

1.) **SKIRTING (UNDERPINNING)**

All mobiles placed on any lot must be skirted (underpinned) within sixty (60) days VOL. PG.

2.) **EIGHTEEN WHEEL TRUCKS**

No eighteen-wheel trucks will be allowed in the development over night loaded or empty

3.) **FENCES**

All fences shall be constructed of chain link, new wood, or metal or P.V.C. There shall not be any welded hog wire, sheep netting, or T. post.

4.) **YARD SALES**

To have a yard or garage sale, you must get a permit. You are allowed only three (3) per year lasting no longer than three (3) days each.

5.) **GARBAGE PICKUP**

The Association requires every resident to have some type of pickup weekly. At the present we have three (3) companies servicing the Development. Trinity, Waste Disposal, & Duncan

6.) **HOUSE NUMBERS AND/OR STREET NAMES**

All residents must have the address numbers on the mailbox and/or on the house displayed for 911

7.) **DOGS**

You will be allowed three (3) household pets kept inside a fenced area or chained. Farm animals are not allowed. No pigs. Horses, cows, goats, sheep, chickens, or fowls

8.) **UNREGISTERED VEHICLES**

All vehicles parked on any lot must be street legal or covered with a car cover only 1 per lot

ADMENDMENTS TO BYLAWS APPROVED AT THE MARCH 3, 2001 ANNUAL BOARD MEETING.

1.) Trailers that are over 18 feet long are not to be parked inside the development over night. No parked on the street or on the right of ways.

2.) Mobile homes coming into the development have a ten-year maximum. Must be 10 years or newer. This is for Oak Trail Shores and Oak Hills Subdivision.

2353
AMENDMENTS MADE TO BYLAWS
MARCH 2, 2002 VOL.

0572
PG.

- 1.) All move-in, fencing, all building permits will be increase to \$5.00 All yard sale permits will stay at \$1.00.

These bylaws hereby supersede all other bylaws.

Betty D. Reynolds
CHAIRMAN

David L. Graver
TREASURER

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO

Jo Ann Williams
RESTRICTIONS

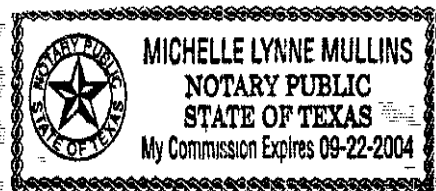
[Signature]
SECURITY

Beverly Cragg
ARCHITECTURAL CONTROL

[Signature]
PARKS/POOL

[Signature]
MAINTENANCE

[Signature]
BY-LAW REVISION CHAIRMAN



ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 1, 2003

Any property owner with property that generates income will be assessed the annual assessment fee according to the number of lots for each property. It will be the owner's responsibility to pay these assessments.

It will also be the property owner's responsibility to provide the association with a change of address to help prevent undo charges. The Association also requires a copy of the recorded warranty deed or contract of sale recorded in Hood County.

Directors Qualifications

No member of the Association may be nominated for a position on the Board of Directors if that person is related by consanguinity (by blood) or affinity (by marriage) to any director currently serving on the Board of Directors or if that member has cost the Association undue expense due to fines or ECT. Or if that member has been convicted of a felony. No member of the Association may be appointed to fill a vacancy on the Board of Directors if the person is related by consanguinity (by blood) or by affinity (by marriage) to any director currently serving on the Board of Directors or if that member has cost the Association undue expense due to fines and ECT. or if that member has been convicted of a felony.

Board of Directors will be required to check in with the office weekly to conduct business. Directors that fail to attend three (3) meetings or fail to check in with the office at least three (3) times out of a month without a bon-a-fide reason will automatically be removed.

Any Director on the Board, who is under investigation of wrongdoing or costs the association undue expense due to fines and ECT. may be temporarily suspended while the investigation is being conducted. The Director can be removed by a vote of four (4) Directors for cause if not the Director shall be promptly reinstated.

There will be a certified audit every other year.

Any communication with the IRS, Social Security, or TWC must be made by certified mail, also any communications concerning penalties and court proceedings.

Noise curfew

Sunday thru Thursday from 10 p.m. to 7 a.m. there will be no noise of any type that will disturb your neighbor.

Friday and Saturday from 10 p.m. to 11 p.m. there will be restricted noise, after 11 p.m. to 7 a.m. there will be no noise of any type that will disturb your neighbor.

Fireworks

Fireworks will not be allowed during burn bans. Fireworks will not be allowed except for:

Two (2) weeks before July 4 and one (1) week after July 4.

Two (2) weeks before December 31 and one (1) week after December 31.

Fireworks will follow the noise curfew except for the days of July 5 and January 1 where they may be used until 2 a.m.

ADMENDMENTS MADE TO BY-LAWS

APPROVED MARCH 1, 2003

2353

0574

VOL.

PG.

Curfew

There will be a curfew for minors from the hours of 10 p.m. to 6 a.m. No person should disturb anyone during these hours.

Penalties for violations

Penalties will be issued for violations of Restrictions or By-Laws. These penalties if not paid will be added to a annual AMA dues to be collected. Penalties will draw interest same as AMA's. There will be a written warning before any penalties are assessed.

1st violation \$25

2nd violation \$50

3rd violation \$75

Violations after that will be \$100.

All monies received by the Association will go toward any penalties first then towards the AMA's.

Transport companies will be required to pay \$150 reposition fee at the office. The fee will be returned if the lots are cleaned.

Article 8 Section 9 is to be deleted. (In regards to the \$150.00 security deposit for Renter's)

Billy D. Reynolds
CHAIRMAN

Jo Ann Wilcox
TREASURER

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO

Jan Filler
RESTRICTIONS

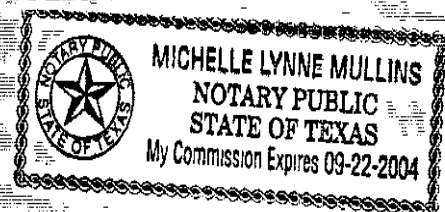
W. D. Hart Sr.
SECURITY

Beverly Cragan
ARCHITECTURAL CONTROL

David L. Graves
PARKS/POOL

H. C. Campbell
MAINTENANCE

Donald R. Burns
BY-LAW REVISION CHAIRMAN



ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 6, 2004

2353 0575

1. PERSONAL FILES

Personal files will fall under the Privacy Act. No one will be allowed to check on another persons file without that person's permission. Only office personnel shall have access and only Oak Trail Owner's Association business.

2. ALCOHOLIC BEVERAGES

Alcoholic beverages shall not be sold for consumption on any premises under the control of Oak Trails Owner's Association.

3. REPLACEMENT OF BOARD MEMBERS

An appointment by the Board of Directors at the next scheduled meeting after a resignation is accepted or the untimely demise will be made to replace any board vacancy. The appointee will serve until the next general election. At the general election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms at time of election.

4. PENALTIES FOR VIOLATIONS

Penalties will be issued for violations of Restrictions and or By-Laws. These penalties if not paid will be added to annual AMA dues to be collected. Penalties will draw interest same as AMA's. There will be a written warning and then a certified letter before any fines will be assessed.

1st violation \$25.00

2nd violation \$50.00

3rd violation \$75.00

Violations after that will be \$100.00 then it will be taken to court. Wait a minimum of thirty (30) days between assessing violation fines.

5. TEMPORARY CAMPING

All temporary campers will check in with Oak Trail Owner's Association. They will need to list vehicles that will be staying. They will need to dump holding tanks every fourteen (14) days and bring a receipt to the office. Anything over fourteen (14) days will be considered setting up a residence unless they come by the office and ask for a permit if they comply. This will help for security and the protection of property.

6. FIREWORKS

Fireworks will not be allowed during burn bans. Fireworks will not be allowed except for: One (1) week before July 4 and one (1) week after July 4. One (1) week before December 31 and one (1) week after December 31. Fireworks will follow the noise curfew except for the days of July 5 and January 1 where they may be used until 2 a.m. Bottle rockets will not be allowed for any reason due to the fires and properties destroyed with them.

ADMENDMENTS MADE TO BY-LAWS

APPROVED MARCH 6, 2004

2353

0576

VOL.

PG.

**7. TRANSPORTATION DRIVERS MOVING MOBILES IN AND OUT OF THE
SUBDIVISIONS CONTROLLED BY OAK TRAIL OWNER'S ASSOCIATION.**

Will be required to pay a deposit of:

\$250 for singlewide mobile homes

\$400 for doublewide mobile homes

The fee will be returned if the lots are cleaned.

8. Transportation companies moving mobiles in or out of subdivisions controlled by Oak Trail Owner's Association will be billed for any damages done to streets or properties.

9. A property owner that owns a camper lot will be allowed to leave their camper on their lot providing it is not used for a permanent residence.

Billy J. Reynolds
CHAIRMAN

Jo Ann Williams
TREASURER

C. Whitford
RESTICTIONS

W.D. Hart Sr.
SECURITY

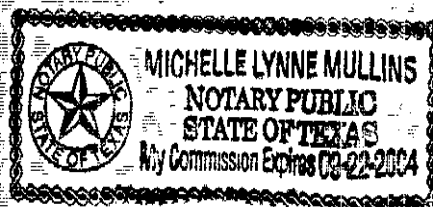
Asallerts
ARCHITECTUAL CONTROL

Tasha Miller
PARKS/POOL

Billy J. Reynolds
MAINTENANCE

Ronald R. Burns
BY-LAW REVISION CHAIRMAN

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO



2353 0577
VOL. PG.

Any provision which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal Law. COUNTY OF HOOD STATE OF TEXAS
I hereby certify that this instrument was filed on the date and at the time stamped hereon, and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY TEXAS, in the Volume and Page as shown hereon.



Sally Lillard
SALLY LILLARD, County Clerk
Hood County, Texas

FILED FOR RECORD
AT 12:15 P.M.

NOV 15 2007

Sally Lillard
County Clerk, Hood County, TX

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

Document Number: 2011-0003889 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL SHORES OWNERS ASSOCIATION

Pages: 3

Recorded On: 04/05/2011 11:37 AM

**This page is a permanent part of the document.
Do Not Destroy**

Recorded On: 04/05/2011 11:37 AM

Document Number: 2011-0003889

Receipt Number: R113612

Amount: \$20.25

Recorded By: Kristi Jackson

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL SHORES OWNERS
3911 W OAK TRAIL
GRANBURY, TX 76048



AMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 5, 2011

1. ALCOHOLIC BEVERAGES

This amendment is intended to clarify, supersede and replace amendment (#2) which was approved March 6, 2004. The new amendment reads as follows:

ALCOHOLIC BEVERAGES SHALL NOT BE SOLD FOR ON-SITE OR OFF-SITE CONSUMPTION ON ANY PROPERTY UNDER THE CONTROL OF THE OAK TRAIL OWNERS' ASSOCIATION.

2. HOUSEHOLD GARBAGE

This amendment is intended to supersede and replace amendment (# 5) which was approved March 4, 2000. The new amendment reads as follows:

EVERY PROPERTY OWNER IS RESPONSIBLE FOR WEEKLY TRASH SERVICE. THE OWNER OF RECORD WILL PROVIDE WEEKLY TRASH SERVICE FOR ANY AND ALL RENTAL OR LEASE/PURCHASE PROPERTIES.

CHAIRMAN

Terrence Mc Donnell

ARCHITECTURAL CONTROL

Larry L. Luy

PARKS/POOL/PIERS

Sandra O'Leary

SECURITY/NEIGHBORHOOD WATCH

Geri McKnight

NOTARY-STATE OF TEXAS, COUNTY OF HOOD

TREASURER

Charles Bessie

MAINTENANCE

Maie Glazer

RESTRICTIONS

March 29, 2011

DATE



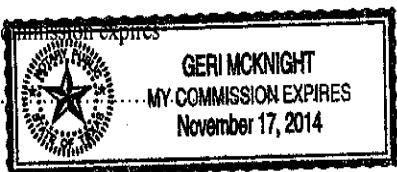
* See attached sheet

OAK TRAIL OWNERS
ASSOCIATION
3911 W. OAK TRAIL
GRANBURY, TX, 76048

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: JERRY McDONNELL
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF March 2011

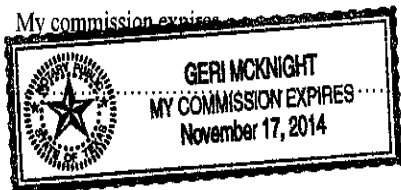
My commission expires



Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: Larry Fry
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF March 2011

My commission expires

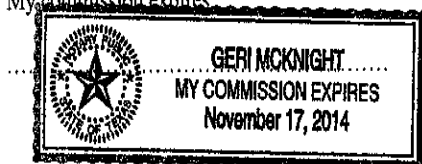


Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: SHERI ADAMS
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

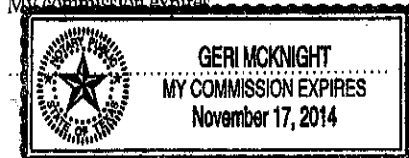
My commission expires



Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: Marie Glatzer
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF March 2011

My commission expires

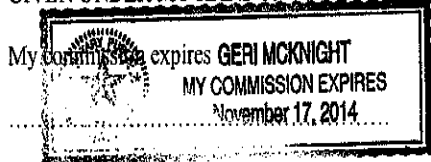


Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: CHARLIE BESSIRE
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF March 2011

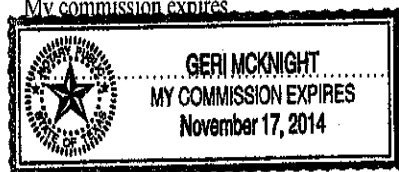
My commission expires



Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: Sandra O'FERRY
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF March 2011

My commission expires



Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

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

Document Number: 2011-0009417 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 10

Recorded On: 08/26/2011 12:34 PM

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Recorded On:	08/26/2011 12:34 PM	Notes:
Document Number:	2011-0009417	
Receipt Number:	R119349	
Amount:	\$48.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



original
1997

BYLAWS OF
OAK TRAIL OWNERS ASSOCIATION
FOR OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES

ARTICLE ONE-MEMBERSHIP

SECTION I. Each property owner of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills and Lake Granbury Estates, and each purchaser under contract to purchase one or more lots, shall be a member in the Oak Trail Owners Association. However, Western Resort Properties Inc. shall not be eligible for membership. Renters may be eligible to have access to facilities provided that the owner is in good standing. At the time of purchase of one or more lots in Oak Trail shores subdivision to include Oak Hills and Lake Granbury Estates, the purchaser agrees to pay each fiscal year (April thru March) his/her annual maintenance assessment as outlined for the Oak Trail Shores Subdivision, to include Oak Hills and Lake Granbury Estates, Hood County, Texas, and any additional assessments as stated in Article Three until the termination of membership for any cause, whether by death or selling of the property. Upon termination, the rights and interest of the property of the owners in said association shall cease or revert to the heirs of the deceased.

SECTION II. All members and their families, including guests, shall have the right to use All the Association's facilities, including the swimming pools, parks, fishing piers, boat ramps, and community center in accordance with the terms and conditions set forth in the Association's rules which may from time to time be established or amended by the Association's Board of Directors. When membership established is held by other than one individual and/or family; that is, a membership held by two or more persons, by a corporation, or by a firm partnership, the use of the Association's facilities shall be limited to one individual person and the family of such individual person and the said individual shall be designated annually by such member on the books of the Association prior to using the facilities.

SECTION III. Property owners who are in arrears for more than thirty (30) days in respect to the annual maintenance assessment and/or special assessments set forth in the restrictions are not in good standing with the Association and shall not be eligible to use the Association's facilities.

ARTICLE TWO - ANNUAL MEETING AND ELECTIONS

SECTION I. The annual meeting is to be held on the first Saturday in March. The Candidates for directorship are to be nominated and that time. The president of the Association shall appoint a nomination committee at the regular December Board meeting. The Nominating Committee should attempt to nominate at least two people for each office that will be open. Notice shall be posted at front and back gates and at the Community Center at least forty-five (45) days prior to the annual meeting stating that the nominating committee is soliciting candidates for the Board.

SECTION II. The annual voting is to be held on the first Saturday in April at the Community Center 3911 W. Oak Trail Oak Trail Shores Subdivision, Granbury Texas. Each Candidate will be permitted one monitor at the polls. Polls are to be open from 7:00a.m. to 7:00p.m.

SECTION III. Voting shall be limited to property owners. Married owners get one vote per spouse. Single and widowed owners get one vote each. Corporation, partnerships, joint ventures and other multiple owners shall vote through the person designated on the records of the Association to use the facilities, get one vote if single, one per spouse if married. No property owner who is in arrears more than thirty (30) days in respect to the annual maintenance assessment set forth in the restriction of records of Oak Trail Shores Subdivision shall be eligible to vote at any meeting of the property owners.

ARTICLE THREE - ADDITIONAL ASSESSMENTS

SECTION I. The Board of Directors may assess additional dues or assessments with the approval of at least two-thirds (2/3) majority of the membership present and voting at the annual meeting or special called meeting after notification to each property owner as set forth in Article Seven, Section III. The amount of any proposed additional dues or assessments must be included in notification. If any such assessment or part thereof is not paid by the thirtieth (30th) day following the due date thereof, the unpaid amount of such assessment shall bear interest from the beginning of such delinquency at the rate of 1/2 of one percent per month, until paid. If any expenses are incurred in attempting to collect any past-due unpaid assessments and/or any interest thereon including, without being limited to, fees charged by any collection agency, or reasonable attorney's fees, the owner of said assessment funds shall be entitled to recover all such expenses from the person(s) owning such unpaid assessments and/or interest, and the assessment lien described here in above shall secure payment of all such unpaid assessments, interest and expenses of collection.

ARTICLE FOUR - BOARD OF DIRECTORS

SECTION I. The affairs and management of the Association shall be conducted by a Board of Directors consisting of seven directors, which shall have full authority to carry out the business of the Association and to do any and all lawful acts necessary or proper thereto, except those functions contrary to these bylaws.

SECTION II. Four directors shall be elected to the Board of Directors in even numbered years for a term of two (2) years. Three directors shall be elected to the Board of Directors in odd numbered years for a term of two (2) year. In order to be eligible to serve as a director, one must be a property owner in good standing with the Association, and maintain his or her usual residence within the Oak Trail Shores Subdivision.

SECTION III. Each director shall be elected on the first Saturday in April by the largest number of the total votes cast in person or by absentee ballot. Absentee ballots must be received by mail at the Association office not later than the closing of the polls on the day of the election. Ballots shall be sealed in an unmarked envelope and then the ballot and the envelope shall be enclosed in an outside envelope on which the name and address of the owners is written as the return address.

SECTION IV. When a board member fails to attend three (3) consecutive monthly meetings without a bonafide reason, the board member, may be reprimanded and may be replaced by a vote of at least four (4) of the remaining Board of Directors at the next monthly board meeting.

SECTION V. A resignation of a board member will be accepted, if (a) written notice is given, or (b) the board member does not take his/her seat at the next regular board meeting after a verbal resignation is given.

SECTION VI. An appointment by the Board of Directors at the next scheduled meeting after a resignation is accepted will be made to replace any board vacancy. The appointee will serve until the next general election. At the general election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms at time of election.

SECTION VII. At all meetings of the Board of Directors, four (4) directors shall constitute a quorum which shall be sufficient to carry out the business for the Association except those functions

that are contrary to these bylaws. Meetings of the Board of Directors are to be held at the Community Center, 3911 W Oak Trail, Oak Trail Shores Subdivision, Granbury, Tx 76048.

SECTION VIII. The chairperson of the Board of Directors shall be elected by the largest number of votes by the board of directors at the first meeting after the annual election of directors. The chairperson shall be the spokesperson for the Board of Directors, where so instructed by the board members.

SECTION IX. Directors Qualifications- No member of the Association may be nominated for a position on the Board of Directors if that person is related by consanguinity (by blood) or affinity (by marriage) to any director currently serving on the Board of Directors. No member of the association may be appointed to fill a vacancy on the Board of Directors if the person is related by consanguinity (by blood) or by affinity (by marriage) to any director currently serving on the Board of Directors.

SECTION X. Suspension of Directors - Any director on the Board of Directors who is under investigation for wrong doing as a Director may be temporarily suspended from the Board of Directors of the Association while the investigation is being conducted. If the director is not removed for cause from the Board he shall promptly be reinstated.

SECTION XI. Association Mail - All correspondence received at the office and addressed to the Board of Directors or to an individual board member shall be presented to the Board of Directors, except correspondence to a board member which is stamped or otherwise noted as "confidential, personal, etc."

SECTION XII. Sale of lots - any lot transferred to the Association in lieu of assessments or other wise shall be put up for public sale within ninety (90) days of its being transferred to the Association.

ARTICLE FIVE - OFFICERS

SECTION I. The officers of the Association shall be a president, vice-president Of Security, vice- president of Restriction, vice-president of Architectural Control, vice-president of Community Activities, vice-president of Maintenance, Treasurer, and Secretary to the Board elected by the Board of Directors. Any officer may be discharged by a quorum vote of the Board at a regular scheduled meeting, if an announcement was made at the previous month's regular board meeting.

SECTION XI. The Vice-President of Community Activities shall be responsible for all activities concerning the Community Center.

ARTICLE SIX - COMMITTEES

SECTION I. The President shall appoint committees and delegate authority to such committees as the Board may deem proper.

SECTION II. The appointment of the nominating committee shall be made as stated in Article Two, Section I of these bylaws.

ARTICLE SEVEN - MEETINGS

SECTION I. The largest number of the total votes cast by qualified voting property owners present at a property owners meeting shall decide any question brought before such meeting, except that pertaining to additional assessments as stated in Article Three, Section I.

SECTION II. Oak Trail Owner's Association is not a governmental body as defined by the "Open Meeting Law" of Texas, therefore not bound by it. The monthly and/or special called meetings of the Board of Directors shall be held at the discretion of the directors. In the event that personnel matters, litigation or similar items are on the agenda, such items may be discussed in executive session and thereafter any action taken or decision reached shall be announced in the open meeting. Special meetings of the Board of Directors shall be called at any time by any three members of the Board of Directors or by request from the President of the Association.

