of the Oak Harbor Owners Association shall be held at the Community Building in Oak Harbor Subdivision, or at any other such place in Henderson County, Texas, as shall be determined by the President of the Association. The Annual Meetings shall be held on the second Saturday in August of each year, at 9:30 AM.

Section 2: A Special meeting may be called by the President or by a majority of the Board of Directors. A majority of the total votes cast by qualified voting members present in person shall decide any question brought before such meeting.

Section 3: The Special meeting of the Board of Directors shall be held on the same day and at the same place as the Annual Meeting of members, immediately following the adjournment of the members Annual Meeting. The purpose of this meeting is for the Board to elect directors and officers and committee members.

Section 4: The regular monthly meetings of the Board of Directors shall be held at the Community Building in Oak Harbor Subdivision or at any other such place in Henderson County, Texas, as shall be determined by the President of the Association. The meetings shall be held on the second Saturday of each month, at 9:30 AM.

Section 5: No notice shall be required in respect to any annual meeting of members or any regular meetings of the Board of Directors.

ARTICLE FIVE

MISCELLANEOUS

Section 1: These Bylaws or any part thereof may be amended, modified, or repealed by the majority vote of Board members present at any regular or specially called meeting of the Directors of the Association.

Section 2: The Association shall not enter into any contract to pay, nor shall pay any salary or other remuneration to any Director, Officer, or Committee member of the Association for their services other than reimbursement expenses incurred doing Board business.

Section 3: Regarding paragraph 9 of our Restrictive Covenants and to clarify the meaning of the term "late model" used in that paragraph, The Board of Directors and the Architectural Control Committee declare that a late model trailer must be not older than five years of age and the Architectural Control Committee must examine any used trailer less than five years of age. Older trailers will not be accepted. The Architectural Control Committee has designed a special permit for trailer installation that has all other requirements for proper installation. A reasonable charge will be made for the travel expenses incurred to examine a used trailer.

Section 4: Any Board member who fails to attend three regular meetings in succession or four meetings in a period of twelve months without due cause, may be dismissed from the Board by majority vote of the Board of Directors.

Section 5: There shall be a Property Manager representing the Oak Harbor Owner's Association to be registered with the Texas Real Estate Commission and Henderson County as required by the State of Texas SB 1588. The Property Manager shall be appointed by the Board of Directors and shall serve for a period as needed. The Property Manager will work with the Treasurer and/or the POA Bookkeeper in obtaining information requested by entities dealing with property in the Oak Harbor/Tanglewood Shores community being bought, sold, or transferring ownership.

Section 6: There shall be established an Architectural Control Committee composed of three (3) members appointed by the Board of Directors. One member shall be appointed to Head the "committee" and report all activities to the Board of Directors at the monthly meetings. The Board of Directors and the Architectural Control Committee will follow and abide by the laws set forth in the Texas State SB-1588. In the case of a member being denied a permit, a hearing may be requested by the member. If a hearing is requested the Board of Directors and the Architectural Control Committee shall follow all rules and regulations as described in Texas State Sb-1588. The Architectural Control Committee shall work closely with POA Bookkeeper and/or Treasurer when information is needed as to the good standing status of a member, applying for a permit. The Board of Directors may, at its discretion, remove a member of the Architectural Control Committee, without explanation.

Section 7: There shall be an executive committee consisting of the officers of the Board of Directors. All rules of parliamentary procedure, State and Federal Law, and Operating Rules and Regulations shall be followed during any Executive Committee meeting!