SECTION III. Notification of annual or special called property owner's meetings shall be published in the local press, public posting on the bulletin board at the front gate and back gate and at the Oak Trail Community Center, and each member shall be sent a written notice by U. S. mail, postage prepaid, mailed to the member's address as shown on the records of the association.

ARTICLE EIGHT - MISCELLANEOUS

SECTION I. After the President of the Association appoints a bylaw committee these bylaws or any part hereof may be amended, notified or repealed only by a majority vote of the owners present and voting at any property owner meeting.

SECTION II. Unless otherwise required by statute, the Articles of Incorporation, and/or these bylaws, any notice required to be given shall not be deemed to be a personal notice. See Article Nine.

Section II. 8/26/11

SECTION II. If a vacancy of a vice-president occurs, the board member representing said vice-president's function shall take over the duties of said vice-president until a replacement is approved by the Board of Directors.

SECTION III. If a vice-presidential vacancy occurs, the Board of Directors will replace the person with a majority vote at a regular meeting.

SECTION IV. The President shall be the Chief Executive Office of the Association reporting directly to the Board of Directors, but does not have a vote. The President shall preside over the meetings of the Board of Directors and the meeting of the property owners as required, and shall sign all correspondence of the Secretary and the vice-presidents. When the President is absent, the Chairperson of the Board shall preside over the meeting, but does not lose his vote as a member of the Board.

SECTION V. The Secretary shall keep, or cause to be kept, the minutes of all meetings and a complete list of all members of the Board and their address and shall perform duties required of a Secretary. After the previous months' minutes are approved each Board member present shall initial the minutes.

SECTION VI. The Treasurer shall work closely with the Bookkeeper on past due annual maintenance assessments, work on the annual budget, transfer of funds, and keep the Board of Directors posted on all financial matters. The Treasurer shall be bonded. The Treasurer shall present or cause to be presented written financial report to the Board at each monthly meeting and annual meeting.

SECTION VII. The vice-president of Maintenance shall be over all maintenance of the Association's facilities and properties and Maintenance personnel.

SECTION VIII. The Vice-President of Security shall be over all Security of Oak Trail shores subdivision and Security personnel.

SECTION IX. The Vice-President of Architectural Control shall be responsible for all applications and verifications of compliance with Oak Trail Shores Subdivision restrictions.

SECTION X. The Vice-President of Restrictions shall be responsible for enforcing all restrictions concerning Oak Trail Shores Subdivision.

SECTION III. If requested by the property owner in the audience a non-binding referendum vote will be taken from the floor at the regular meeting of the Board.

SECTION IV. No "political" speeches shall be authorized at any Board of Directors meeting and/or annual or special called meeting. All other non-association business will be conducted after the meeting adjourns.

SECTION V. The Association shall not enter into any contract to pay, and shall not pay any salary to any officer, director or committee member of the Association for services as such. However the Association may reimburse mileage to members of the Board of Directors, officers, employees, and other authorized persons for the use of their privately owned vehicles and/or moneys spent by the above at the request of the Board members for purchases made from private funds for the Association.

SECTION VI. Health and Safety - In order to promote the safety of members residing in Oak Trail Shores, reduce the risk of rodent and other infestations, reduce the risk of grass fires, and promote the general health and safety within the subdivision, no property owner, or tenant of a property owner shall allow grass, weeds or other noxious vegetation to grow more than 12 inches in height on any lot owned or leased by such person. Should any property owner or tenant allow such grass, weeds or other noxious vegetation to such a height then the Board of Directors is authorized to demand in writing that the violator mow the grass, weeds or noxious vegetation. If the grass weeds, or noxious vegetation is not mowed within fourteen (14) days after notice to the property owner or tenant, then the Board of Directors is further authorized to take legal action to bring the property owner or tenant into compliance with this regulation.

SECTION VII. No relative of any director or officer may be employed by Oak Trail Owner's Association during the term of such director or officer

SECTION VIII. That each member or associate member of Oak Trail Owners Association, agrees that they will maintain their lot in compliance with the applicable deed restrictions, by-laws or other rules of the Association, or the laws of the State of Texas. Should a member or associate member fail to comply with such restrictions, by-laws or laws pertaining to the maintenance of their lot, and after they have received two (2) notice letters, sent certified mail, return receipt request, and have failed to correct the violations set forth in the notice letters, then the Oak Trail Owners Association shall have the authority to bring the member or associate member's lot in compliance with the deed restrictions,

by-laws, rules of the Association or applicable laws of the State of Texas, and shall have authority to assess the member or associate member with all costs, including attorney's fees, associated with bringing the lot or lots into such compliance.

SECTION IX. That all associate members of the Association shall be required, as a condition of their associate membership, to pay a refundable security deposit of \$150.00 to the Oak Trail Owners Association. The security deposit shall be placed in a separate account to be maintained by the Owners Association and shall be used by the Association only for the purpose of defraying the cost of cleaning up an associate member's lot after they have vacated the rental property. Once our associate member furnishes the Oak Trail Owners Association with a copy of their current address, the Association shall forward to the associate member the unused portion of their security deposit less any expenses incurred in cleaning up their lot.

ARTICLE NINE - ASSOCIATION BOOKS AND RECORDS

SECTION I. The Association currently has a computerized bookkeeping program. Due to the expense of acquiring and maintaining the system, no change may be made in the program without approval of a majority of the Board of Directors at a regular or special board meeting.

These by laws supersede all others

Effective March 1997

DIRECTORS

[Signature]
[Signature]
Charles Bessie
William French
Terry Temple

[Signature]
 Chairman
[Signature]
 Secretary

NOTARY ACKNOWLEDGMENT

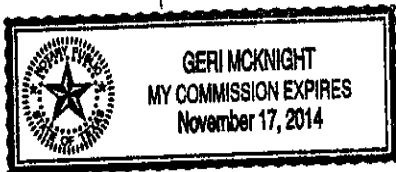
State of TEXASCounty of HOOD

This instrument is acknowledgment that Sally Kennedy, Secretary for Oak Trail Owners Association in the year of 1997, did sign and witness the signatures of James Thompson, Joseph Alexander, Charlie Bessire, Wilbur French, Tommy Temple and Bob Wooley, whom were Board members for Oak Trail Owners Association in the year of 1997. The signatures were for the changes made to the BY-LAWS OF OAK TRAIL OWNERS ASSOCIATION for Oak Trail Shores, Oak Hills and Lake Granbury Estates subdivisions which became effective March 1997.

On this 24th day of August 2011, before me personally appeared SALLY KENNEDY, to me known to be the person who executed the foregoing instrument and acknowledged that she witnessed the signatures on the original 1997 BY-LAW ADMENDMENTS.

☒ Personally known or ☐ Produced _____ as identification.

Sally Kennedy
Sally Kennedy



Notary Seal

Geri McKnight
Signature of Notary Public

GERI MCKNIGHT
Printed Name of Notary

RETURN TO:

OAK TRAIL OWNERS ASSO.

P.O. BOX 116

GRANBURY, TX. 76048

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

Document Number: 2012-0000619 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL OWNERS ASSOCIATION INC

Pages: 2

Recorded On: 01/20/2012 11:41 AM

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Do Not Destroy**

Recorded On:	01/20/2012 11:41 AM	Notes:
Document Number:	2012-0000619	
Receipt Number:	R120676	
Amount:	\$16.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



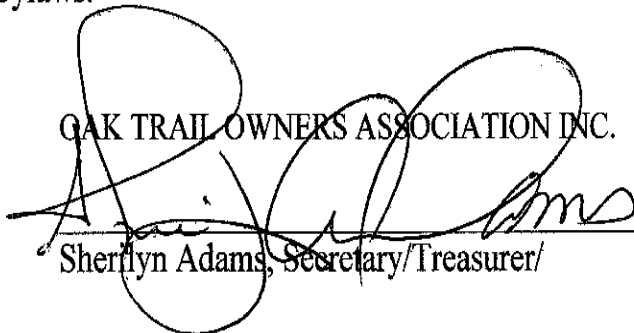
Oak Trail Owners Association

BY-LAWS ADMENDMENT

ARTICLE I – OFFICES

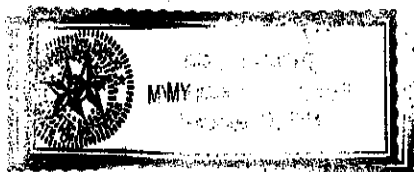
Sec. 3. COMPLIANCE WITH STATE AND FEDERAL LAW. The Oak Trail Owners Association, Inc. is committed to complying with all provisions of federal and state laws applicable to it as a Texas Non-Profit Corporation and a Property Owners Association, as that term is defined in Texas Property Code Section 209.002 (7). In the event any provision of the Association's governing documents (including, but not limited to Restrictions, Bylaws or Rules and Regulations) conflict with applicable law, the Association shall follow applicable law.

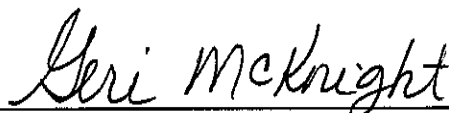
NOW, THEREFORE, the Oak Trail Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.

OAK TRAIL OWNERS ASSOCIATION INC.

Sherilyn Adams, Secretary/Treasurer/

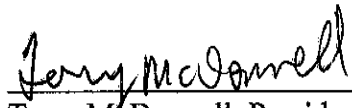
STATE OF TEXAS
COUNTY OF HOOD

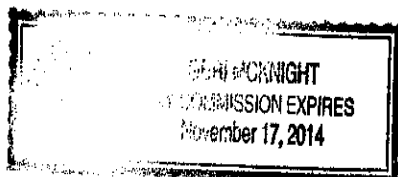
This instrument was acknowledged before me on the 16TH day of JAN, 2012 by Sherilyn Adams of Oak Trail Owners Association, Inc., a nonprofit corporation, on behalf of said corporation.




Notary Public State of Texas
My commission expires: Nov. 17, 2014

The undersigned hereby certifies that he is the duly elected and qualified President of Oak Trail Owners Association, Inc.; that Sherilyn Adams is the duly elected and qualified Secretary/Treasurer of Oak Trail Owners Association, Inc.; that the signature above is the genuine signature of Sherilyn Adams; and that this amendment is certified as true and correct.


Terry McDonnell, President



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

Document Number: 2012-0000620 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 2

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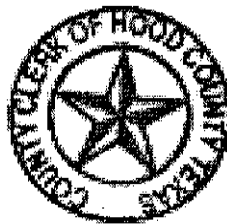
Recorded On:	01/20/2012 11:41 AM	Notes:
Document Number:	2012-0000620	
Receipt Number:	R120676	
Amount:	\$16.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION

Alternative Payment Plan

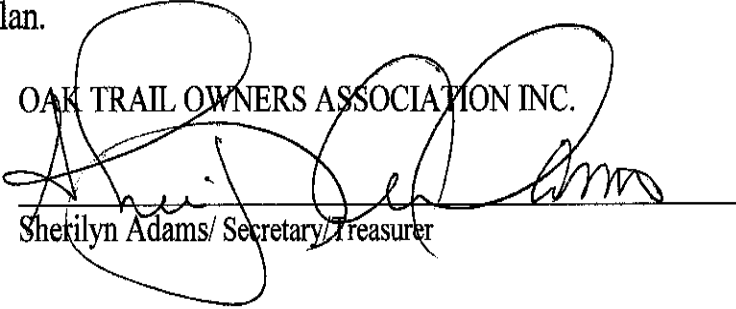
Annual assessments are due on April 1st of each calendar year.

As provided by Texas Property Code Section 209.0065, the Association has adopted the following as its alternate payment policy for delinquent regular, special or road assessments:

1. Prior to the date that a regular, special or road assessment becomes delinquent, an eligible property owner may request in writing that such assessment be paid in accordance with the Association's alternate payment plan as provided herein. To be eligible, a property owner must not have failed to honor the terms of a previous payment plan within the last two years.
2. Under the Association's Alternate Payment Plan, a property owner who timely requests treatment under the Association's "Alternate Payment Plan" shall be allowed to pay the regular, special or road assessments that would otherwise be delinquent, without additional monetary penalty, over a period of three months by making three equal payments of 1/3 of the total amount becoming due on the first day of the first month after the assessment was originally due and on the first day of each month thereafter until paid in full. Failure to timely request payment treatment under the Alternate Payment Plan waives a property owner's option for such treatment. A property owner's failure to timely pay any amount due under the Alternate Payment Plan, after request to take advantage of Alternate Payment Plan treatment, is a breach of the Alternate Payment Plan and forfeits and further rights thereunder.

NOW, THEREFORE, the Oak Trail Owners Association Inc., does hereby adopt and establish this Alternate Payment Plan.

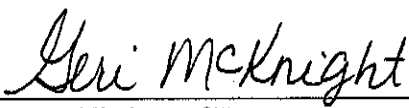
OAK TRAIL OWNERS ASSOCIATION INC.


Sherilyn Adams/ Secretary/Treasurer

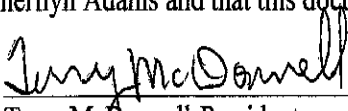
STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 16TH day of JAN, 2011 by Sherilyn Adams of Oak Trail Owners Association, Inc., a nonprofit corporation, on behalf of said corporation.




Notary Public State of Texas
My commission expires: Nov. 17, 2014

The undersigned hereby certifies that he is the duly elected and qualified President of Oak Trail Owners Association, Inc.; that Sherilyn Adams is the duly elected and qualified /Secretary/Treasurer Of Oak Trail Owners Association, Inc.; that the signature above is the genuine signature of Sherilyn Adams and that this document is certified as true and correct.


Terry McDonnell-President

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

Document Number: 2012-0000621 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 3

Recorded On: 01/20/2012 11:41 AM

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Recorded On:	01/20/2012 11:41 AM	Notes:
Document Number:	2012-0000621	
Receipt Number:	R120676	
Amount:	\$20.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**

Mary Burnett
County Clerk
Hood County, Texas



Return To: Pick up

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION

3911 W. Oak Trail
Granbury, Texas 76048
Phone: 817-573-9802 Fax: 817-573-7165
Email: oaktrailshores@att.net

CHARGES FOR PROVIDING COPIES OF PUBLIC INFORMATION

(a) The charges in this section to recover costs associated with providing copies of public information are based on estimated average costs to governmental bodies across the state. When actual costs are 25% higher than those used in these rules, governmental bodies other than agencies of the state, may request an exemption in accordance with 70.4 of this title (relating to Requesting an Exemption).

(b) Copy charge.

(1) Standard paper copy. The charge for standard paper copies reproduced by means of an office machine copier or a computer printer is \$.10 per page or part of a page. There is also a \$.20 service charge included per page. Each side that has recorded information is considered a page.

(2) Nonstandard copy. The charges in this subsection are to cover the materials onto which information is copied and do not reflect any additional charges, including, labor, that may be associated with a particular request. The charges for nonstandard copies are: This does not apply to Oak Trail Owners Association.

(A) Diskette -- \$1.00

(B) Magnetic tape -- actual cost

(C) Data cartridge -- actual cost

(D) Tape cartridge -- actual cost

(E) Rewritable CD (CD-RW) -- \$1.00

(F) Non-rewritable CD (CD-R) -- \$1.00

(G) Digital video disc (DVD) -- \$3.00

(H) JAZ drive -- actual cost

(I) Other electronic media -- actual cost

(J) VHS video cassette -- \$2.50

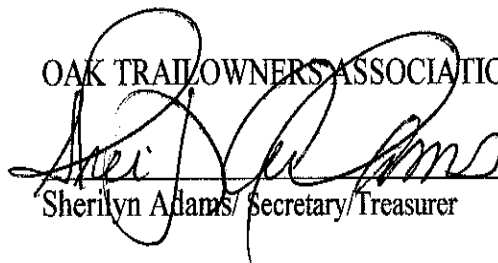
(K) Audio cassette -- \$1.00

(L) Oversize paper copy (e.g.: 11 inches by 17 inches, greenbar, bluebar, not including maps and photographs using specialty paper -- See also 70.9 of this title) -- \$.50

(M) Specialty paper (e.g.: Mylar, blueprint, blue-line, map, photographic -- actual cost.

NOW THEREFORE, the Oak Trail Owners Association Inc., does hereby adopt and establish this as Charges for Providing Copies of Public Information.

OAK TRAIL OWNERS ASSOCIATION INC.

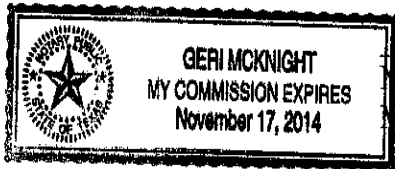


Sherilyn Adams, Secretary/Treasurer

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 16TH day of JAN., 2012 by Sherilyn Adams

of Oak Trail Owners Association, Inc., a nonprofit corporation, on behalf of said corporation.



Geri McKnight
Notary Public State of Texas
My commission expires: NOV. 17, 2014

The undersigned hereby certifies that he is the duly elected and qualified President of Oak Trail Owners Association, Inc.; that Sherilyn Adams is the duly elected and qualified Secretary/Treasurer Oak Trail Owners Association, Inc.; that the signature above is the genuine signature of Sherilyn Adams; and that this document is certified as true and correct.

Terry McDonnell
Terry McDonnell, President

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

Document Number: 2012-0000844 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: OAK TRAIL OWNERS ASSOCIATION INC

Pages: 5

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Recorded On:	01/27/2012 09:40 AM	Notes:
Document Number:	2012-0000844	
Receipt Number:	R120909	
Amount:	\$28.00	
Recorded By:	Karen L VanNatta	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

SHERI ADAMS
3911 W OAK TRAIL
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
(Texas Property Code Section 209.004)**

Name of Subdivision: Oak Trail Shores
Name of Association: Oak Trail Owners Association

Subdivision Recording Data: The plats of the Subdivision are recorded in:
Section A: Lots 42, 43, 44, 615 & 616 also Blk. 1, Lot 1, Sec.
C, Vol. 1, Page 132
All other lots Vol. 1, Page 19
Section B: Vol. 1, Pg. 21;
Section C: Blk. 1, Lots 2 thru 61
Blks.2 & 3 Vol. 1, Page 33
Section C-Blk. 1, Lots 62 thru 65: Vol. 1, Page 91
Section C-Blk. 4, Lots 1 thru 21: Vol. 159, Page 145
Section C-Blk. 5, 6 & 7 Vol. 1, Page 33
C-Blk. 5, Lot 10 Vol. 1, Page 92
Section D-All Lots, Vol. 1, Page 30
Section E-Blks.1, 2, 3, 6, 7, 8, 9, & 10 Vol. 1, Page 52
Section E-Blks.4 & 5 Vol. 1, Page 31
Section E-Blk.11, Lots 1 thru 21 Vol. 1, Page 52
Section E-Blk.12, Lots 1 thru 4 Vol. 1, Page 52
Section E-Blk. 12, Lots 5 thru 17 Vol. 1, Page 90
Section F-Blk.1, Lots 1 thru 123 Vol. 1, Page 83
Section F-Blk. 1, Lots 124 thru 185 Vol. 1 Page 82
Section F-Blk. 2, Lots 1 thru 178 Vol. 1 Page 82
Section F-Blk. 2, Lots 179 thru 203 Vol. 1 Page 123
Section F-Blk. 3, Lots 1 thru 8 Vol. 1 Page 139

Declaratory Instrument Recording Data: The Declarations are recorded in:
Section A: Lots 42, 43, 44, 615 & 616 Vol. 153 Page 69
Also Blk. 1, Lot 1, Sec. C Vol. 186 Page 550
Section A: All other lots Vol. 153 Page 69
Section B: Vol. 153 Page 321
Section C: Blk. 1, Lots 2 thru 61
Blk. 2 & 3 Vol. 156 Page 294
Section C: Blk. 1 Lots 62 thru 65 Vol. 179 Page 334
Section C: Blk. 4 Lots 1 thru 21 Vol. 156 Page 294
Section C: Blk. 5 Vol. 156 Page 294
Section C: Blk. 6 & 7 Vol. 162 Page 159
Section C: Blk. 5 Lot 10 Vol. 156 Page 294
Section D: All Lots Vol. 156 Page 126
Section E: Blks. 1, 2, 3, 6, 7, 8, 9, & 10 Vol. 160 Page 240
Section E: Blk. 4 & 5 Vol. 156 Page 130
Section E: Blk. 11 Lots 1 thru 21 Vol. 160 Page 240
Section E: Blk. 12, Lots 1 thru 4 Vol. 160 Page 240
Section E: Blk. 12, Lots 5 thru 17 Vol. 175 Page 189
Section F: Blk. 1, Lots 1 thru 123 Vol. 171 Page 336

Declaratory Instrument Recording Data Continued

Section F: Blk. 1, Lots 124 thru 185 Vol. 171 Page 336
 Section F: Blk. 2, Lots 1 thru 178 Vol. 171 Page 336
 Section F: Blk. 2 Lots 179 thru 203 Vol. 183Page 323
 Section F: Blk. 3 Lots 1 thru 8 Vol. 188 Page 287

Name of Subdivision

Oak Hills

Name of Association

Oak Trail Owners Association

Subdivision Recording Date

The plats of the Subdivision are recorded in:
 Section G: Blk. 1, Lots 1 thru 47 Vol. 1 Page 116
 Section G: Blk. 2, all lots Vol. 1 Page 118
 Section G: Blk. 3, Lots 1 thru 131 Vol. 2 Page 3
 Section G: Blk. 4, Lots 1 thru 114 Vol. 2 Page 3
 Section G: Blk. 5, Lots 1 thru 50 Vol. 2 Page 26
 Section G: Blk. 6, Lots 1 thru 52 Vol. 2 Page 4
 Section G: Blk. 7, Lots 1 thru 362 Vol. 2 Page 24 & 25
 Section G: Blk. 8, Lots 1 thru 30 Vol. 2Page 24 & 25
 Section G: Blk. 15 Lots 1 thru 88 Vol. 1 Page 147
 Section G: Blk. 16 Lots 1 thru 84 Vol. 1 Page 147
 Section G: Blk. 17 Lots 1 thru 51 Vol. 1 Page 147

Declaratory Instrument Recording Data

Section G: Blk. 1 Lots 1 thru 47 Vol. 182 Page 26
 Section G: Blk. 2 All Lots, Vol. 182 Page 31
 Section G: Blk. 3 Lots 1 thru 131 Vol. 192 Page 54
 Section G: Blk. 4 Lots 1 thru 114 Vol. 192 Page 54
 Section G: Blk. 5 Lots 1 thru 50 Vol. 199 Page 489
 Section G: Blk. 6 Lots 1 thru 52 Vol. 192 Page 49
 Section G: Blk. 7 Lots 1 thru 362 Vol. 201 Page 49
 Section G: Blk. 8 Lots 1 thru 30 Vol. 201 Page 49
 Section G: Blk. 15 Lots 1 thru 88 Vol. 190 Page 336
 Section G: Blk. 16 Lots 1 thru 84 Vol. 190 Page 336
 Section G: Blk. 17 Lots 1 thru 51 Vol. 190 Page 336

:

The Articles of Incorporation is recorded in
 Document number 2012-0000618 of the
 real property records of Hood County, Texas.

First Amendment: Vol. 2282, Pg. 945;
 Second Amendment: Vol. 2415, Pg. 456;
 Third Amendment: Instrument number 190-2011-0012649;
 of the real property records of Hood County, Texas.

Bylaw Amendment: Document Number 2012-0000619
was recorded January 16, 2012.

The Alternative Payment Plan Policy was
recorded in Document number 2012-0000620
of the real property records of Hood County, Texas.

The Records Policy (i.e. copy policy) was recorded in
Document Number 2012-0000621 of the real property records
of Hood County, Texas.

This Management Certificate supersedes the previous Management Certificate in Volume 2201 Page 407.

Name of Association: Oak Trail Owners Association, Inc.

Mailing Address of Association: P.O. Box 116
Granbury, Texas 76048

Name of Person Managing Association Sherilyn Adams, Secretary/Treasurer


Mailing Address of Manager P.O. Box 116
Granbury, Texas 76048

Other Information: The current annual assessment for maintenance and operations
is forty dollars (\$40.00) per lot, per year, except for lots in
Lake Granbury Estates is (\$101.00) per lot per year.

The current fee (permit) for building a home is one hundred
dollars (\$100.00). A permit for building a fence, carport, shed,
etc. is (\$5.00)

The current transfer fee is fifty dollars (\$50.00) per lot.

OAK TRAIL OWNERS ASSOCIATION, INC.

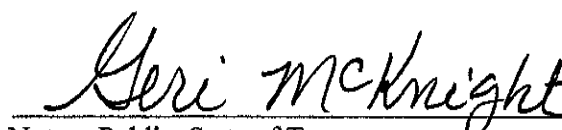


Sherilyn Adams /Secretary/Treasurer

STATE OF TEXAS
COUNTY OF HOOD

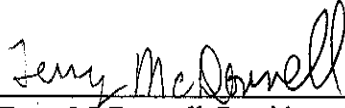
This instrument was acknowledged before me the 27TH of JAN, 2012 by Sherilyn
Adams; Secretary/Treasurer of Oak Trails Owners Association, Inc., a nonprofit corporation, on behalf of
said corporation.





Notary Public, State of Texas
My commission expires:

The undersigned hereby certifies that he is the duly elected and qualified President of Oak Trail Owners Association, Inc.; that Sherilyn Adams is the duly appointed and qualified /Secretary/Treasurer of Oak Trail Owners Association, Inc.; that the signature above is the genuine signature of Sherilyn Adams, Secretary/Treasurer; and that the foregoing certificate is true and correct.


Terry McDonnell, President

Return to
Sheri Adams
3911 W. OAKTRAIL
Dramburg TX 76048

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

Document Number: 2013-0003134 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OA

Pages: 3

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Document Number:	2013-0003134	
Receipt Number:	R133092	
Amount:	\$20.00	
Recorded By:	Virginia Chavero	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OA
P O BOX 116
GRANBURY, TX 76048

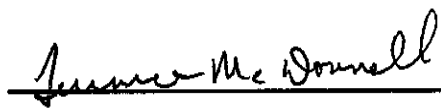


**OAK TRAIL OWNERS ASSOCIATION
ANNUAL PROPERTY OWNERS MEETING
MARCH 3, 2012**


1. Dues Increase

At the 2012 Annual Meeting the dues were increased \$10.00 per residence to help with the annual clean- up fund. The increase will go into effect starting in 2013.

Sheri Adams made a motion for the increase, Seconded by Deanna Rooks. A vote was taken from the audience members in attendance. 19-were for the increase and 7-were against. Motion carried with two thirds of the people present voting for the increase.


Terrance McDonnell-President


Burl Adams-Vice President


Sherilyn Adams-Secretary of the Board

March 5, 2013
Date

(Acknowledgement)

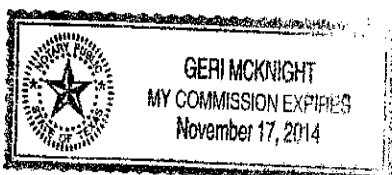
This instrument was acknowledged before me on the 5th day of March, 2013 by Grantor: Terrance McDonnell, Burl Adams and Sherilyn Adams

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF March, 2013

My commission expires:

Nov. 17, 2014


NOTARY PUBLIC IN AND FOR THE STATE OF
Hood COUNTY, TEXAS



**OAK TRAIL OWNERS ASSOCIATION
ANNUAL PROPERTY OWNERS MEETING
MARCH 3, 2012**

1. Dues Increase

At the 2012 Annual Meeting the dues were increased \$10.00 per residence to help with the annual clean- up fund. The increase will go into effect starting in 2013.

Sheri Adams made a motion for the increase, Seconded by Deanna Rooks. A vote was taken from the audience members in attendance. 19-were for the increase and 7-were against. Motion carried with two thirds of the people present voting for the increase.

Return To OAK TRAIL OWNERS ASSOCIATION

P.O. Box 116

Granbury TX 76048

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

Document Number: 2014-0007966 -
Filed and Recorded - Real Records

AMENDMENT

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 2

Recorded On: 08/19/2014 01:04 PM

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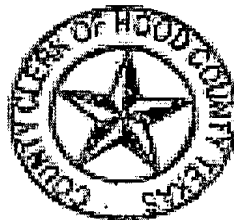
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Document Number:	2014-0007966	
Receipt Number:	R149337	
Amount:	\$21.00	
Recorded By:	Karen L VanNatta	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**

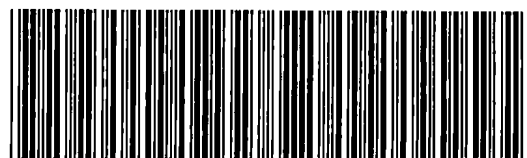


Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS
PO BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION

AMENDMENTS MADE TO BY-LAWS

APPROVED MARCH 2, 2013

AT ANNUAL MEETING

1. ELECTION DAY HOURS—REPLACING ARTICLE TWO, SECTION II. Of the original By-Laws

The annual voting is to be held on the first Saturday in April at the Community Center located at 3911 W. Oak Trail Dr., Oak Trail Shores subdivision, Granbury Texas. Each candidate will be permitted one monitor at the polls.

Old Election poll hours were open from 7:00 a.m. to 7:00 p.m.

New Election poll hours will be open from 9:00a.m. to 3:00 p.m.

Burl Adams
Don Ford
Terry McDonnell
David Hughes

March 1, 2014
DATE

(Acknowledgement)

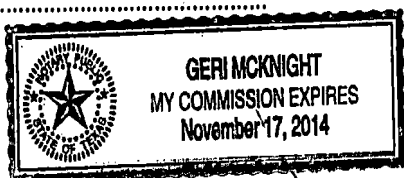
This instrument was acknowledged before me on the 1ST day of MARCH, 2014....by
Burl Adams, Terry McDonnell, David Hughes and
Don Ford

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1ST DAY OF MARCH 2014

My Geri McKnight commission

expires:

NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS



1
RETURN TO
OAK TRAIL OWNERS
P.O. Box 116
Granbury, TX 76048

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

Document Number: 2015-0004657 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: OAK TRAIL OA

Pages: 3

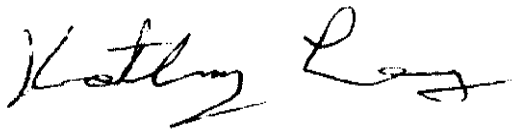
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Do Not Destroy**

Recorded On:	05/20/2015 09:34 AM	Notes:
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Receipt Number:	R155214	
Amount:	\$25.00	
Recorded By:	Kathryn Frost	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**

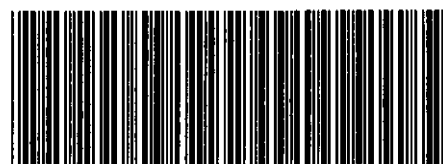


Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
P O BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION
OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES SUBDIVISIONS
P.O. BOX 116 GRANBURY, TEXAS 76048

RESTRICTION & BY-LAW AMENDMENTS
MARCH 7, 2015

The following changes were voted on and passed at the HOA Annual meeting held on March 7, 2015.

1. Violation fines—Non-compliance of Restrictions and By-Laws

- A) 30-days from initial warning notice-----\$50.00 violation fine.
- B) 45-days from initial warning notice-----\$100.00 fine added to previous fine amount.
- C) 60-days from initial warning notice-----\$200.00 fine added to previous fine. amounts and a notice of Court proceedings will be sent via Certified mail to the property owner of record.
- D) Any violation resulting in a Court proceeding will also result in all court cost being added to the fine schedule above and being the responsibility of the owner of record.

2. Lawns and Yards

Article Eight, Section-VI in the By-Laws state: "No property owner or tenant shall allow grass, weeds or other noxious vegetation to grow more than 12-inches in height"

The new amendment will be changed to read:

"No property owner or tenant shall allow grass, weeds or other noxious vegetation to grow more than **8-inches** in height"

3. Household Pets

At this time the Restrictions state: No animals or birds, other than household pets shall be kept on any lot.

The By-Laws state: You will be allowed three household pets kept inside a fenced area or chained. (Farm animals are not allowed. No pigs, goats, sheep, chicken or fowls.)

The new amendment will be changed to read:

A maximum of 3-domestic household pets (dogs and cats) are allowed per residence. **NO FARM ANIMALS ALLOWED.**

4. Household garbage

At this time every property owner is required to have weekly trash service. If the property is used as a rental or lease purchase property, the owner of record will be responsible for providing trash service for that address.

**OAK TRAIL OWNERS ASSOCIATION
RESTRICTION & BY-LAW AMENDMENTS
MARCH 7, 2015**

5. Single family residential dwellings

All lots are restricted as single family residential dwellings and NO business which adversely affects the neighborhood shall be run on these residential lots.

6. Visible house addressing

All residents MUST have the address numbers on the mailbox and/or the home displayed for 911 purposes according to County guidelines.

Terry McDonnell
President—Terry McDonnell

Jeff Blowers
Arch Control director—Jeff Blowers

David Hughes
Parks/Pool director—David Hughes

4-20-2015
Date

Burl Adams
Secretary/Treasurer--Burl Adams

Lawrence Dain
Maintenance director—Lawrence Dain

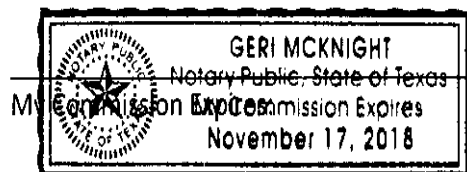
Don Ford
Restrictions director—Don Ford

(Acknowledgement)

This instrument was acknowledged before me on the 20TH day of APRIL, 2015... by

TERRY McDONNELL, BURL ADAMS, JEFF BLOWERS
LAWRENCE DAIN, AND DAVID HUGHES

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20TH DAY OF APRIL, 2015.



Geri McKnight
Notary Public in and for the State of HOOD County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2015-0006535 -
Filed and Recorded - Real Records

AMENDMENT

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 2

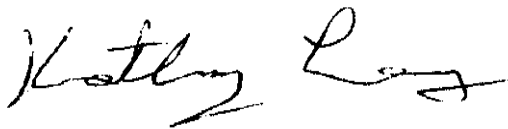
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Recorded On:	07/01/2015 03:18 PM	Notes:
Document Number:	2015-0006535	
Receipt Number:	R157105	
Amount:	\$21.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



AMENDMENT TO SUBDIVISION RESTRICTIONS FOR OAK TRAIL SHORES, OAK HILLS, AND GRANBURY LAKE ESTATES

The Association, by a majority vote of the Board of Directors, may submit a proposed amendment or amendments to a vote of the property owners. The amendment procedure shall be as follows:

1. At least a (14) day written notice must be given by mail to property owners as defined (for a member) in the Articles of Association and Bylaws (to the best of the Association's ability) informing them of the date, place and time the voting will take place. The notice must state the exact wording of the proposed amendment or amendments and include a ballot.
2. The voting may be held as an Agenda item at a regular scheduled meeting of the Board of Directors or at a Special Meeting as set forth in the Bylaws.
3. If more than one amendment is being proposed, each amendment shall be itemized with the chance to vote "for" or "against" each one.
4. An amendment submitted to a vote under this procedure binds all property owners in the subdivision if the majority of the voting property owners vote in favor of the amendment.
5. Association will pay for all costs for printing and mailing notices and ballots as well as canvassing, tabulating, and certifying the vote.
6. A ballot cast under this section is secret and may not be counted unless it is placed inside a sealed envelope labeled ballot.
7. 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 an interest in a lot, the owners may cast only one vote for that lot. A person may not vote if the person has an interest in a lot by virtue of being a lienholder.
8. Ballots received by mail or hand delivered will be placed into a sealed box. On the day of the vote the ballot box will be opened by volunteer property owners in the presence of property owners at the designated time of the meeting. Ballots will be verified and validated, and recorded as a vote on a list of property owners. The presiding officer will announce the outcome. The presiding officer will file in the Real Property Records of Hood County an instrument that indicates the amendment was approved.

This Amended Agreement is intended to amend the provisions of the existing Subdivision Restrictions as recorded in the Real Property Records of Hood County, Texas, only to the extent especially set forth above. All of the terms, covenants, provisions, and conditions set forth in the aforementioned Subdivision Restrictions are ratified and confirmed except as especially amended by this Amendment.

Terry McDonnell
President—Terry McDonnell

B.J. Adams
Arch. Control director—B.J. Adams

Jeff Blowers
Parks/Pool director—Jeff Blowers

June 24, 2015
Date

Marsha Dickens
Secretary/Treasurer—Marsha Dickens

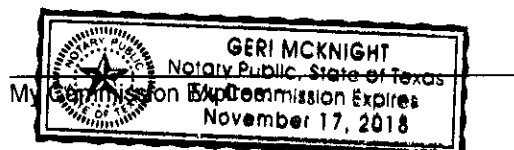
Don Ford
Maintenance director—Don Ford

Mike Osteen
Restrictions director—Mike Osteen

Wayne Cook
N. WATCH director—WAYNE COOK

(Acknowledgement)

This instrument was acknowledged before me on the 24TH day of June, 2015... by TERRY McDONNELL, B.J. ADAMS, JEFF BLOWERS, MARSHA DICKENS, MIKE OSTEEN, WAYNE COOK AND DON FORD
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF June, 2015.



Geri McKnight
Notary Public in and for the State of HOOD County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2016-0011049 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL OA

Pages: 3

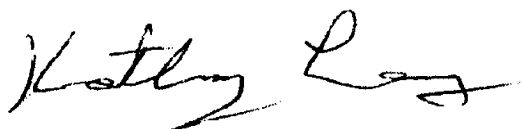
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Receipt Number:	R1611391	
Amount:	\$26.13	
Recorded By:	Jeannie Ingram	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY , TX 76048



OAK TRAIL OWNERS ASSOCIATION

OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES SUBDIVISIONS
P.O. BOX 116 GRANBURY, TEXAS 76048

BY-LAW AMENDMENTS

MARCH 5, 2016

The following changes were voted on and passed at the HOA Annual meeting held on March 5, 2016

1. Bulk Trash Pick-up

Addition to current By-Law to be added to the above:

A bulk trash pick-up fee of \$10.00per visit will be charged to residents that leave bulk trash at the curb and their trash service does not pick it up by the next trash cycle. The OTOA will bill you for this service if you do not remove it yourself. (This includes but is not limited to couches, mattresses, box springs, TV's etc.)

2. Proxy Voting

Current By-Law: No previous provision

Vote to prohibit proxy voting

Vote did NOT pass to prohibit proxy voting after March 5, 2016.

3. Fencing

Current Restriction #5: No agricultural or ranching fence materials, such as barbed wire, hog wire or chicken wire, shall be permitted.

Current By-Law: 3/4/2000 - All fences shall be constructed of CHAIN LINK, NEW WOOD, METAL OR PVC. There shall NOT be any welded hog wire, sheep netting or T-post.

Proposed By-Law to be added:

Subject to current Restrictions, all fences shall be constructed of CHAIN LINK, NEW WOOD, METAL OR PVC. There shall NOT be any welded hog wire, sheep netting or T-post.

A privacy fence may be no more than 4 feet high in the front and no more than 6 feet high on the other three sides. This allows Emergency responders to see the address on the house and any animals in the fenced area. A building permit (with location of fence and type of material) is required from the OTOA office. Property owner must be current on dues/fines before new permit is issued.

Terry McDonnell
President—Terry McDonnell

NOT AT MEETING
Arch Control director—Burl Adams

Wayne Cook
Parks/Pool director—Wayne Cook

Archie Reynolds
Neighborhood Watch—Archie Reynolds

Marsha Dickens
Secretary/Treasurer—Marsha Dickens

Don Ford
Maintenance director—Don Ford

Restrictions director—Charlie Bessire

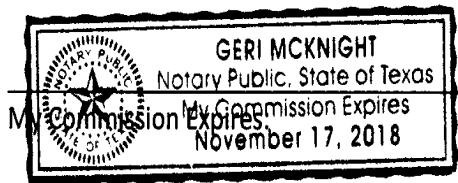
Sept. 14, 2016
DATE

(Acknowledgement)

This instrument was acknowledged before me on the 14TH day of SEPTEMBER, 2016... by

TERRY McDONNELL, MARSHA DICKENS, WAYNE COOK
DON FORD AND ARCHIE REYNOLDS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF SEPTEMBER 2016.



Geri McKnight
Notary Public in and for the State of HOOD County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2016-0013436 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL SHORES OA

Pages: 2

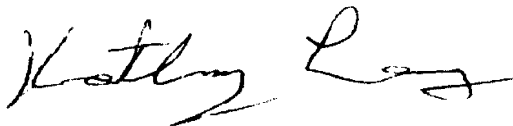
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Receipt Number:	R1613727	
Amount:	\$21.00	
Recorded By:	Lauren Waite	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**

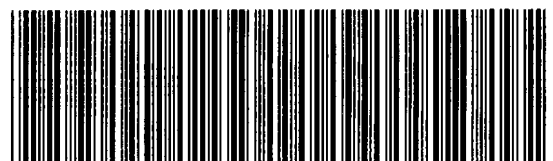


Katie Lang
County Clerk
Hood County, Texas



Return To: Mail Back

PROPERTY MANAGEMENT SOLUTIONS LLC
5751 KROGER DR SUITE 203
KELLER, TX 76244



**Oak Trail Owners' Association, Inc.
MANAGEMENT CERTIFICATE**

Pursuant to Section 209.004 of the Texas Property Code, the following information is hereby provided:

1. Name of Subdivision: **Oak Trail / Oak Hills**
2. Name of Association: **Oak Trail Owners' Association, Inc.**
3. Recording Data For Subdivision: **The Declaration, Bylaws, and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Hood County Clerk's office.**
4. Recording Data for Association Declaration: **This subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Oak Trail , as Document No. 2015-0006535, 2012-0000621, 2012-0000620, and 2012-0000619 of Real Property Records, Hood County, Texas, as it may be amended or supplemented from time to time.**
5. The Name and Mailing Address of the Association: **Oak Trail Owners' Association, Inc., 5751 Kroger Drive, Suite 203, Keller, Texas 76244.**
6. The Name and Mailing Address of the Person Managing the Association or the Associations Designated Representative: **Property Management Solutions, LLC 5751 Kroger Drive, Suite 203, Keller, Texas 76244. Phone: 817-337-1221. www.propertymgmtsolutions.com**
7. Other Information the Association Considers Appropriate:
Prospective buyers are advised to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to use.

Signed this

October 31, 2016

Oak Trail Owners' Association, Inc.

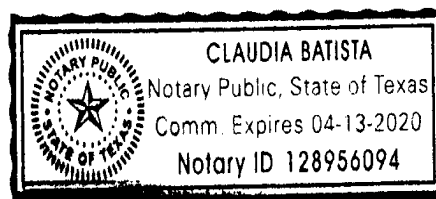
By: *Dawn Kelly*
Duly Authorized Agent

STATE OF TEXAS, COUNTY OF TARRANT

This instrument was acknowledged before me on October 31, 2016, by Dawn Kelly, duly authorized agent for Oak Trail Owners' Association, Inc.

C. Batista
Notary Public, State of Texas

After Recording, Return To:
Property Management Solutions, LLC
5751 Kroger Drive Suite 203
Keller, TX 76244



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

Document Number: 2016-0013631 -
Filed and Recorded - Real Records

NOTICE

Grantor: OAK TRAIL OA

Pages: 19

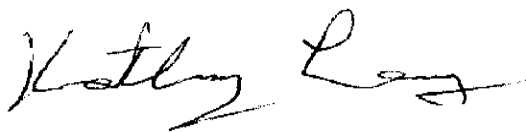
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Receipt Number:	R1613927	
Amount:	\$89.00	
Recorded By:	eRecording Partners	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To:

INDEPENDENCE TITLE

5900 SHEPHERD MOUNTAIN COVE
BLDG. II, SUITE 200
AUSTIN, TX 78730

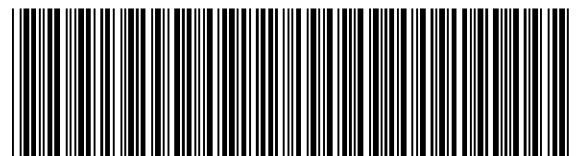


Exhibit A

List of Documents to be Recorded

A-1. Document Inspection and Copying Policy:

A-2. Document Retention Policy:

A-3. Application of Payments Policy:

A-4. Alternate Payment Plan Policy:

A-5. Guidelines for Religious Displays:

A-6. Guidelines for Solar Energy Devices:

A-7. Guidelines for Roofing Materials:

A-8. Guidelines for Rainwater Collection Devices:

A-9. Guidelines for Flag Displays:

DOCUMENT INSPECTION AND COPYING POLICY

In order to comply with the procedures set forth by Chapter 209.005 of the Texas Property Code, the Board of Directors is required to adopt a records production and copying policy that prescribes the costs the Association will charge for the compilation, production and reproduction of the Association's books and records. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. Purpose: The purpose of this Policy is to establish procedures for the inspection of Association records and notify Owners of the costs to be incurred for the production and reproduction of the Association's books and records in response to a written request.
2. Owners, or their designated representatives, may have access to the Association records upon submission of a written request to the Association by certified mail to the mailing address of the Association or its authorized representative as listed in the current management certificate. The request must contain sufficient detail as to the books and records to be inspected.
3. The Association's books and records are those records designated by Section 209.005 of the Texas Property Code.
4. The Association will keep the following records confidential: violation histories of owners, owners personal financial information, owners contact information other than address, and association personnel files.
5. The written request must specify whether the Owner wants to inspect before obtaining copies, or have the Association forward copies.
6. If inspection is requested, within ten (10) business days of receipt of written request, Association must send written notice of dates during normal business hours that the Owner may perform the inspection.
7. If copies are requested, Association shall produce copies within ten (10) business days from the date of the receipt of the request. If Association can not produce copies within ten (10) business days, Association shall notify the Owner within the ten (10) business day window and then produce the requested records within fifteen (15) business days of giving notice to Owner. The Association may produce all requested books and records in hard copy, electronic format, or other format readily available to the Association.
8. Owners are responsible for the costs of producing and copying Association records in accordance with the cost schedule below. The Association will estimate the costs for producing records prior to producing.
9. Inspection shall take place at the office of the Association's management company or such other location as the Association designates during normal business hours. No

Owner, or designated representative, shall remove original records from the location where inspection takes place nor alter the records in any manner.

10. The costs associated with compiling, producing and reproducing the Association's books and records in response to a request to inspect or copy documents shall be as follows:
 - A. Standard paper copy. The charge for standard paper copies reproduced by means of an office machine copier or a computer printer is \$.10 per page or part of a page. Each side that has recorded information is considered a page.
 - B. Nonstandard copy. The charges in this subsection are to cover the materials onto which information is copied and do not reflect any additional charges, including labor, that may be associated with a particular request. The charges for nonstandard copies are:
 - C. Diskette--\$1.00;
 - D. Magnetic tape--actual cost
 - E. Data cartridge--actual cost;
 - F. Tape cartridge--actual cost;
 - G. Rewritable CD (CD-RW)--\$1.00;
 - H. Non-rewritable CD (CD-R)--\$1.00;
 - I. Digital video disc (DVD)--\$3.00;
 - J. JAZ drive--actual cost;
 - K. Other electronic media--actual cost;
 - L. VHS video cassette--\$2.50;
 - M. Audio cassette--\$1.00;
 - N. Oversize paper copy (e.g.: 11 inches by 17 inches, greenbar, bluebar, not including maps and photographs using specialty paper)\$\$.50;
 - O. Specialty paper (e.g.: Mylar, blueprint, blueline, map, photographic)actual cost.
 - P. Labor charge for programming. If a particular request requires the services of a programmer in order to execute an existing program or to create a new program so that requested information may be accessed and copied, the Association may

charge for the programmer's time. The hourly charge for a programmer is \$28.50 an hour.

- Q. The charge for labor costs incurred in processing a request for information is \$15 an hour. The labor charge includes the actual time to locate, compile, manipulate data, and reproduce the requested information. A labor charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in a remote storage facility.
 - R. When confidential information is mixed with public information in the same page, a labor charge may be recovered for time spent to redact, blackout, or otherwise obscure confidential information in order to release the public information. A labor charge shall not be made for redacting confidential information for requests of 50 or fewer pages.
 - S. Overhead charge. Whenever any labor charge is applicable to a request, the Association may include in the charges direct and indirect costs, in addition to the specific labor charge. If an Association chooses to recover such costs, a charge shall be made in accordance with the methodology described in paragraph (ii) of this subsection.
 - i. An overhead charge shall not be made for requests for copies of 50 or fewer pages of standard paper records.
 - ii. The overhead charge shall be computed at 20% of the charge made to cover any labor costs associated with a particular request. (Example: if one hour of labor is used for a particular request, the formula would be as follows: Labor charge for locating, compiling, and reproducing, \$15.00 x .20 = \$3.00).
 - T. Miscellaneous supplies. The actual cost of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information, may be added to the total charge.
 - U. Postal and shipping charges. An Association may add any related postal or shipping expenses which are necessary to transmit the reproduced information to the requesting party.
 - V. These charges are subject to periodic reevaluation and update.
11. The Association may require the Owner requesting documents to pay the estimated costs associated with production and copying in advance. If the estimated cost is different than the actual cost, the Association shall submit a final invoice to the Owner on or before thirty (30) business days after the Association has produced and/or delivered the requested information. If the actual cost is greater than the estimated amount, the Owner

must pay the difference to the Association within thirty (30) business days after the date the invoice is sent to the Owner, or the Association will add such additional charges as an assessment against the Owner's property in the Association. If the actual cost is less than the estimated amount, the Association shall issue a refund to the owner within thirty (30) business days after the date the invoice is sent to the Owner.

DOCUMENT RETENTION POLICY

In order to comply with the procedures set forth by Chapter 209.005 of the Texas Property Code, the Board of Directors is required to adopt a document retention policy that prescribes the time periods by which Association documents and records must be retained. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The purpose of this policy is to ensure that the necessary documents of the Association are protected and maintained.
2. The Association is in charge of administering the Policy. The Board is authorized to make changes from time to time to ensure it is in compliance with all applicable laws.
3. This policy applies to all hard copy records as well as all electronic records.
4. Documents are to be retained as follows:
 - A. Governing Documents: will be retained permanently.
 - B. Financial Records: will be retained for 7 years.
 - C. Owners Account Records: will be retained for 5 years.
 - D. Contracts: will be retained for 4 years after the end of the contract terms.
 - E. Meeting Minutes: will be retained for 7 years.
 - F. Tax returns and audit records: will be retained for 7 years.
5. If the Association is served with a subpoena, becomes aware of potential pending litigation concerning or involving the Association, or becomes aware of a governmental investigation or audit concerning the Association, all documents relevant to any such claim, audit or investigation will be retained indefinitely, or until conclusion of the matter or until such time as the Board of Directors shall decide.

APPLICATION OF PAYMENTS POLICY

In order to comply with the procedures set forth by Chapter 209.0063 of the Texas Property Code, the Board of Directors is required to adopt an application of payments policy that prescribes the manner in which payments made to delinquent accounts shall be applied. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The purpose of this policy is to comply with all applicable laws and to provide a uniform and consistent way to apply payments to Owner accounts.
2. Except as otherwise authorized by law, payment received by the Association from an Owner shall be applied to the Owners account in the following order of priority:
 - a. Any delinquent assessment;
 - b. Any current assessment;
 - c. Attorney's fees or 3rd party collection costs incurred by the Association solely for assessments or any other charge that could provide the basis for foreclosures;
 - d. Attorney's fees incurred by the Association that are not subject to the preceding subpart;
 - e. Fines; and
 - f. Any other amount owed to the Association
3. If at the time a payment is received from an Owner, an Owner is in default under a payment plan, the Association is not required to apply the payment as set forth above, except that fines may never be given priority over any other amount owed to the Association.

ALTERNATE PAYMENT PLAN POLICY

In order to comply with the procedures set forth by Chapter 209.0065 of the Texas Property Code, the Board of Directors is required to adopt an alternate payment plan policy that prescribes the established guidelines regarding an alternate payment schedule for delinquent Owners. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The purpose of this Policy is to assist Owners in managing their delinquent assessments and fees and remain current on the payment of those amounts owed to the Association by providing a uniform and orderly procedure by which Owners can make payments to the Association.
2. Only the Owner of record can enter into a payment plan.
3. The Association will accept payment plans in which the delinquent balance should be paid in full within a minimum term of three (3) months or a maximum term of eighteen (18) months. The Board of Directors shall have discretion to decide the length of the term.
4. The Association Board of Directors will consider alternate payment plan terms, if the homeowner presents the alternate terms in writing and the Owner has not failed to honor the terms of a previous payment plan within the last two (2) years.
5. The Association Board of Directors will notify the homeowner, directly, or through its managing agent, of acceptance/denial of payment plan schedule. If accepted, Owner must submit a signed payment plan along with the initial payment to the designated address.
6. If the Association bills an Assessment, Special Assessment, or other applicable Association fee, it must be paid in full within thirty (30) days, and is not to be included in the payment plan schedule.
7. If an Owner requires a payment plan for a Special Assessment, or other applicable Association fee, and does not have a delinquent balance, a payment plan can be entered into that ensures the balance due is paid prior to the next scheduled Assessment, or Special Assessment (if applicable).
8. Owner payments are to be received by the 15th day of each month, unless otherwise approved by the Association Board of Directors or its managing agent.
9. If payments are submitted in accordance with the payment plan guidelines, the Owners account will not incur additional late fees but may continue to incur interest. The Association may charge a reasonable fee to negotiate, establish and initiate a payment

plan and charge a monthly fee to administer the plan for the duration of the payment plan.

10. If the payment plan goes into default, a subsequent payment plan may not be approved by the Board of Directors for a period of two (2) years.

RELIGIOUS ITEM DISPLAY GUIDELINES

In order to comply with the procedures set forth by Chapter 202.018 of the Texas Property Code which precludes Associations from adopting or enforcing a restrictive covenant which governs an Owner or resident's right to display or affix on the entry to the Owner's or resident's dwelling one or more religious items the display of which is motivated by the Owner's or resident's sincere religious belief. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. Pursuant to Section 202.018 of the Texas Property Code, the Association is permitted to adopt certain limitations on the display of religious items.
2. An Owner or resident may not display or affix a religious item on the entry to the Owner or resident's dwelling which:
 - A. Threatens the public health or safety;
 - B. Violates a law;
 - C. Contains language, graphics or any display that is patently offensive to passerby;
 - D. Is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the Owner's or resident's dwelling; or
 - E. Individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size greater than 25 square inches;
 - F. Violates any deed restrictions that do not conflict with this statute.
3. The Owner must still use colors and materials for their entry doors and door frames that comply with the deed restrictions and must not alter their entry door or door frame in a way that violates the deed restrictions.
4. The Association may remove an item that violates these guidelines.

SOLAR ENERGY DEVICE GUIDELINES

In order to comply with the procedures set forth by Chapter 202.010 of the Texas Property Code which precludes Associations from adopting or enforcing a complete prohibition on solar energy devices, the Association has adopted certain limitations on solar energy devices. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. For purposes of the Association, the term "solar energy device" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Solar energy devices may not be installed without prior written approval of the Architectural Control Committee (ACC), or its equivalent.
3. An Owner may not install a solar energy device that:
 - A. As adjudicated by a court, threatens the public health or safety; or violates a law;
 - B. Is located on property owned or maintained by the Association;
 - C. Is located on property owned in common by the members of the Association;
 - D. Is located in an area on the Owner's property other than on the roof of the home or of another structure allowed under a dedicatory instrument; or in a fenced yard or patio owned and maintained by the Owner;
 - E. If mounted on the roof of the home:
 - i. Extends higher than or beyond the roofline;
 - ii. Is located in an area other than an area designated by the Association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent (10%) above the energy production of the device if located in an area designated by the Association;
 - iii. Does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
 - iv. Has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
 - F. If located in a fenced yard or patio, is taller than the fence line;
 - G. As installed, voids material warranties; or
 - H. Was installed without prior approval by the Association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.
 - I. Substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the device by all Owners of

adjoining property constitutes prima facie evidence that such a condition does not exist.

4. During the development period, if applicable, Declarant can prohibit all solar energy devices.

ROOFING MATERIAL GUIDELINES

In order to comply with the procedures set forth by Chapter 202.011 of the Texas Property Code which precludes Associations from adopting or enforcing a complete prohibition on certain roofing materials, the Association has adopted certain limitations on certain roofing materials. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. The roofing materials described below may not be installed without prior written approval of the Architectural Control Committee (ACC) or its equivalent.
2. The Association shall not prohibit an Owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that;
 - A. Are designed to:
 - i. Be wind and hail resistant;
 - ii. Provide heating and cooling efficiencies greater than those provided by customary composite shingles;
 - iii. Provide solar generation capabilities; and
 - B. When installed:
 - i. Resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - ii. Are more durable than and are of equal or superior quality to the shingles described by above; and
 - iii. Match the aesthetics of the property surrounding the Owner's property.

RAINWATER COLLECTION DEVICE GUIDELINES

In order to comply with the procedures set forth by Chapter 202.007 of the Texas Property Code which precludes Associations from adopting or enforcing certain prohibitions or restrictions on rain barrels and rain harvesting systems, the Association has adopted certain limitations on rain barrels and rain harvesting systems. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. Rain barrels and rain harvesting systems may not be installed without prior written approval of the Architectural Control Committee (ACC), or its equivalent.
2. An Owner may not install a rain barrel or rainwater harvesting system if:
 - A. The property is: (i) Owned by the Association; (ii) Owned in common by the members of the Association; or (iii) Located between the front of the Owner's home and an adjoining or adjacent street; or
 - B. The barrel or system: (i) Is of a color other than a color consistent with the color scheme of the Owner's home; or (ii) Displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured.
3. The Association may regulate the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:
 - A. The restriction does not prohibit the economic installation of the device or appurtenance on the Owner's property; and
 - B. There is a reasonably sufficient area on the Owner's property in which to install the device or appurtenance.
4. In order to enforce these regulations, an Owner must receive written approval from the Board or the architectural control or review committee (if one exists) prior to installing any rain barrel or rainwater harvesting system. Accordingly, prior to installation, an Owner must submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, color, material, shielding devices, size and type of such system or device (and all parts thereof). The plans should also identify whether the device or any part thereof will be visible from any street, other lot or common area.
5. Rain barrels or rainwater harvesting systems should generally be designed to be unobtrusive in location and appearance and must not cause drainage problems to the property or its neighbors.

FLAG DISPLAY GUIDELINES

In order to comply with the procedures set forth by Chapter 202.011 of the Texas Property Code which precludes Associations from adopting or enforcing certain prohibitions or restrictions on certain flag displays, the Association has adopted certain limitations on flag displays. It is the intent of the Association to comply with the law to the extent it is valid and effective. It is not the intent of the Association to change the governing documents of the Association that were not legally affected by the statute.

1. An Owner or resident may display:
 - A. The flag of the United States of America;
 - B. The flag of the State of Texas; or
 - C. An official or replica flag of any branch of the United States armed forces.
2. An Owner may only display a flag described above if such display meets the following criteria:
 - A. A flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10;
 - B. A flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
 - C. A flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
 - D. The display of a flag or the location and construction of the supporting flagpole must comply with applicable zoning ordinances, easements and setbacks of record;
 - E. A display flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;
3. The Association hereby adopts the following additional restrictions on the display of flags on an Owner's lot:
 - A. An Owner may not install a flagpole which is greater than twenty feet (20') in height, and must be equipped to minimize halyard noise;

- B. An Owner may not install more than one flagpole on the Owner's property. A flagpole can either be securely attached to the face of the dwelling or be a freestanding flagpole;
- C. Any flag displayed must not be greater than 4 x 6 in size;
- D. An Owner may not install lights to illuminate a displayed flag which, due to their size, location or intensity, constitute a nuisance;
- E. An Owner may not locate a displayed flag or flagpole on property that is:
 - i. Owned or maintained by the Association; or
 - ii. Owned in common by the members of the Association.
- D. Prior to erecting or installing a flag and/or flag pole, an Owner must first submit plans and specifications to and receive the written approval of the Board or Architectural Control Committee (ACC). The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate the displayed flag).

OAK TRAIL OWNERS ASSOCIATION

By: Dawn Kelly
Name: Dawn Kelly
Title: Property Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, the Property Manager of OAK TRAIL OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 8th day of November, 2016

Janna Jeane Perez
Notary Public of Texas



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

Document Number: 2017-0006363 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 5

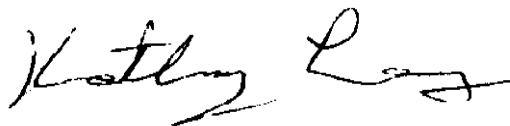
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Recorded On:	05/15/2017 11:26 AM	Notes:
Document Number:	2017-0006363	
Receipt Number:	R176359	
Amount:	\$33.00	
Recorded By:	Catherine Sarsfield	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: Mail Back

ROSS LAW OFFICES PC

9001 AIRPORT FWY NO 675
NORTH RICHLAND HILLS, TX 76180



**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
OAK TRAIL OWNERS ASSOCIATION**

STATE OF TEXAS)
)
COUNTY OF HOOD)

KNOW ALL MEN BY THESE PRESENTS

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR OAK TRAIL OWNERS ASSOCIATION. ("Notice") is made the 18th day of April, 2017, by the **OAK TRAIL OWNERS ASSOCIATION**("Association").

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the governing documents of the **Oak Trail Owners Association, which included Oak Trail Shores, Oak Hills and Lake Granbury Estates**; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of **Hood** County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instruments affecting the owners of property within the **Oak Trail Shores, Oak Hills and Lake Granbury Estates** subdivisions (“Owner”).

NOW THEREFORE, the dedicatory instruments attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of **Hood** County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

OAK TRAIL OWNERS ASSOCIATION

By: [Signature]
Name: Susan Ross
Title: Attorney / Auth agent

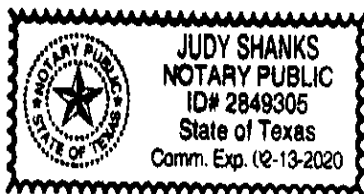
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Susan Ross, the Auth. Agent of **OAK TRAIL OWNERS ASSOCIATION**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 18th day of April, 2017



[Signature]
Notary Public of Texas



PROPERTY MANAGEMENT

Oak Trail Owners Association, Inc. collection process includes the following steps *unless authorized exceptions to this process are communicated in writing from the Board of Directors through the Association Manager.*

1 st Friendly Notice	<ul style="list-style-type: none"> Issued by the billing department after the Association's late date as a statement showing the total amount due. The late date is May 1. Only issued to owners <u>with a balance of \$10 or more, not on a payment plan.</u> <ul style="list-style-type: none"> Interest is not calculated on balances under \$2. 	Late Fee (\$2.50) + Collection Fee (\$5.00)
2 nd Formal Notice	<ul style="list-style-type: none"> Issued by the billing department as a late letter (typically 30 days after the Friendly Notice) sent certified mail. Includes the Fair Debt Collections verbiage and allows the account holder 30 days from receipt of notice to address the delinquent account. <ul style="list-style-type: none"> Per the Texas Property Code, these notices must be mailed certified (also mailed first class) and include language regarding restricted access to amenities and the right to cure. Only issued to owners <u>with a balance of \$50 or more per account.</u> <ul style="list-style-type: none"> A second late <u>statement</u> may be sent to owners prior to or in addition to the second notice, but the processing fees and collateral costs (print, envelopes, postage, etc.) still apply to each review and mailing. 	Late Fee (\$2.50)+ Collection Fee (\$5.00) Plus cost to send certified mail
Demand Letter	<ul style="list-style-type: none"> This is a second 30-day collection notice (similar to the 2nd Formal Notice); sent via certified mail. The billing department will automatically proceed with referring an account for demand <i>unless the Manager or Board of Directors stipulates otherwise.</i> 	Late Fee +Collection Fee (\$5.00)+ Demand Letter Fee (\$150)
Lien	<ul style="list-style-type: none"> The billing department will automatically proceed with an Authorization to Lien <i>unless the Manager or Board of Directors stipulates otherwise,</i> (approximately 30 days after the mailing of the demand letter). The lien is filed with the county clerk where the property is located and is a legal record that a debt is owed and is secured against the property in question. Processing and filing a lien with the county clerk can take up to 30 days. 	Late Fee \$2.50)+ Collection Fee (5.00) +Attorney Fee (\$250.00)
Foreclosure	<ul style="list-style-type: none"> <i>Authorization for Foreclosure must be Board-approved in writing.</i> <ul style="list-style-type: none"> The approval should be in the form of Board-approved meeting minutes or a signature on an approved form. The collection agency or attorney's office requires the Board to sign an Assignment of Substitute Trustee (AST) that allows the 	Late Fee (\$2.50) + Collection Fee (\$5.00) Fee + Attorney Fee for Foreclosure



PROPERTY MANAGEMENT

	<p>chosen representative to post and settle a foreclosure on behalf of the Board.</p> <ul style="list-style-type: none"> • Processing an account for foreclosure can take more than 90 days • There are two types of foreclosure available to Associations, judicial and expedited non-judicial. • Expedited non-judicial foreclosure is a new requirement for Associations that do not require judicial foreclosure per HB 1228 effective 1/1/2012. • A homeowner has a six-month (180 day) period to redeem property that has been foreclosed by paying the amount owed in full, including all dues, legal, and collection fees; a condominium owner has a three month (90-day) right of redemption. <ul style="list-style-type: none"> ○ If the property is not redeemed, the next step is Authorization to Sell or Authorization to Evict. ○ The Association can proceed with Authorization to Evict once the property has been foreclosed. • NOTE 1: The Association lien is subordinate to the first lien holder (mortgage company). If the mortgage company forecloses on the property, the Association lien is relinquished and the amount owed is written off to unrecovered assessments. The mortgage company is responsible for all dues and fees incurred after the date of foreclosure, as they are the new legal owners of the property. 	
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After Recording, Return To:
 Ross Law Offices PC
 9001 Airport Fwy #675
 N. Richland Hills, TX 76180

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

Document Number: 2020-0004826 -
Filed and Recorded - Real Records

SECRETARYS CERTIFICATE

Grantor: OAK TRAIL OA

Pages: 52

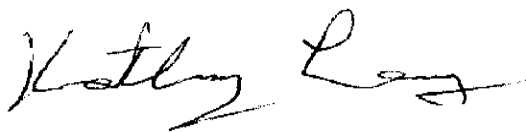
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Receipt Number:	R205022	
Amount:	\$221.00	
Recorded By:	Simplifile	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To:

CAGLE PUGH

4301 WESTBANK DR A-150
AUSTIN, TX 78746-4478



SECRETARY'S CERTIFICATE

STATE OF TEXAS

§

COUNTY OF HOOD

§

§

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Terry Walser, qualified and acting Oak Trail Owners Association, a Texas non-profit corporation (the "Association"), hereby certifies on behalf of the Association that the Unanimous Written Consent of the Board of Directors of Oak Trail Owners Association, was adopted by the Association's Board of Directors on December 17, 2019.

IN WITNESS WHEREOF, the undersigned has executed this certificate as Secretary on behalf of the Association on the 31 day of March, 2020.

Terry Walser
[insert name: Terry Walser] Secretary

STATE OF TEXAS

§

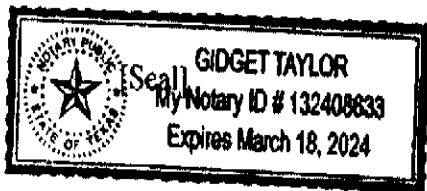
COUNTY OF HOOD

§

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This instrument was acknowledged before me on the 31 day of March, 2020, by Terry Walser, Secretary of the Oak Trail Owners Association, on behalf of said non-profit corporation.

Gidget Taylor
Notary Public Signature



UNANIMOUS WRITTEN CONSENT

**OF
THE BOARD OF DIRECTORS**

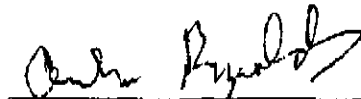
**OF
Oak Trail Owners Association**

Pursuant to Section 6.201 of the Texas Business Organizations Code, the undersigned, being all of the directors of Oak Trail Owners Association a Texas Non-Profit Corporation (the "Association"), hereby adopts the following resolutions in lieu of holding an organizational meeting of the board of directors:

IT IS RESOLVED, that the Association shall not enforce the recorded instruments attached hereto as Exhibit "A" effective immediately, and that any future adoption of, amendment to or supplement to the Association's deed restrictions must be proper.

IT IS FURTHER RESOLVED, that an executed copy of this Unanimous Written Consent shall be filed with the minutes of the proceedings of the Association and recorded in the Real Property Records of Hood County, Texas.

Dated to be effective on December 17, 2019.



[DIRECTOR NAME], Director



[DIRECTOR NAME], Director



[DIRECTOR NAME], Director



[DIRECTOR NAME], Director

EXHIBIT A

VAL 1072 - 950

12610

AMENDED BYLAWS OF
OAK TRAIL OWNERS ASSOCIATION

ARTICLE ONE - MEMBERSHIP

SECTION I. Each property owner of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills, and each purchaser under contract to purchase one or more lots, shall be a member in the Oak Trail Owners Association. However, Western Resort Properties Inc. shall not be eligible for membership. Renters may be eligible to have access to facilities provided that the owner is a member in good standing. At the time of purchase of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills, the purchaser agrees to pay each fiscal year (April thru March) his/her annual maintenance assessment as outlined for the Oak Trail Shores Subdivision, to include Oak Hills, Hood County, Texas, and any additional assessments as stated in Article Three until the termination of membership for any cause, whether by death or selling of the property. Upon termination, the rights and interest of the property of the owner in said association shall cease or revert to the heirs of the deceased.

SECTION II. All members and their families, including guests, shall have the right to use all the Association's facilities, including its swimming pools, parks, fishing piers, boat ramps, and community center in accordance with the terms and conditions set forth in the Association's rules which may from time to time be established or amended by the Association's board of directors. When membership is held by other than one individual and/or family; that is, a membership held by two or more persons, by a corporation, or by a firm partnership, the use of the Association's facilities shall be limited to one individual person and

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the family of such individual person and the said individual shall be designated annually by such member on the books of the Association prior to using the facilities.

SECTION III. Property owners who are in arrears for more than thirty (30) days in respect to the annual maintenance assessment and/or special assessments set forth in the restrictions are not in good standing with the Association and shall not be eligible to use the Association's facilities.

ARTICLE TWO - ANNUAL MEETING AND ELECTIONS

SECTION I. The annual meeting is to be held on the first Saturday in March. The Candidates for directorship are to be nominated at this time. The President of the Association shall appoint a nominating committee at the regular December board meeting. The nominating committee should attempt to nominate at least two people for each office that will be open. Notice shall be posted at front and back gates and at the community center at least forty-five (45) days prior to the annual meeting stating that the nominating committee is soliciting candidates for the board.

SECTION II. The annual voting is to be held on the first Saturday in April at the community center, 440-B Oak Trail Drive, Oak Trail Shores Subdivision, Granbury, Texas. Each candidate will be permitted one monitor at the polls. Polls are to be open from 7:00 a.m. to 7:00 p.m.

SECTION III. Voting shall be limited to property owners. Married owners get one vote per spouse. Single and widowed owners get one vote each. Corporations, partnership, joint ventures and other multiple owners shall vote through the person designated on the records of the Association

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to use the facilities, get one vote if single, one per spouse if married. No property owner who is in arrears of more than thirty (30) days in respect to the annual maintenance assessment set forth in the restrictions of record of the Oak Trail Shores Subdivision shall be eligible to vote at any meeting of the property owners.

ARTICLE THREE - ADDITIONAL ASSESSMENTS

SECTION I. The Board of Directors, by a vote of at least five (5) members of the board plus the approval of at least two-thirds (2/3) of the membership, present and voting at the annual meeting or special called meeting, after notification to each property owner as set forth in Article Seven, Section Three hereof, may assess additional dues or assessments.

ARTICLE FOUR - BOARD OF DIRECTORS

SECTION I. The affairs and management of the Association shall be conducted by a Board of Directors consisting of seven directors, which shall have full authority to carry out the business of the Association and to do any and all lawful acts necessary or proper thereto, except those functions contrary to these bylaws.

SECTION II. Four directors shall be elected to the Board of Directors in even-numbered years for a term of two (2) years. Three directors shall be elected to the Board of Directors in odd-numbered years for a term of two (2) years. In order to be eligible to serve as a director, one must be a property owner in good standing with the Association, and maintain his or her usual residence within the Oak Trail Shores Subdivision.

SECTION III. Each director shall be elected on the first Saturday in April by the largest number of the total votes cast in person or by

PL 1072-053

absentee ballot. Absentee ballots must be received by mail at the Association office not later than the closing of the polls on the day of the election. Ballots shall be sealed in an unmarked envelope and then the ballot and the envelope shall be enclosed in an outside envelope on which the name and address of the owner is written as the return address.

SECTION IV. When a board member fails to attend three (3) consecutive monthly meetings without a bonafide reason, the board member may be reprimanded or replaced by the remaining board of directors by a unanimous vote at the next monthly meeting.

SECTION V. A resignation of a board member will be accepted, if (a) written notice is given, or (b) the board member does not take his/her seat at the next regular board meeting after a verbal resignation is given.

SECTION VI. An appointment by the board of directors at the next scheduled meeting after a resignation is accepted, will be made to replace any board vacancy. The appointee will serve until the next general election or until the unexpired term expires, whichever comes first. If filled by election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms.

SECTION VII. A majority of the directors shall constitute a quorum at any meeting and shall be sufficient to carry out the business for the association except those functions that are contrary to these

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bylaws. Meetings of the board of directors are to be held at the community center, 440-B Oak Trail Drive, Oak Trail Shores Subdivision, Granbury, Texas 76048.

SECTION VIII. The chairperson of the board of directors shall be elected by the largest number of votes by the board of directors at the first meeting after the annual election of directors. The chairperson shall be the spokesperson for the board of directors, where so instructed by the board members.

ARTICLE FIVE - OFFICERS

SECTION I. The officers of the Association shall be a president, vice-president of security, vice-president of restrictions, vice-president of architectural control, vice-president of community activities, vice-president of maintenance, treasurer, and secretary to the board, elected by the board of directors. Any officer may be discharged by a quorum vote of the board at the regular scheduled meeting, if an announcement is made at the previous month's regular board meeting.

SECTION II. If a vacancy of a vice-president occurs, the board member representing said vice-president's function shall take over the duties of said vice-president until a replacement is approved by the board of directors.

SECTION III. If a vice-president vacancy occurs, the board of directors will replace the person with a majority vote at a regular meeting.

SECTION IV. The president shall be the chief executive officer of the association reporting direct to the board of directors, but does not have a vote. The president shall preside over the meetings of the

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board of directors and meetings of the property owners as required, and still sign all correspondence of the secretary and the vice-presidents. When the president is absent, the chairperson of the board shall preside over the meeting, but does not lose his vote as a member of the board.

SECTION V. The secretary shall keep, or cause to be kept, the minutes of all meetings and a complete list of all members of the board and their addresses and shall perform duties required of a secretary. After the previous months' minutes are approved, each board member present shall initial the minutes.

SECTION VI. The treasurer shall work closely with the bookkeeper on past due annual maintenance assessments, work on the annual budget, transfer of funds, and keep the board of directors posted on all financial matters. The treasurer shall be bonded. The treasurer shall present or cause to be presented a written financial report to the board at each monthly meeting and annual meeting.

SECTION VII. The vice-president of maintenance shall be over all maintenance of the association's facilities and properties and maintenance personnel.

SECTION VIII. The vice-president of security shall be over all security of oak trail shores subdivision and security personnel.

SECTION IX. The vice-president of architectural control shall be responsible for all applications and verifications of compliance with Oak Trail Shores Subdivision restrictions.

SECTION X. The vice-president of restrictions shall be responsible for enforcing all restrictions concerning Oak Trail Shores Subdivision.

VL 1072-956

SECTION XI. The vice-president of community activities shall be responsible for all activities concerning the community center.

ARTICLE SIX - COMMITTEES

SECTION I. The president shall appoint committees and delegate authority to such committees as the board may deem proper.

SECTION II. The appointment of the nominating committee shall be made as stated in Article Two, Section I of these bylaws.

ARTICLE SEVEN - MEETINGS

SECTION I. The largest number of the total votes cast by qualified voting property owners present at a property owners meeting shall decide any question brought before such meeting, except that pertaining to additional assessments as stated in Article Three. Respective property owners may have such number of votes as provided in Article One, Section III above.

SECTION II. The monthly and/or special called meetings of the board of directors shall be held at the discretion of the directors, utilizing the same procedures set forth in the "Open Meeting Law" of Texas. In the event that personnel matters, litigation or similar items are on the agenda, such items may be discussed in executive session and thereafter any action taken or decision reached shall be announced in the open meeting. Special meetings of the board of directors shall be called at any time by any three members of the board of directors or by request from the president of the Association.

SECTION III. Notification of annual or special called property owners meetings shall be published in the local press (Hood County News and Granbury Tablet), public posting at the bulletin board at the front

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gate and back gate and at the Oak Trail Shores Community Center, and each member shall be sent a written notice by U. S. Mail, postage prepaid, mailed to the member's address as shown on the records of the association.

ARTICLE EIGHT - MISCELLANEOUS

SECTION I. After the president of the association appoints a bylaws committee, these bylaws or any part hereof may be amended, modified or repealed only by a majority of owners present and voting at any property owners meeting.

SECTION II. Unless otherwise required by statute, the Articles of Incorporation, and/or by these bylaws, any notice required to be given shall not be deemed to be a personal notice. See Article Seven, Section III above.

SECTION III. If requested by a property owner in the audience, a non-binding referendum vote will be taken from the floor at the regular meeting of the board.

SECTION IV. No "political" speeches shall be authorized at any board of directors meetings and/or annual or special called meeting. All other non-association business will be conducted after the meeting adjourns.

SECTION V. The Association shall not enter into any contract to pay, and shall not pay any salary to any officer, director, or committee member of the Association for services as such. However, the Association may reimburse mileage to members, board of directors, officers, employees, and other authorized persons for the use of their private owned vehicle and/or monies spent by the above at the request of the board members for purchases made from private funds for the association.

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SECTION VI. These bylaws supercede all others.

ADOPTED this _____ day of _____, 19____.

President

Secretary

By-laws Committee

DIRECTORS:

E. T. Mackay
 Francis Phillips
 Anne Denny
 J. J. Robinson
 Betty Bullard

DIRECTORS:

Ron W. Gordon
Richard R. Gordon Sr.
Lynn Ann Woods
Walter M. Little
Joseph H. Chesapeake
John R. Johnson
Billy Ray Jones

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HOOD

BEFORE ME, the undersigned authority, on the day personally appeared

Natasha Hobart	T.C. Roberson	Albert Walters
John Fletcher	Betty Bullard	Joseph H. Alexander
E.T. Mackey	Don W. Gosdin	John R. Johnson
Earlene Phillips	Harland R. Jordan	Billy Ray Jones
Gene Dawdy	Coy D. Wade	

Known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of September A.D. 1984

Notary Public in and for Hood County,
Texas

1072-059

STATE OF TEXAS
COUNTY OF HOOD

FILED FOR RECORD
AT 3:00 P.M.

10-01-84

SEP 26 1984

Deborah Davis

Clerk County Court, Hood County, TX.



Deborah Davis

*Oak Trail Curriers Assn
440 B Oak Trail DTS
Hamberg, Tx 76048*

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AMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 5, 2011

1. ALCOHOLIC BEVERAGES

This amendment is intended to clarify, supersede and replace amendment (#2) which was approved March 6, 2004. The new amendment reads as follows:

ALCOHOLIC BEVERAGES SHALL NOT BE SOLD FOR ON-SITE OR OFF-SITE CONSUMPTION ON ANY PROPERTY UNDER THE CONTROL OF THE OAK TRAIL OWNERS' ASSOCIATION.

2. HOUSEHOLD GARBAGE

This amendment is intended to supersede and replace amendment (# 5) which was approved March 4, 2000. The new amendment reads as follows:

EVERY PROPERTY OWNER IS RESPONSIBLE FOR WEEKLY TRASH SERVICE. THE OWNER OF RECORD WILL PROVIDE WEEKLY TRASH SERVICE FOR ANY AND ALL RENTAL OR LEASE/PURCHASE PROPERTIES.

CHAIRMAN

ARCHITECTURAL CONTROL

PARKS/POOL/PIERS

SECURITY/NEIGHBORHOOD WATCH

NOTARY-STATE OF TEXAS, COUNTY OF HOOD

TREASURER

MAINTENANCE

RESTRICTIONS

DATE



* See attached sheet

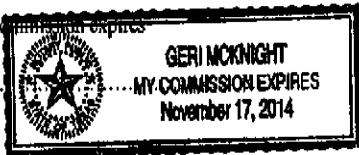
OAK TRAIL OWNERS
ASSOCIATION
3911 W. OAK TRAIL
GRANBURY, TX. 76048

2011-0003889 04/05/2011 11:37:24 AM Page 3 of 3

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: JERRY McDONNELL
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

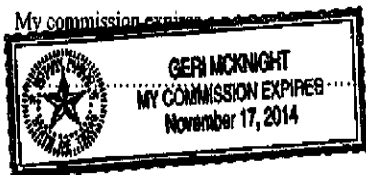
My commission expires



Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: LARRY FRY
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

My commission expires

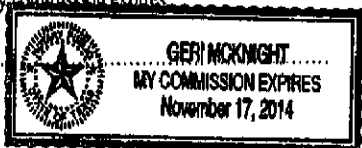


Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: SHERI ADAMS
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

My commission expires



Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: MARIE GLATZER
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

My commission expires

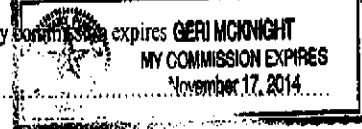


Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

(Acknowledgement)

This instrument was acknowledged before me on the 29th day of March, 2011, by: CHARLIE BESSIRE
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

My commission expires



Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

This instrument was acknowledged before me on the 29th day of March, 2011, by: Sandra O'FERRY
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MARCH 2011

My commission expires



Geri McKnight
 NOTARY PUBLIC IN AND FOR THE STATE OF
HOOD COUNTY, TEXAS

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original
1997

**BYLAWS OF
OAK TRAIL OWNERS ASSOCIATION
FOR OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES**

ARTICLE ONE-MEMBERSHIP

SECTION I. Each property owner of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills and Lake Granbury Estates, and each purchaser under contract to purchase one or more lots, shall be a member in the Oak Trail Owners Association. However, Western Resort Properties Inc. shall not be eligible for membership. Renters may be eligible to have access to facilities provided that the owner is in good standing. At the time of purchase of one or more lots in Oak Trail shores subdivision to include Oak Hills and Lake Granbury Estates, the purchaser agrees to pay each fiscal year (April thru March) his/her annual maintenance assessment as outlined for the Oak Trail Shores Subdivision, to include Oak Hills and Lake Granbury Estates, Hood County, Texas, and any additional assessments as stated in Article Three until the termination of membership for any cause, whether by death or selling of the property. Upon termination, the rights and interest of the property of the owners in said association shall cease or revert to the heirs of the deceased.

SECTION II. All members and their families, including guests, shall have the right to use All the Association's facilities, including the swimming pools, parks, fishing piers, boat ramps, and community center in accordance with the terms and conditions set forth in the Association's rules which may from time to time be established or amended by the Association's Board of Directors. When membership established is held by other than one individual and/or family; that is, a membership held by two or more persons, by a corporation, or by a firm partnership, the use of the Association's facilities shall be limited to one individual person and the family of such individual person and the said individual shall be designated annually by such member on the books of the Association prior to using the facilities.

SECTION III. Property owners who are in arrears for more than thirty (30) days in respect to the annual maintenance assessment and/or special assessments set forth in the restrictions are not in good standing with the Association and shall not be eligible to use the Association's facilities.

ARTICLE TWO - ANNUAL MEETING AND ELECTIONS

SECTION I. The annual meeting is to be held on the first Saturday in March. The Candidates for directorship are to be nominated and that time. The president of the Association shall appoint a nomination committee at the regular December Board meeting. The Nominating Committee should attempt to nominate at least two people for each office that will be open. Notice shall be posted at front and back gates and at the Community Center at least forty-five (45) days prior to the annual meeting stating that the nominating committee is soliciting candidates for the Board.

SECTION II. The annual voting is to be held on the first Saturday in April at the Community Center 3911 W. Oak Trail Oak Trail Shores Subdivision, Granbury Texas. Each Candidate will be permitted one monitor at the polls. Polls are to be open from 7:00a.m. to 7:00p.m.

SECTION III. Voting shall be limited to property owners. Married owners get one vote per spouse. Single and widowed owners get one vote each. Corporation, partnerships, joint ventures and other multiple owners shall vote through the person designated on the records of the Association to use the facilities, get one vote if single, one per spouse if married. No property owner who is in arrears more than thirty (30) days in respect to the annual maintenance assessment set forth in the restriction of records of Oak Trail Shores Subdivision shall be eligible to vote at any meeting of the property owners.

ARTICLE THREE - ADDITIONAL ASSESSMENTS

SECTION I. The Board of Directors may assess additional dues or assessments with the approval of at least two-thirds (2/3) majority of the membership present and voting at the annual meeting or special called meeting after notification to each property owner as set forth in Article Seven, Section III. The amount of any proposed additional dues or assessments must be included in notification. If any such assessment or part thereof is not paid by the thirtieth (30th) day following the due date thereof, the unpaid amount of such assessment shall bear interest from the beginning of such delinquency at the rate of 1/2 of one percent per month, until paid. If any expenses are incurred in attempting to collect any past-due unpaid assessments and/or any interest thereon including, without being limited to, fees charged by any collection agency, or reasonable attorney's fees, the owner of said assessment funds shall be entitled to recover all such expenses from the person(s) owning such unpaid assessments and/or interest, and the assessment lien described here in above shall secure payment of all such unpaid assessments, interest and expenses of collection.

ARTICLE FOUR - BOARD OF DIRECTORS

SECTION I. The affairs and management of the Association shall be conducted by a Board of Directors consisting of seven directors, which shall have full authority to carry out the business of the Association and to do any and all lawful acts necessary or proper thereto, except those functions contrary to these bylaws.

SECTION II. Four directors shall be elected to the Board of Directors in even numbered years for a term of two (2) years. Three directors shall be elected to the Board of Directors in odd numbered years for a term of two (2) year. In order to be eligible to serve as a director, one must be a property owner in good standing with the Association, and maintain his or her usual residence within the Oak Trail Shores Subdivision.

SECTION III. Each director shall be elected on the first Saturday in April by the largest number of the total votes cast in person or by absentee ballot. Absentee ballots must be received by mail at the Association office not later than the closing of the polls on the day of the election. Ballots shall be sealed in an unmarked envelope and then the ballot and the envelope shall be enclosed in an outside envelope on which the name and address of the owners is written as the return address.

SECTION IV. When a board member fails to attend three (3) consecutive monthly meetings without a bonafide reason, the board member, may be reprimanded and may be replaced by a vote of at least four (4) of the remaining Board of Directors at the next monthly board meeting.

SECTION V. A resignation of a board member will be accepted, if (a) written notice is given, or (b) the board member does not take his/her seat at the next regular board meeting after a verbal resignation is given.

SECTION VI. An appointment by the Board of Directors at the next scheduled meeting after a resignation is accepted will be made to replace any board vacancy. The appointee will serve until the next general election. At the general election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms at time of election.

SECTION VII. At all meetings of the Board of Directors, four (4) directors shall constitute a quorum which shall be sufficient to carry out the business for the Association except those functions

that are contrary to these bylaws. Meetings of the Board of Directors are to be held at the Community Center, 3911 W Oak Trail, Oak Trail Shores Subdivision, Granbury, Tx 76048.

SECTION VIII. The chairperson of the Board of Directors shall be elected by the largest number of votes by the board of directors at the first meeting after the annual election of directors. The chairperson shall be the spokesperson for the Board of Directors, where so instructed by the board members.

SECTION IX. Directors Qualifications- No member of the Association may be nominated for a position on the Board of Directors if that person is related by consanguinity (by blood) or affinity (by marriage) to any director currently serving on the Board of Directors. No member of the association may be appointed to fill a vacancy on the Board of Directors if the person is related by consanguinity (by blood) or by affinity (by marriage) to any director currently serving on the Board of Directors.

SECTION X. Suspension of Directors - Any director on the Board of Directors who is under investigation for wrong doing as a Director may be temporarily suspended form the Board of Directors of the Association while the investigation is being conducted. If the director is not removed for cause from the Board he shall promptly be reinstated.

SECTION XI. Association Mail - All correspondence received at the office and addressed to the Board of Directors or to an individual board member shall be presented to the Board of Directors, except correspondence to a board member which is stamped or otherwise noted as "confidential, personal, etc."

SECTION XII. Sale of lots - any lot transferred to the Association in lieu of assessments or other wise shall be put up for public sale within ninety (90) days of its being transferred to the Association.

ARTICLE FIVE - OFFICERS

SECTION I. The officers of the Association shall be a president, vice-president Of Security, vice- president of Restriction, vice-president of Architectural Control, vice-president of Community Activities, vice-president of Maintenance, Treasurer, and Secretary to the Board elected by the Board of Directors. Any officer may be discharged by a quorum vote of the Board at a regular scheduled meeting, if an announcement was made at the previous month's regular board meeting.

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SECTION XI. The Vice-President of Community Activities shall be responsible for all activities concerning the Community Center.

ARTICLE SIX - COMMITTEES

SECTION I. The President shall appoint committees and delegate authority to such committees as the Board may deem proper.

SECTION II. The appointment of the nominating committee shall be made as stated in Article Two, Section I of these bylaws.

ARTICLE SEVEN - MEETINGS

SECTION I. The largest number of the total votes cast by qualified voting property owners present at a property owners meeting shall decide any question brought before such meeting, except that pertaining to additional assessments as stated in Article Three, Section I.

SECTION II. Oak Trail Owner's Association is not a governmental body as defined by the "Open Meeting Law" of Texas, therefore not bound by it. The monthly and/or special called meetings of the Board of Directors shall be held at the discretion of the directors. In the event that personnel matters, litigation or similar items are on the agenda, such items may be discussed in executive session and thereafter any action taken or decision reached shall be announced in the open meeting. Special meetings of the Board of Directors shall be called at any time by any three members of the Board of Directors or by request from the President of the Association.

SECTION III. Notification of annual or special called property owner's meetings shall be published in the local press, public posting on the bulletin board at the front gate and back gate and at the Oak Trail Community Center, and each member shall be sent a written notice by U. S. mail, postage prepaid, mailed to the member's address as shown on the records of the association.

ARTICLE EIGHT - MISCELLANEOUS

SECTION I. After the President of the Association appoints a bylaw committee these bylaws or any part hereof may be amended, notified or repealed only by a majority vote of the owners present and voting at any property owner meeting.

SECTION II. Unless otherwise required by statute, the Articles of Incorporation, and/or these bylaws, any notice required to be given shall not be deemed to be a personal notice. See Article Six.

~~Section II above.~~

SECTION II. If a vacancy of a vice-president occurs, the board member representing said vice-president's function shall take over the duties of said vice-president until a replacement is approved by the Board of Directors.

SECTION III. If a vice-presidential vacancy occurs, the Board of Directors will replace the person with a majority vote at a regular meeting.

SECTION IV. The President shall be the Chief Executive Office of the Association reporting directly to the Board of Directors, but does not have a vote. The President shall preside over the meetings of the Board of Directors and the meeting of the property owners as required, and shall sign all correspondence of the Secretary and the vice-presidents. When the President is absent, the Chairperson of the Board shall preside over the meeting, but does not lose his vote as a member of the Board.

SECTION V. The Secretary shall keep, or cause to be kept, the minutes of all meetings and a complete list of all members of the Board and their address and shall perform duties required of a Secretary. After the previous months' minutes are approved each Board member present shall initial the minutes.

SECTION VI. The Treasurer shall work closely with the Bookkeeper on past due annual maintenance assessments, work on the annual budget, transfer of funds, and keep the Board of Directors posted on all financial matters. The Treasurer shall be bonded. The Treasurer shall present or cause to be presented written financial report to the Board at each monthly meeting and annual meeting.

SECTION VII. The vice-president of Maintenance shall be over all maintenance of the Association's facilities and properties and Maintenance personnel.

SECTION VIII. The Vice-President of Security shall be over all Security of Oak Trail shores subdivision and Security personnel.

SECTION IX. The Vice-President of Architectural Control shall be responsible for all applications and verifications of compliance with Oak Trail Shores Subdivision restrictions.

SECTION X. The Vice-President of Restrictions shall be responsible for enforcing all restrictions concerning Oak Trail Shores Subdivision.

SECTION III. If requested by the property owner in the audience a non-binding referendum vote will be taken from the floor at the regular meeting of the Board.

SECTION IV. No "political" speeches shall be authorized at any Board of Directors meeting and/or annual or special called meeting. All other non-association business will be conducted after the meeting adjourns.

SECTION V. The Association shall not enter into any contract to pay, and shall not pay any salary to any officer, director or committee member of the Association for services as such. However the Association may reimburse mileage to members of the Board of Directors, officers, employees, and other authorized persons for the use of their privately owned vehicles and/or moneys spent by the above at the request of the Board members for purchases made from private funds for the Association.

SECTION VI. Health and Safety - In order to promote the safety of members residing in Oak Trail Shores, reduce the risk of rodent and other infestations, reduce the risk of grass fires, and promote the general health and safety within the subdivision, no property owner, or tenant of a property owner shall allow grass, weeds or other noxious vegetation to grow more than 12 inches in height on any lot owned or leased by such person. Should any property owner or tenant allow such grass, weeds or other noxious vegetation to such a height then the Board of Directors is authorized to demand in writing that the violator mow the grass, weeds or noxious vegetation. If the grass weeds, or noxious vegetation is not mowed within fourteen (14) days after notice to the property owner or tenant, then the Board of Directors is further authorized to take legal action to bring the property owner or tenant into compliance with this regulation.

SECTION VII. No relative of any director or officer may be employed by Oak Trail Owner's Association during the term of such director or officer

SECTION VIII. That each member or associate member of Oak Trail Owners Association, agrees that they will maintain their lot in compliance with the applicable deed restrictions, by-laws or other rules of the Association, or the laws of the State of Texas. Should a member or associate member fail to comply with such restrictions, by-laws or laws pertaining to the maintenance of their lot, and after they have received two (2) notice letters, sent certified mail, return receipt request, and have failed to correct the violations set forth in the notice letters, then the Oak Trail Owners Association shall have the authority to bring the member or associate member's lot in compliance with the deed restrictions,

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by-laws, rules of the Association or applicable laws of the State of Texas, and shall have authority to assess the member or associate member with all costs, including attorney's fees, associated with bringing the lot or lots into such compliance.

SECTION IX. That all associate members of the Association shall be required, as a condition of their associate membership, to pay a refundable security deposit of \$150.00 to the Oak Trail Owners Association. The security deposit shall be placed in a separate account to be maintained by the Owners Association and shall be used by the Association only for the purpose of defraying the cost of cleaning up an associate member's lot after they have vacated the rental property. Once our associate member furnishes the Oak Trail Owners Association with a copy of their current address, the Association shall forward to the associate member the unused portion of their security deposit less any expenses incurred in cleaning up their lot.

ARTICLE NINE - ASSOCIATION BOOKS AND RECORDS

SECTION I. The Association currently has a computerized bookkeeping program. Due to the expense of acquiring and maintaining the system, no change may be made in the program without approval of a majority of the Board of Directors at a regular or special board meeting.

These by laws supersede all others

Effective March 1997

DIRECTORS

Donald Sherriff
Joseph H. Alexander
Charles Bessie
W. H. F. F. F.
Terry Temple

B. H. W. W.
 Chairman
T. H. F. F.
 Secretary

NOTARY ACKNOWLEDGMENT

State of TEXASCounty of HOOD

This instrument is acknowledgment that Sally Kennedy, Secretary for Oak Trail Owners Association in the year of 1997, did sign and witness the signatures of James Thompson, Joseph Alexander, Charlie Bessire, Wilbur French, Tommy Temple and Bob Wooley, whom were Board members for Oak Trail Owners Association in the year of 1997. The signatures were for the changes made to the BY-LAWS OF OAK TRAIL OWNERS ASSOCIATION for Oak Trail Shores, Oak Hills and Lake Granbury Estates subdivisions which became effective March 1997.

On this 24th day of August 2011, before me personally appeared SALLY KENNEDY, to me known to be the person who executed the foregoing instrument and acknowledged that she witnessed the signatures on the original 1997 BY-LAW ADMENDMENTS.

☒ Personally known or ☐ Produced _____ as identification.

Sally Kennedy
Sally Kennedy



Notary Seal

Geri McKnight
Signature of Notary Public

GERI MCKNIGHT
Printed Name of Notary

RETURN TO:

OAK TRAIL OWNERS ASSO.

P.O. BOX 116

GRANBURY, TX. 76048

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

Document Number: 2012-0000619 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL OWNERS ASSOCIATION INC

Pages: 2

Recorded On: 01/20/2012 11:41 AM

**This page is a permanent part of the document.
Do Not Destroy**

Recorded On:	01/20/2012 11:41 AM	Notes:
Document Number:	2012-0000619	
Receipt Number:	R120676	
Amount:	\$16.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



Oak Trail Owners Association

BY-LAWS ADMENDMENT

ARTICLE I – OFFICES

Sec. 3. COMPLIANCE WITH STATE AND FEDERAL LAW. The Oak Trail Owners Association, Inc. is committed to complying with all provisions of federal and state laws applicable to it as a Texas Non-Profit Corporation and a Property Owners Association, as that term is defined in Texas Property Code Section 209.002 (7). In the event any provision of the Association's governing documents (including, but not limited to Restrictions, Bylaws or Rules and Regulations) conflict with applicable law, the Association shall follow applicable law.

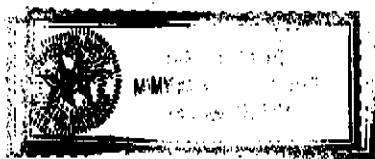
NOW, THEREFORE, the Oak Trail Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.


OAK TRAIL OWNERS ASSOCIATION INC.


Sherilyn Adams, Secretary/Treasurer/

**STATE OF TEXAS
COUNTY OF HOOD**

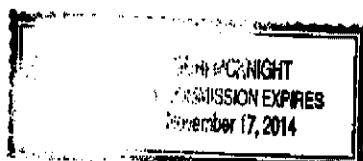
This instrument was acknowledged before me on the 16TH day of JAN, 2012, by Sherilyn Adams of Oak Trail Owners Association, Inc., a nonprofit corporation, on behalf of said corporation.




Notary Public State of Texas
My commission expires: Nov. 17, 2014

The undersigned hereby certifies that he is the duly elected and qualified President of Oak Trail Owners Association, Inc.; that Sherilyn Adams is the duly elected and qualified Secretary/Treasurer of Oak Trail Owners Association, Inc.; that the signature above is the genuine signature of Sherilyn Adams; and that this amendment is certified as true and correct.


Terry McDonnell, President



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

Document Number: 2013-0003134 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OA

Pages: 3

Recorded On: 03/13/2013 02:47 PM

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Recorded On: 03/13/2013 02:47 PM	Notes:
Document Number: 2013-0003134	
Receipt Number: R133092	
Amount: \$20.00	
Recorded By: Virginia Chavero	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OA

P O BOX 116

GRANBURY, TX 76048



2013-0003134 03/13/2013 02:47:37 PM Page 2 of 3

**OAK TRAIL OWNERS ASSOCIATION
ANNUAL PROPERTY OWNERS MEETING
MARCH 3, 2012**

1. Dues Increase

At the 2012 Annual Meeting the dues were increased \$10.00 per residence to help with the annual clean- up fund. The increase will go into effect starting in 2013.

Sheri Adams made a motion for the increase, Seconded by Deanna Rooks. A vote was taken from the audience members in attendance. 19-were for the increase and 7-were against. Motion carried with two thirds of the people present voting for the increase.

Terrance McDonnell
Terrance McDonnell-President

Burl Adams
Burl Adams-Vice President

Sherilyn Adams
Sherilyn Adams Secretary of the Board

March 5, 2013
Date

(Acknowledgement)

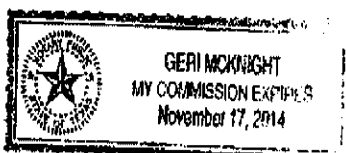
This instrument was acknowledged before me on the 5th day of March, 2013 by Grantor: Terrance McDonnell, Burl Adams and Sherilyn Adams

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF March, 2013

My commission expires:

Nov. 17, 2014

Geri McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF
Hood COUNTY, TEXAS



**OAK TRAIL OWNERS ASSOCIATION
ANNUAL PROPERTY OWNERS MEETING
MARCH 3, 2012**

1. Dues Increase

At the 2012 Annual Meeting the dues were increased \$10.00 per residence to help with the annual clean- up fund. The increase will go into effect starting in 2013.

Sheri Adams made a motion for the increase, Seconded by Deanna Rooks. A vote was taken from the audience members in attendance. 19-were for the increase and 7-were against. Motion carried with two thirds of the people present voting for the increase.

Return To OAK TRAIL OWNERS ASSOCIATION

P.O. Box 116

Granbury TX 76048

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

Document Number: 2015-0004657 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: OAK TRAIL OA

Pages: 3

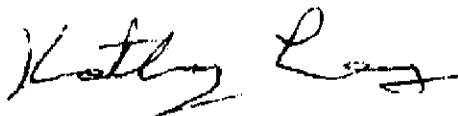
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Recorded On:	05/20/2015 09:34 AM	Notes:
Document Number:	2015-0004657	
Receipt Number:	R155214	
Amount:	\$25.00	
Recorded By:	Kathryn Frost	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
P O BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION
OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES SUBDIVISIONS
P.O. BOX 116 GRANBURY, TEXAS 76048

RESTRICTION & BY-LAW AMENDMENTS
MARCH 7, 2015

The following changes were voted on and passed at the HOA Annual meeting held on March 7, 2015.

1. Violation fines—Non-compliance of Restrictions and By-Laws

- A) 30-days from initial warning notice-----\$50.00 violation fine.
- B) 45-days from initial warning notice-----\$100.00 fine added to previous fine amount.
- C) 60-days from initial warning notice-----\$200.00 fine added to previous fine. amounts and a notice of Court proceedings will be sent via Certified mail to the property owner of record.
- D) Any violation resulting in a Court proceeding will also result in all court cost being added to the fine schedule above and being the responsibility of the owner of record.

2. Lawns and Yards

Article Eight, Section-VI in the By-Laws state: "No property owner or tenant shall allow grass, weeds or other noxious vegetation to grow more than 12-inches in height"

The new amendment will be changed to read:

"No property owner or tenant shall allow grass, weeds or other noxious vegetation to grow more than **8-inches** in height"

3. Household Pets

At this time the Restrictions state: No animals or birds, other than household pets shall be kept on any lot.

The By-Laws state: You will be allowed three household pets kept inside a fenced area or chained. (Farm animals are not allowed. No pigs, goats, sheep, chicken or fowls.)

The new amendment will be changed to read:

A maximum of 3-domestic household pets (dogs and cats) are allowed per residence. **NO FARM ANIMALS ALLOWED.**

4. Household garbage

At this time every property owner is required to have weekly trash service. If the property is used as a rental or lease purchase property, the owner of record will be responsible for providing trash service for that address.

2015-0004657 05/20/2015 09:34:20 AM Page 3 of 3

**OAK TRAIL OWNERS ASSOCIATION
RESTRICTION & BY-LAW AMENDMENTS
MARCH 7, 2015**

5. Single family residential dwellings

All lots are restricted as single family residential dwellings and NO business which adversely affects the neighborhood shall be run on these residential lots.

6. Visible house addressing

All residents MUST have the address numbers on the mailbox and/or the home displayed for 911 purposes according to County guidelines.

Terry McDonnell
President—Terry McDonnell
Jeff Blowers
Archy Control director—Jeff Blowers
David Hughes
Parks/Pool director—David Hughes
4-20-2015
Date

Burl Adams
Secretary/Treasurer--Burl Adams
Lawrence Dain
Maintenance director—Lawrence Dain
Don Ford
Restrictions director—Don Ford

(Acknowledgement)

This instrument was acknowledged before me on the 20TH day of APRIL, 2015... by
TERRY McDONNELL, BURL ADAMS, JEFF BLOWERS
LAWRENCE DAIN, AND DAVID HUGHES
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20TH DAY OF APRIL, 2015.



Geri McKnight
Notary Public in and for the State of Hood County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2015-0006535 -
Filed and Recorded - Real Records

AMENDMENT

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 2

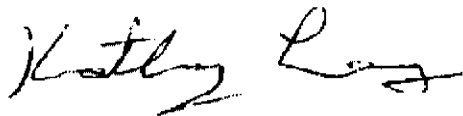
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Document Number:	2015-0006535	
Receipt Number:	R157105	
Amount:	\$21.00	
Recorded By:	Kristi Jackson	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



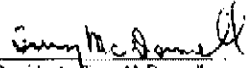


2015-0006535 07/01/2015 03:18:37 PM Page 2 of 2





**AMENDMENT TO SUBDIVISION RESTRICTIONS FOR OAK TRAIL SHORES, OAK HILLS, AND
GRANBURY LAKE ESTATES**

The Association, by a majority vote of the Board of Directors, may submit a proposed amendment or amendments to a vote of the property owners. The amendment procedure shall be as follows:

1. At least a (14) day written notice must be given by mail to property owners as defined (for a member) in the Articles of Association and Bylaws (to the best of the Association's ability) informing them of the date, place and time the voting will take place. The notice must state the exact wording of the proposed amendment or amendments and include a ballot.
2. The voting may be held as an Agenda item at a regular scheduled meeting of the Board of Directors or at a Special Meeting as set forth in the Bylaws.
3. If more than one amendment is being proposed, each amendment shall be itemized with the chance to vote "for" or "against" each one.
4. An amendment submitted to a vote under this procedure binds all property owners in the subdivision if the majority of the voting property owners vote in favor of the amendment.
5. Association will pay for all costs for printing and mailing notices and ballots as well as canvassing, tabulating, and certifying the vote.
6. A ballot cast under this section is secret and may not be counted unless it is placed inside a sealed envelope labeled ballot.
7. 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 an interest in a lot, the owners may cast only one vote for that lot. A person may not vote if the person has an interest in a lot by virtue of being a lienholder.
8. Ballots received by mail or hand delivered will be placed into a sealed box. On the day of the vote the ballot box will be opened by volunteer property owners in the presence of property owners at the designated time of the meeting. Ballots will be verified and validated, and recorded as a vote on a list of property owners. The presiding officer will announce the outcome. The presiding officer will file in the Real Property Records of Hood County an instrument that indicates the amendment was approved.

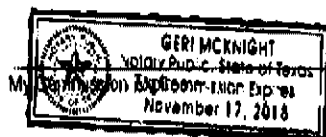
This Amended Agreement is intended to amend the provisions of the existing Subdivision Restrictions as recorded in the Real Property Records of Hood County, Texas, only to the extent especially set forth above. All of the terms, covenants, provisions, and conditions set forth in the aforementioned Subdivision Restrictions are ratified and confirmed except as especially amended by this Amendment.

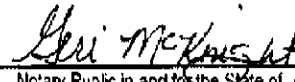

President—Terry McDonnell

Arch. Control director—B.J. Adams

Parks/Pool director—Jeff Blowers
June 24, 2015
D/S


Secretary/Treasurer—Marsha Dickens

Maintenance director—Don Ford

Restrictions director—Mike Osteen

N. WATCH director—WAYNE COOK

(Acknowledgement)

This instrument was acknowledged before me on the 24TH day of June, 2015, by
TERRY McDONNELL, B.J. ADAMS, JEFF BLOWERS, MARSHA DICKENS
MIKE OSTEEN, WAYNE COOK, AND DON FORD
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF JUNE, 2015.




Notary Public in and for the State of Hood County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2017-0006363 -
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: OAK TRAIL OWNERS ASSOCIATION

Pages: 5

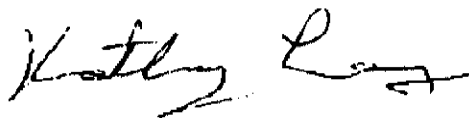
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Recorded On:	05/15/2017 11:26 AM	Notes:
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Receipt Number:	R176359	
Amount:	\$33.00	
Recorded By:	Catherine Sarsfield	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: Mail Back

ROSS LAW OFFICES PC

9001 AIRPORT FWY NO 675

NORTH RICHLAND HILLS, TX 76180



IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

OAK TRAIL OWNERS ASSOCIATION

By: [Signature]
Name: Susan Ross
Title: Attorney / Auth agent

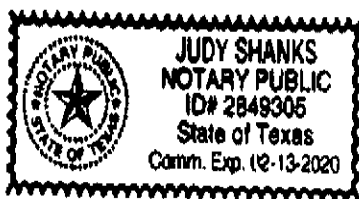
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Susan Ross, the Auth. Agent of **OAK TRAIL OWNERS ASSOCIATION**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 18th day of April, 2017



[Signature]
Notary Public of Texas



PROPERTY MANAGEMENT

Oak Trail Owners Association, Inc. collection process includes the following steps *unless authorized exceptions to this process are communicated in writing from the Board of Directors through the Association Manager.*

1 st Friendly Notice	<ul style="list-style-type: none"> Issued by the billing department after the Association's late date as a statement showing the total amount due. The late date is May 1. Only issued to owners <u>with a balance of \$10 or more, not on a payment plan.</u> <ul style="list-style-type: none"> Interest is not calculated on balances under \$2. 	Late Fee (\$2.50) + Collection Fee (\$5.00)
2 nd Formal Notice	<ul style="list-style-type: none"> Issued by the billing department as a late letter (typically 30 days after the Friendly Notice) sent certified mail. Includes the Fair Debt Collections verbiage and allows the account holder 30 days from receipt of notice to address the delinquent account. <ul style="list-style-type: none"> Per the Texas Property Code, these notices must be mailed certified (also mailed first class) and include language regarding restricted access to amenities and the right to cure. Only issued to owners <u>with a balance of \$50 or more per account.</u> <ul style="list-style-type: none"> A second late <u>statement</u> may be sent to owners prior to or in addition to the second notice, but the processing fees and collateral costs (print, envelopes, postage, etc.) still apply to each review and mailing. 	Late Fee (\$2.50) – Collection Fee (\$5.00) Plus cost to send certified mail
Demand Letter	<ul style="list-style-type: none"> This is a second 30-day collection notice (similar to the 2nd Formal Notice); sent via certified mail. The billing department will automatically proceed with referring an account for demand <i>unless the Manager or Board of Directors stipulates otherwise.</i> 	Late Fee + Collection Fee (\$5.00) – Demand Letter Fee (\$150)
Lien	<ul style="list-style-type: none"> The billing department will automatically proceed with an Authorization to Lien <i>unless the Manager or Board of Directors stipulates otherwise,</i> (approximately 30 days after the mailing of the demand letter). The lien is filed with the county clerk where the property is located and is a legal record that a debt is owed and is secured against the property in question. Processing and filing a lien with the county clerk can take up to 30 days. 	Late Fee \$2.50) – Collection Fee (5.00) + Attorney Fee (\$250.00)
Foreclosure	<ul style="list-style-type: none"> <i>Authorization for Foreclosure must be Board-approved in writing.</i> <ul style="list-style-type: none"> The approval should be in the form of Board-approved meeting minutes or a signature on an approved form. The collection agency or attorney's office requires the Board to sign an Assignment of Substitute Trustee (AST) that allows the 	Late Fee (\$2.50) + Collection Fee (\$5.00) Fee + Attorney Fee for Foreclosure



PROPERTY MANAGEMENT

	<p>chosen representative to post and settle a foreclosure on behalf of the Board.</p> <ul style="list-style-type: none"> • Processing an account for foreclosure can take more than 90 days • There are two types of foreclosure available to Associations, judicial and expedited non-judicial. • Expedited non-judicial foreclosure is a new requirement for Associations that do not require judicial foreclosure per HB 1228 effective 1/1/2012. • A homeowner has a six-month (180 day) period to redeem property that has been foreclosed by paying the amount owed in full, including all dues, legal, and collection fees; a condominium owner has a three month (90-day) right of redemption. <ul style="list-style-type: none"> ◦ If the property is not redeemed, the next step is Authorization to Sell or Authorization to Evict. ◦ The Association can proceed with Authorization to Evict once the property has been foreclosed. • NOTE 1: The Association lien is subordinate to the first lien holder (mortgage company). If the mortgage company forecloses on the property, the Association lien is relinquished and the amount owed is written off to unrecovered assessments. The mortgage company is responsible for all dues and fees incurred after the date of foreclosure, as they are the new legal owners of the property. 	
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After Recording, Return To:
 Ross Law Offices PC
 9001 Airport Freeway #675
 N. Richland Hills, TX 76180

21003

**BY LAW AMENDMENTS
APPROVED MARCH 4, 2000**

2353 0571

1.) SKIRTING (UNDERPINNING)

All mobiles placed on any lot must be skirted (underpinned) within sixty (60) days^{YOL} PG.

2.) EIGHTEEN WHEEL TRUCKS

No eighteen-wheel trucks will be allowed in the development over night loaded or empty

3.) FENCES

All fences shall be constructed of chain link, new wood, or metal or P.V.C. There shall not be any welded hog wire, sheep netting, or T. post.

4.) YARD SALES

To have a yard or garage sale, you must get a permit. You are allowed only three (3) per year lasting no longer than three (3) days each

5.) GARBAGE PICKUP

The Association requires every resident to have some type of pickup weekly. At the present we have three (3) companies servicing the Development. Trinity, Waste Disposal, & Duncan

6.) HOUSE NUMBERS AND/OR STREET NAMES

All residents must have the address numbers on the mailbox and/or on the house displayed for 911

7.) DOGS

You will be allowed three (3) household pets kept inside a fenced area or chained. Farm animals are not allowed. No pigs. Horses, cows, goats, sheep, chickens, or fowls

8.) UNREGISTERED VEHICLES

All vehicles parked on any lot must be street legal or covered with a car cover only 1 per lot

**ADMENDMENTS TO BYLAWS APPROVED AT THE MARCH 3, 2001 ANNUAL
BOARD MEETING.**

1.) Trailers that are over 18 feet long are not to be parked inside the development over night. No parked on the street or on the right of ways.

2.) Mobile homes coming into the development have a ten-year maximum. Must be 10 years or newer. This is for Oak Trail Shores and Oak Hills Subdivision.

AMENDMENTS MADE TO BYLAWS
MARCH 2, 2002

2353
VOL.

0572
PG.

- 1.) All move-in, fencing, all building permits will be increase to \$5.00 All yard sale permits will stay at \$1.00.

These bylaws hereby supersede all other bylaws.

Billy D. Reynolds
CHAIRMAN

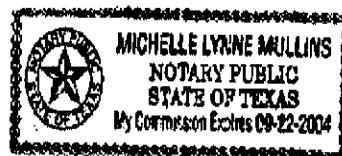
David L. Graver
TREASURER

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO

Jo Ann Williams
RESTRICTIONS

[Signature]
SECURITY

Beverly Cragg
ARCHITECTURAL CONTROL



[Signature]
PARKS/POOL

[Signature]
MAINTENANCE

[Signature]
BY-LAW REVISION CHAIRMAN

2353 0573
VOL. PG.

ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 1, 2003

Any property owner with property that generates income will be assessed the annual assessment fee according to the number of lots for each property. It will be the owner's responsibility to pay these assessments.

It will also be the property owner's responsibility to provide the association with a change of address to help prevent undo charges. The Association also requires a copy of the recorded warranty deed or contract of sale recorded in Hood County.

Directors Qualifications

No member of the Association may be nominated for a position on the Board of Directors if that person is related by consanguinity (by blood) or affinity (by marriage) to any director currently serving on the Board of Directors or if that member has cost the Association undue expense due to fines or ECT. Or if that member has been convicted of a felony. No member of the Association may be appointed to fill a vacancy on the Board of Directors if the person is related by consanguinity (by blood) or by affinity (by marriage) to any director currently serving on the Board of Directors or if that member has cost the Association undue expense due to fines and ECT. or if that member has been convicted of a felony.

Board of Directors will be required to check in with the office weekly to conduct business. Directors that fail to attend three (3) meetings or fail to check in with the office at least three (3) times out of a month without a bon-a-fide reason will automatically be removed.

Any Director on the Board, who is under investigation of wrongdoing or costs the association undue expense due to fines and ECT. may be temporarily suspended while the investigation is being conducted. The Director can be removed by a vote of four (4) Directors for cause if not the Director shall be promptly reinstated.

There will be a certified audit every other year.

Any communication with the IRS, Social Security, or TWC must be made by certified mail, also any communications concerning penalties and court proceedings.

Noise curfew

Sunday thru Thursday from 10 p.m. to 7 a.m. there will be no noise of any type that will disturb your neighbor.

Friday and Saturday from 10 p.m. to 11 p.m. there will be restricted noise, after 11 p.m. to 7 a.m. there will be no noise of any type that will disturb your neighbor

Fireworks

Fireworks will not be allowed during burn bans. Fireworks will not be allowed except for:

Two (2) weeks before July 4 and one (1) week after July 4.

Two (2) weeks before December 31 and one (1) week after December 31.

Fireworks will follow the noise curfew except for the days of July 5 and January 1 where they may be used until 2 a.m.

ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 1, 2003

2353

0574

VOL.

PG.

Curfew

There will be a curfew for minors from the hours of 10 p.m. to 6 a.m. No person should disturb anyone during these hours.

Penalties for violations

Penalties will be issued for violations of Restrictions or By-Laws. These penalties if not paid will be added to a mual AMA dues to be collected. Penalties will draw interest same as AMA's. There will be a written warning before any penalties are assessed.

1st violation \$25

2nd violation \$50

3rd violation \$75

Violations after that will be \$100.

All monies received by the Association will go toward any penalties first then towards the AMA's.

Transport companies will be required to pay \$150 reposiotion fee at the office. The fee will be returned if the lots are cleaned.

Article 8 Section 9 is to be deleted. (In regards to the \$150.00 security deposit for Renter's)

Billy D. Reynolds
CHAIRMAN

Jo Ann Williams
TREASURER

Jan Fuller
RESTICTIONS

W. D. Hart Sr.
SECURITY

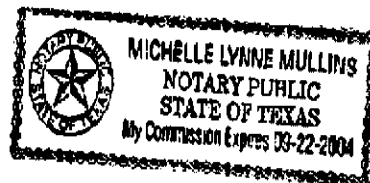
Bruce Cogan
ARCHITECTUAL CONTROL

David L. Graves
PARKS/POOL

H. C. Campbell
MAINTENANCE

Donell B. Burns
BY-LAW REVISION CHAIRMAN

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO



ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 6, 2004

2353 0575

1. PERSONAL FILES

Personal files will fall under the Privacy Act. No one will be allowed to check on another persons file without that person's permission. Only office personnel shall have access and only Oak Trail Owner's Association business.

2. ALCOHOLIC BEVERAGES

Alcoholic beverages shall not be sold for consumption on any premises under the control of Oak Trails Owner's Association.

3. REPLACEMENT OF BOARD MEMBERS

An appointment by the Board of Directors at the next scheduled meeting after a resignation is accepted or the untimely demise will be made to replace any board vacancy. The appointee will serve until the next general election. At the general election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms at time of election.

4. PENALTIES FOR VIOLATIONS

Penalties will be issued for violations of Restrictions and or By-Laws. These penalties if not paid will be added to annual AMA dues to be collected. Penalties will draw interest same as AMA's. There will be a written warning and then a certified letter before any fines will be assessed.

1st violation \$25.00

2nd violation \$50.00

3rd violation \$75.00

Violations after that will be \$100.00 then it will be taken to court. Wait a minimum of thirty (30) days between assessing violation fines.

5. TEMPORARY CAMPING

All temporary campers will check in with Oak Trail Owner's Association. They will need to list vehicles that will be staying. They will need to dump holding tanks every fourteen (14) days and bring a receipt to the office. Anything over fourteen (14) days will be considered setting up a residence unless they come by the office and ask for a permit if they comply. This will help for security and the protection of property.

6. FIREWORKS

Fireworks will not be allowed during burn bans. Fireworks will not be allowed except for: One (1) week before July 4 and one (1) week after July 4. One (1) week before December 31 and one (1) week after December 31. Fireworks will follow the noise curfew except for the days of July 5 and January 1 where they may be used until 2 a.m. Bottle rockets will not be allowed for any reason due to the fires and properties destroyed with them.

ADMENDMENTS MADE TO BY-LAWS
APPROVED MARCH 6, 2004

2353 0576
VOL. PG.

7. TRANSPORTATION DRIVERS MOVING MOBILES IN AND OUT OF THE
SUBDIVISIONS CONTROLLED BY OAK TRAIL OWNER'S ASSOCIATION.

Will be required to pay a deposit of:

\$250 for singlewide mobile homes

\$400 for doublewide mobile homes

The fee will be returned if the lots are cleaned.

8. Transportation companies moving mobiles in or out of subdivisions controlled by Oak Trail Owner's Association will be billed for any damages done to streets or properties.

9. A property owner that owns a camper lot will be allowed to leave their camper on their lot providing it is not used for a permanent residence.

Billy J Reynolds
CHAIRMAN

Jo Ann Williams
TREASURER

W. D. Hart Sr.
RESTRICTIONS

W. D. Hart Sr.
SECURITY

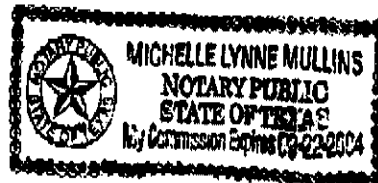
Michelle L. Mullins
ARCHITECTURAL CONTROL

Tasha Miller
PARKS/POOL

Billy J Reynolds
MAINTENANCE

Ronald R. Burns
BY-LAW REVISION CHAIRMAN

Michelle Lynne Mullins
NOTARY PUBLIC OF HOOD CO



2353 0577
VOL. PG.

Any provision herein which restricts the sale, rental, or use of
the described real property on the basis of color or race is invalid
and unenforceable under Federal Law.
STATE OF TEXAS COUNTY OF HOOD
I hereby certify that this instrument was filed on the date and at
the time specified hereon, and was duly RECORDED in
the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY
TEXAS, in the Volume and Page as shown hereon.



Sally Lillard
SALLY LILLARD, County Clerk
Hood County, Texas

FILED FOR RECORD
AT 12:15 P M.

NOV 15 2007

Sally Lillard
County Clerk, Hood County, TX

2016-0011049 09/14/2016 01:53:27 PM Page 2 of 3

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

Document Number: 2016-0011049 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: OAK TRAIL OA

Pages: 3

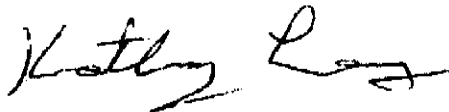
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Do Not Destroy**

Recorded On: 09/14/2016 01:53 PM	Notes:
Document Number: 2016-0011049	
Receipt Number: R1611391	
Amount: \$26.13	
Recorded By: Jeannie Ingram	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

OAK TRAIL OWNERS ASSOCIATION
PO BOX 116
GRANBURY, TX 76048



OAK TRAIL OWNERS ASSOCIATION

**OAK TRAIL SHORES, OAK HILLS AND LAKE GRANBURY ESTATES SUBDIVISIONS
P.O. BOX 116 GRANBURY, TEXAS 76048**

BY-LAW AMENDMENTS MARCH 5, 2016

The following changes were voted on and passed at the HOA Annual meeting held on March 5, 2016

1. Bulk Trash Pick-up

Addition to current By-Law to be added to the above:

A bulk trash pick-up fee of \$10.00per visit will be charged to residents that leave bulk trash at the curb and their trash service does not pick it up by the next trash cycle. The OTOA will bill you for this service if you do not remove it yourself. (This includes but is not limited to couches, mattresses, box springs, TV's etc.)

2. Proxy Voting

Current By-Law: No previous provision

Vote to prohibit proxy voting

Vote did NOT pass to prohibit proxy voting after March 5, 2016.

3. Fencing

Current Restriction #5: No agricultural or ranching fence materials, such as barbed wire, hog wire or chicken wire, shall be permitted.

Current By-Law: 3/4/2000 - All fences shall be constructed of CHAIN LINK, NEW WOOD, METAL OR PVC. There shall NOT be any welded hog wire, sheep netting or T-post.

Proposed By-Law to be added:

Subject to current Restrictions, all fences shall be constructed of CHAIN LINK, NEW WOOD, METAL OR PVC. There shall NOT be any welded hog wire, sheep netting or T-post.

A privacy fence may be no more than 4 feet high in the front and no more than 6 feet high on the other three sides. This allows Emergency responders to see the address on the house and any animals in the fenced area. A building permit (with location of fence and type of material) is required from the OTOA office. Property owner must be current on dues/fines before new permit is issued.

Terry McDonnell
President—Terry McDonnell

NOT AT MEETING
Arch Control director—Burl Adams

Wayne Cook
Parks/Pool director—Wayne Cook

Archie Reynolds
Neighborhood Watch—Archie Reynolds

Marsha Dickens
Secretary/Treasurer—Marsha Dickens

Don Ford
Maintenance director—Don Ford

Charlie Bessire
Restrictions director—Charlie Bessire

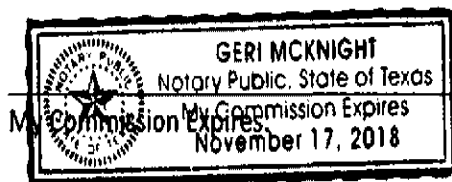
Sept. 14, 2016
DATE

(Acknowledgement)

This instrument was acknowledged before me on the 14TH day of SEPTEMBER, 2016... by

TERRY MCDONNELL, MARSHA DICKENS, WAYNE COOK
DON FORD AND ARCHIE REYNOLDS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF SEPTEMBER 2016.



Geri McKnight
Notary Public in and for the State of HOOD County
Texas

RETURN TO:
Oak Trail Owners Association
P.O. Box 116
Granbury, Tx. 76048

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

Document Number: 2022-0000157 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: OAK TRAIL OA

Pages: 4

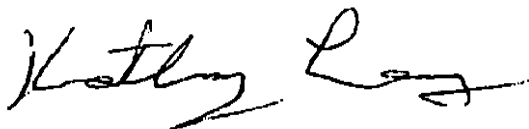
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Document Number:	2022-0000157	
Receipt Number:	R220150	
Amount:	\$30.00	
Recorded By:	Tod Gathings	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



**Return To: In Office
GIDGETT TAYLOR**



Oak Trail Owners Association

Management Certificate

Pursuant to Section 209.004 of the Texas Property Code, the information is hereby provided:

1. Name of Subdivisions : Oak Trail /Oak Hills/ Lake Granbury Estates
2. Name of Association: Oak Trail Owners Association
3. Recording data for subdivisions The Declaration, Bylaws, and Plats to the subdivision and any amendments, and additions thereto have been recorded in the Hood County Clerk's office.
4. Recording data for Association Declaration:

Bylaws: Document No. 2011-0009417

Restrictions: Section A document No. 1996-0DR1051

Section B Document No. 1996-0DR1170

Section C Block 1-5 Document No. 1970-0DR266

Section C block 5 Document No. 1972-RE-186-106

Section C Block 6-7 Document No. 1970-0DR1527

Section C Block 1 lots 62-65 Document NO. 1972-00DR1051

Section D Document No. 1970-000R197

Section E lots 5-17 Document no. 1971-0DR-2640

Section E Blocks 4-5 Document No. 1970-0DR198

Section E Blocks 11 1,2,3,6,7,8,9,10 and lot 1 thru 4 block 12

Document NO. 1970-0DR1128

Section F Blk 1 lots 1-185 Blk 2 1-78

Document No. 1971-0DR1867

SECTION F Lots 179-203 BLK 2

Document No. 1972-RE-183-323

Cont. of Recorded data

Section F Lots 1-8 Document NO. 1972-RE-188-287

Section G 1-47 Block 1 lots 1-47 Document No.1972-RE-287

Oak Hills

Blk 7 Lots 1-30 Blk 8 Document No.1973-RE-199-484

Block 5 Document No.1973-RE-199-489

Block 15-17 Document No. 1972-RE-190-336

Block 3-4 Document No. 1972-RE-192-54

Block 1 Document No. 1972-0DR1275

Block2 document No.1972-0DR1276

Block6 document No.1972-RE-192-49

Lake Granbury Estates

Block 1 Document No.1995-0002555

Block2-3 document No. 1996-0007351

Block4-5 Document No.1997-0010098

Block 6 Document No. 2004-0014736

5. The name and mailing address of the Association:

Oak Trail Owners Association

3911 W. Oak Trail

Granbury, TX 76048

6. The Name of person and their mailing address:

Sherry Neal Office Manager

3911 W. Oak Trail Granbury, TX 76048

Otoa3911@gmail.com

7. website: oaktrailshores -hoa.com

8. Fees The assessments are Mandatory And are

\$18per year for 1lot, \$24.00 for 2lots , \$36 for 3lots, \$48.00for 4 or more

Transfer fee is 50.00 voluntary

And all permits are

125.00 move in or build donation

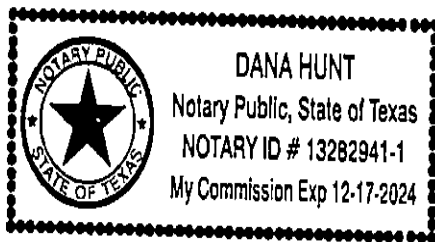
30.00 building for sheds fencing or deck/porch donation

Oak Trail Owners Association

By: Sherry Neal
Sherry Neal Office Manager

State of Texas, County of Hood

This instrument was acknowledged before me on 12/31/2021, By Sherry Neal office
Manager for Oak Trail Owners Association.



Dana Hunt

Notary Republic, State of Texas

My Commission expires: 12/17/2024

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

Document Number: 2024-0003296 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: MIKE CHOATE

Pages: 12

Recorded On: 03/18/2024 01:24 PM

**This page is a permanent part of the document.
Do Not Destroy**

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Document Number:	2024-0003296	
Receipt Number:	R243829	
Amount:	\$60.00	
Recorded By:	Traci Smith	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

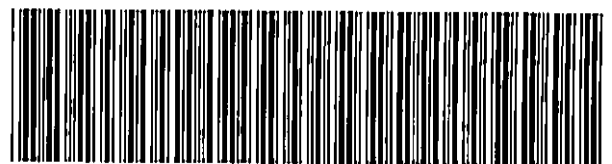
**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office
MIKE CHOATE



BYLAWS OF OAK TRAIL OWNERS ASSOCIATION

FOR OAK TRAIL SHORES, OAK HILLS, AND LAKE GRANBURY ESTATES

ARTICLE ONE - MEMBERSHIP

SECTION I

Each property owner of one or more lots in Oak trail shores subdivision to include Oak Hills and Lake Granbury Estates and each purchaser under contract to purchase one or more lots shall be a member of Oak Trail Owners Association. However Western resort properties inc. shall not be eligible for membership. Renters may be eligible to have access to facilities provided the owner is in good standing. At the time of purchase of one or more lots in Oak Trail Shores subdivision to include Oak Hills and Lake Granbury Estates, the purchaser agrees to pay each fiscal year (April thru March) his/her annual maintenance assessment as outlined for the Oak Trail Shores subdivision, to include Oak Hills and Lake Granbury estates, Hood County, Texas and any additional assessments as stated in the restrictions until the termination of membership for any cause, whether by death or selling of property. Upon termination, the rights and interest of the property of the owners in said association shall cease or revert to the heirs of the deceased.

SECTION II

All members and their families including guests, shall have the right to use associations facilities, including swimming pools, parks, fishing piers, boat ramps and community center in accordance with the terms and conditions set forth in the associations rules which may be amended from time to time with direction from the board of Directors. When membership established is held by other than one individual and/or family ; that is, a membership by two or more persons, a corporation or by a firm partnership, the use of the associations facilities shall be limited to one individual person and the family of such person and the said individual shall be designated annually by such member on the books of the association prior to using the facilities.

SECTION III

Property owners who are in arrears for more than thirty days in respect to annual maintenance assessments and/or special assessments set forth in the restrictions are not in good standing with the association and shall not be eligible to use the associations facilities.

ARTICLE TWO - ANNUAL MEETING AND ELECTIONS

SECTION I

The annual meeting is to be held on the first Saturday in March. The candidates for directorship are to be nominated at that time. The president of the association shall appoint a nominations committee at the regular December board meeting if possible. The nomination committee should attempt to nominate at least two people for each office that shall be open. Notice shall be posted at the front and back gates and at the community center at least 45 days prior to the annual meeting stating that the nomination committee is soliciting nominations for the board.

SECTION II

The annual voting is to be held on the first Saturday of April at the community center 3911 W. Oak Trail Oak trail shores subdivision Granbury Texas. Each candidate will be permitted one monitor at the polls. Polls are to be open from 7:00 A.M. to 7 P.M.

SECTION III

Voting shall be limited to property owners. Married owners get one vote per spouse. Single and widowed owners get one vote each. Corporations, partnerships, joint ventures, and any other multiple owner groups shall vote through the person designated on the record of the association to use the facilities. One vote if single and one for spouse if married. No property owner that is in arrears more than thirty days in respect to annual maintenance dues or assessments provided by the restrictions will be eligible to vote at any meeting of the property owners.

ARTICLE THREE – BOARD OF DIRECTORS

SECTION I

The affairs of management of the association shall be conducted by the Board of Directors consisting of seven Directors who shall have full authority to carry out the business of the association and to carry out all lawful acts necessary or proper except for those functions' contrary to these bylaws.

SECTION II

Four directors shall be voted in even numbered years for the term of two years. Those directors will be the directors of Maintenance, Restrictions, Community Activities, and the Secretary. Three directors will be voted on in odd numbered years for the term of two years and those directors are the directors of Architectural Control, Security and Treasurer. In order to be eligible to serve as director, one must be a property owner in good standing with the association and maintain his or her usual residence within the subdivisions of the Oak Trail Owners Association.

SECTION III

Each director shall be elected on the first Saturday in April by the largest number of total votes cast in person or by absentee ballot. Absentee ballots must be received by mail at the association office not later than the closing of the polls on the day of the election. Ballots shall be sealed in an unmarked envelope and then the ballot and the envelope shall be enclosed in an outside envelope on which the owner's name and address is written as the return address.

SECTION IV

The resignation of a board member will be accepted if.

Written notice is given.

The board member does not take his/her seat at the next regular board meeting after verbal resignation is given.

SECTION V

An appointment by the Board of Directors at the next scheduled meeting after a resignation is accepted will be made to replace any vacancy. The appointee will serve until the next general election. At the general election, the director's position will be filled by the person with the highest number of votes.

SECTION VI

At all meetings of the Board of Directors a majority of current directors but not less than three will constitute a quorum which shall be sufficient to carry out the business of the association except for those functions that are contrary to these bylaws. Meetings of the Board of Directors shall be held at the community center 3911 Oak Trail Drive, Oak Trail Shores, Granbury Texas 76048

SECTION VII

The chairperson of the Board of Directors shall be elected by the largest number of votes by the Board of Directors at the first meeting after the annual election of directors. The chairperson

shall be the spokesperson for the Board of Directors where so instructed by the board members.

SECTION VIII

No member of the association may be nominated for a position on the Board of Directors if that person is related by blood or by marriage to any director currently serving on the Board of Directors, has caused the association undue expense, or has a felony conviction No member of the association shall be appointed to fill a vacancy on the Board of Directors if that person is related by blood or marriage to any director currently serving on the Board of Directors, has caused the association undue expense, or has a felony conviction.

SECTION IX

Any director on the Board of Directors who is under investigation for wrongdoing as a director may be temporarily suspended from the Board of Directors of the association while the investigation is being conducted. If the director is not promptly removed for cause from the board, he/she shall promptly be reinstated.

SECTION X

All correspondence received at the office and addressed to the Board of Directors or to an individual board member shall be presented to the Board of Directors except correspondence to a board member which is stamped or otherwise noted as confidential or personal.

SECTION XI

Any lot transferred to the association in lieu of assessments or any reason shall be put up for public sell within ninety days of it being transferred to the association.

SECTION XII

Members of the Board of Directors will be required to check in with the office weekly to conduct business. Directors that fail to attend three meetings in a year or fail to check in with the office three times in a month without a bon-a-fide reason will automatically be removed

ARTICLE FOUR – OFFICERS

SECTION I

The officers of the association shall be.

President, Vice President of Security, Vice President of Restrictions, Vice President of Architectural Control, Vice President of Community Activities, Vice President of Maintenance, Treasurer, and Secretary to the Board.

They are elected by the Board of Directors. Any officer can be discharged by a quorum vote of the Board at a regular meeting if the announcement was made at the previous regular board meeting.

SECTION II

The Vice President of Community Activities shall be responsible for all activities concerning the community center.

ARTICLE FIVE – COMMITTEES

SECTION I

The president shall appoint committees and delegate authority to such committees as the board may deem proper.

SECTION II

The appointment of the nominating committee shall be made as stated in article two, section one of these bylaws.

ARTICLE SIX – MEETINGS

SECTION I

The largest number of the total votes cast by qualified voting property owners present at an annual property owners meeting shall decide any questions brought before such meeting except any changes to the restrictions in Oak Trail Shores and Oak Hills which have to be made in accordance with property code chapter 209 which says sixty seven percent of the entire community has to vote yes to the changes

SECTION II

Oak Trail Owners Association is not a governmental body as defined by the "open meeting law" of Texas, therefore not bound by it. The monthly and /or/ special meetings of the Board of Directors shall be held at the discretion of the directors. In the event that personal matters, litigation, or similar matters are on the agenda such matters may be discussed in executive session and thereafter any action taken, or decision reached shall be announced in the open meeting. Special meetings of the Board of Directors can be called at any time by any three members of the Board of Directors or by request of the president of the association.

SECTION III

Notifications of annual or special called property owners meetings shall be published on any association web pages and a public posting on the bulletin boards at the front and back gates and at the Oak Trail community center and each member shall be sent a written notice either by email or US mail, mailed to the members address shown on the records of the association.

ARTICLE SEVEN- ASSOCIATION BOOKS, RECORDS, AND FINANCE

SECTION I

The association currently has a computerized bookkeeping program. Due to the expense of acquiring and maintaining this system, no changes may be made to the program without approval of the majority of the Board of Directors at a regular or special meeting.

SECTION II

Any purchase made with association funds will require a receipt. The receipt shall be given to the person in charge of the association's bookkeeping and such receipt shall be maintained in the community center office for a period not less than seven years.

SECTION III

Any purchase of over Five Hundred Dollars will require approval by the majority of the Board of Directors with the exception of reoccurring monthly and annual fees such as but not limited to utilities and insurance. Any project or purchase over Two Thousand Dollars will require a minimum of three bids and majority approval by the Board of Directors.

SECTION IV

The Treasurer shall work closely with the bookkeeper on past annual dues, maintenance assessments, work on the annual budget, transfer of funds, and keep the Board of Directors

updated on all financial matters. The Treasurer will present or cause to be presented a written financial report to the board at each monthly meeting and annual meeting.

SECTION V

The association shall not pay any salary to any officer, director, or committee member of the association for services as such. The association may reimburse mileage to members of the Board of Directors, officers, employees, and other authorized persons for the use of their privately owned vehicle and or money spent by the above at the request of board members for purchases made with private funds for the association.

SECTION VI

The financial records of the association shall be audited by an internal committee appointed by the president consisting of three homeowners other than directors and the Treasurer every two years.

ARTICLE EIGHT - MISCELLANEOUS

SECTION I

The President shall be the Chief Executive Officer of the association reporting directly to the Board of Directors, but does not have a vote. The President shall preside over the meetings of the Board of Directors and the meeting of the property owners as required and shall sign all correspondence of the Secretary and the vice presidents. When the President is absent the chairperson of the board shall preside over the meeting but does not have his vote as a member of the board.

SECTION II

The Secretary shall keep or cause to be kept the minutes of all meetings and a complete list of all members of the board and their addresses and shall perform the duties required of a Secretary. After the previous month's minutes are approved each board member present shall initial the minutes.

SECTION III

The Vice President of maintenance shall be over all maintenance of the association's facilities, properties, and maintenance personnel.

The Vice President of Security shall be over all security of all subdivisions of the association and security personnel.

The Vice President of Architectural control shall be responsible for all applications and verifications of compliance with the restrictions of the association.

The Vice President of Restrictions shall be responsible for enforcing all restrictions concerning all subdivisions of the association.

SECTION IV

If a vacancy of a Vice President occurs, the board member representing said vice presidents' function shall take over the duties of said vice president until a replacement is approved by the Board of Directors

If a vice presidential vacancy occurs, the Board of Directors will replace the person with a majority vote at the next regular meeting.

SECTION V

If requested by a property owner in the audience a non-binding referendum vote will be taken from the floor at a regular meeting of the board

SECTION VI

No political speeches shall be authorized at any Board of Directors meeting and or annual meeting. All other non- association business will be conducted after the meeting is adjourned.

SECTION VII

No relative of any director or officer may be employed by Oak Trail Owners Association during the term of such director or officer.

SECTION VIII

After the President of the association appoints a bylaws committee these bylaws or any part hereof may be amended, nullified, or repealed only by a majority vote of the owners present and voting at any property owners meeting.

SECTION IX

Any communication with the IRS, Social Security, or TWC must be made by certified mail, also communications about penalties or court proceedings.

SECTION X

Personal files fall under the Privacy Act. No one will be allowed to check on another persons file without that persons permission. Only office personnel shall have access and only for Oak Trail Owners Association business.

SECTION XI

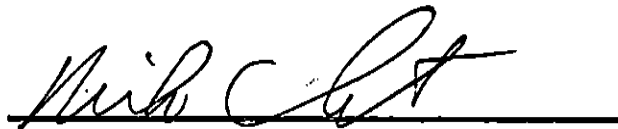
These bylaws supersede all others prior to 2024

**These bylaws were approved at the annual meeting March 2nd 2024 by a
unanimous vote of ~~19~~ for and 0 against
20**

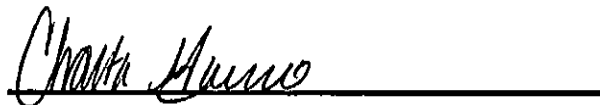
Directors

Chairman

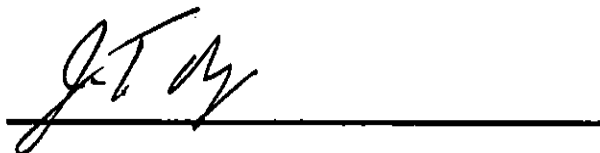




Architectural control



Activities



Security

Maintenance

Wendy Castlebury
Treasurer

Restrictions

Christina Craddock
Secretary

Neil Stanley Fisher

Notary- State of Texas

Neil

3/17/24

Date



NOTARY ACKNOWLEDGEMENT

State of Texas
County of Hood

This instrument is acknowledgement that Michael Choate Chairman of the Board for Oak Trail Shores owners association in the year of 2024 witnessed the signatures of Chanta Guerro, Jason Dawley, Wendy Castleberry, Cristina Cradduck and myself whom are all board members of Oak Trail shores Owners association in the year of 2024. The signatures are for the changes made to the bylaws of Oak Trail Shores Owners Association for Oak Trail Shores, Oak Hills and Lake Granbury Estates subdivisions which became effective March 2024

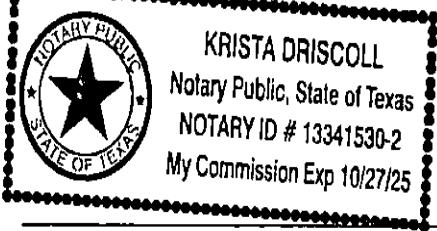
This instrument was acknowledged before me on 3/18/24 by Michael Choate, Chaيمان of the Board of Directors of Oak Trail Shores Owners Association a state of Texas corporation on behalf of said corporation

 personally known X Produced TXDL 09725321 as Identification

[Signature]

Mike Choate

Chairman of the board



Notary seal

[Signature]

Signature of Notary

Krista Driscoll

Printed name of Notary

281051

SUBDIVISION RESTRICTIONS
Section A -- Oak Trail Shores Subdivision

THE STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

That Western Resort Properties, Inc., a Texas corporation, the owner of Section A, Oak Trail Shores Subdivision, as shown by the plat thereof duly recorded in Volume _____, Page _____, Plat Records of Hood County, Texas, does hereby acknowledge, declare and adopt the following restrictions, which are hereby impressed on Section A of Oak Trail Shores Subdivision, and these restrictions and covenants shall run with the land:

1. There shall be established an Architectural Control Committee composed of three (3) members appointed by the undersigned (and/or by designees of the undersigned, from time to time) to protect the owners of lots in this Section against such improper use of lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and placement of attractive mobile homes thereon, with appropriate locations thereof on lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and, in general to provide adequately for a high type of quality of improvements in said property, and thereby to enhance the value of investments made by purchasers of lots therein.

The undersigned, the Architectural Control Committee, and the officers and members thereof shall not be deemed to have assumed any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Control Committee, or the officers and members thereof for damages which any grantee may sustain.

2. Subject to the provisions of numbered paragraphs 9 and 10 hereof, and except on lot Nos. 1, 2, 92, 93, 94, 137, 138 and 139, which lots are hereby designated as commercial and/or residential, all lots are restricted to use for single family residential and no building shall be erected or maintained on any residential lot in said Section other than a private residence, a private boathouse, and a private garage for the sole use of the owner or occupant.

3. Subject to the provisions of numbered paragraphs 9 and 10 hereof, (i) no used existing building or structure of any kind and no part of a used existing building or structure shall be moved onto, placed on, or permitted to remain on any lot, all construction must be of new material, except stone, brick, inside structural material, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Control Committee, and (ii) no tar paper type roof or siding materials will be used on any structure, and no sheet metal type of roof or siding materials will be used without written approval of the Architectural Control Committee on any structure. All buildings other than boathouses shall be completely underpinned, with no piers or pilings exposed to view. No natural drainage shall be altered, nor shall any drainage ditch, culvert, nor drainage structure of any kind be installed nor altered, nor shall any curb nor other such impediment to the free flow of water be installed nor altered, without prior written consent of the Architectural Control Committee.

4. No building exceeding two stories in height shall be erected on any lot, and each residence, subject to paragraph 9 hereof, shall have a minimum floor area as shown below, exclusive of porches, stoops, open or closed carports, patios or garages:

950 square feet on lots numbered 140; 565 thru 576; and 607 thru 616.

750 square feet on lots numbered 1 thru 88; 95 thru 136; 139, and 577 thru 606.

600 square feet on all other lots, except that minimum floor space and sizes of buildings on commercial lots and outdoor signs shall be as directed by the Architectural Control Committee.

5. No building, fence, or other structure or improvements shall be erected, placed or altered on any lot until two copies of the construction plans and specifications, including specifications of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. If construction is not commenced within eight (8) months of such approval, the approval shall be null and void unless an extension is granted in writing.

6. No fence shall be permitted to extend nearer to the street or the rear and front lot

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lines than the minimum setback line hereinafter provided in paragraph 7 in respect to buildings.

7. No building shall be located nearer to the side street line than 10 feet (exception: lot Nos. 295, 296, 542, 543 and 593, on which the setback shall be 5 feet), or nearer to the side lot line or rear lot line than 5 feet, except that where the rear lot line coincides with the Brazos River Authority boundary line for Lake Garbury, no minimum setback is imposed on the rear lot line. "Side lot line" as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by the undersigned to) the same person or persons and used as a single building site, shall thereafter mean each and/or either of the two outermost side lot lines considering said contiguous whole and/or fractional lots as one lot, if the combined width of said contiguous whole and/or fractional lots is at least 50 feet at the widest portion thereof, but no other use may be made of any lot or fractional lot to the extent it has been grouped to alter these minimum setback requirements. No building shall be located nearer to the front lot line than 10 feet.

8. No animals or birds, other than household pets, shall be kept on any lot.

9. No outbuilding or garage, other than a boathouse, shall be erected on any lot before a residence is constructed thereon, and no outbuilding, boathouse, basement or garage erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot, nor shall any residence of a temporary character be permitted. Camping on lots will be permitted until September 30, 1972, subject to permission from the Architectural Control Committee. On lots numbered 1 thru 88; 95 thru 136; 144 thru 234; 244 thru 338; 353 thru 434; 455 thru 532; 543 thru 564, mobile homes and structures or buildings adjacent or supplemental thereto may be placed and used upon any such lots only if same have been inspected by, and prior written approval of same has been granted by, the Architectural Control Committee, and said Committee may, as condition to its said approval, make any requirement which in its judgment is deemed proper, including the following requirements: (a) that the mobile home be of late model, 600 square feet in size minimum on lots 1 thru 88; 95 thru 136, and 500 square feet minimum on lots 144 thru 234; 244 thru 338; 353 thru 434; 455 thru 532 and 543 thru 564, is required, in good repair and of attractive design and appearance, and underpinned, with material approved by Architectural Control Committee, (b) that any mobile home not built by a commercial mobile home manufacturer be of design, appearance and quality comparable to those built by commercial manufacturers; otherwise, no mobile home shall be placed on any lot except that on any lot on which a residence has been constructed there may be parked one camper or travel type trailer of not more than twenty-five feet in length, but no trailer shall be occupied or used as a temporary or permanent residence while parked on said lot except during construction of a dwelling thereon, and (c) an approved septic tank must be installed prior to occupancy. Nothing in this paragraph prohibits the construction of a residence on lots referred to above in this paragraph provided paragraphs 3 and 4 are complied with.

10. Easements are reserved along and within the following number of feet of the rear lines of lots in this Section: (i) lots whose rear lines coincide with the Brazos River Authority boundary line, including channel lots, 0 feet, i.e., no easement; (ii) all other lots in this Section, 5 feet. Easements are reserved along and within 5 feet of the front lines and the side lines of all lots in this Section, except in respect to the front lines of waterfront and channel lots, such excepted lots being numbers 1 thru 88; 95 thru 140, and for such excepted lots said easements shall be along and within 6 feet of the front lot lines. Said easements established in the two next preceding sentences are for the construction, operation and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Lot Nos. 81, 152, 226, 252, 330, 362, 425, 464 and 523 have a 10' drainage easement along the south side of each lot upon which there shall be no construction which would impair the drainage capacity of the easement. To the extent neither said construction, operation nor maintenance of any of the items mentioned in the next preceding sentence has commenced along any respective lot, "side lines of all lots" as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by the undersigned to) the same person or persons and used as a single building site, shall thereafter mean each and/or either of the two outermost side lot lines considering said contiguous

whole and/or fractional lots as one lot, if the combined width of said contiguous whole and/or fractional lots is at least 50 feet at the widest portion thereof.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the easements as long as such lines do not hinder the construction of buildings on any lots in this Section.

The undersigned and/or their designees may, on any lot and/or lots then owned by them, construct, maintain, use and allow to be used by others, parks, swimming pools, playgrounds, community center buildings, sales offices, water wells and related pumping, storage, operation and maintenance facilities, and the like, and numbered paragraphs 2, 3, 4, 6 and 7 hereof shall not apply thereto.

11. No outside toilet or privy shall be erected or maintained in the Section. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform with the requirements of the Health Department of Hood County and the State of Texas.

12. Subject to the provisions of the last two sentences of this paragraph, as to each lot in this Section, an assessment is hereby made of (i) \$1.50 per month per lot the owner of which owns only one lot in said Section, and (ii) \$1.00 per month per lot in said Section in respect to lots of which two or more are owned by the same person but not to exceed \$4.00 per month as to the total of all lots owned by one owner in said Oak Trail Shores Subdivision for the maintenance and construction of swimming pools, parks, roads and other improvements in Oak Trail Shores Subdivision; "owner" as used in this sentence shall include also a purchaser from Western Resort Properties, Inc. of a lot in Oak Trail Shores Subdivision. The assessment shall accrue from the earlier of the date of the agreement for deed from Western Resort Properties, Inc. as seller to a purchaser or of the conveyance by Western Resort Properties, Inc. as grantor. Such assessment shall be and is hereby secured by a lien on each lot in this Section, respectively, and shall be payable to Oak Trail ~~Shores~~ Owners Association (a Texas non-profit corporation), its successors and assigns, the owner of said assessment funds, on March 31st of each year commencing in 1970, at which date in the year 1970 and in successive years said assessment lien shall conclusively be deemed to have attached, and there shall be no lien securing said assessment until March 31st of each such year. Said assessment lien shall be junior and subordinate to any lien which may be placed on any lot or any portion of any lot as security for any interim construction loan and/or any permanent loan for financing improvements on said lot, and/or any purchase money loan for any lot on which a dwelling or building complying with these restrictions has theretofore been constructed. Said assessment shall not accrue in respect to any lot during such time as the owner (or any person as purchaser from Western Resort Properties, Inc., under a contract to purchase then in force) of such lot, after having made written application for membership in said Oak Trail ~~Shores~~ Owners Association, is refused membership (or having been admitted is involuntarily expelled from membership) in said Association, it being understood that said swimming pool, park and recreational area are for the sole use and benefit of the members of said Association, their families and authorized guests. Commencing on the last Friday in April, 1973, Western Resort Properties, Inc., shall not be eligible for membership in said Oak Trail ~~Shores~~ Owners Association; no assessment shall be made against Western Resort Properties, Inc. at any time; assessments against lots owned by Western Resort Properties, Inc. shall accrue, and liens securing same may attach, only during such times as a contract to purchase said lots from Western Resort Properties, Inc. is then in force.

13. Any building, structure or improvement, commenced upon any lot shall be completed as to exterior finish and appearance, within six (6) months from the commencement date. No lot or portion of any lot shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials (except during construction of a building), and all lots shall be kept clean and free of any boxes, rubbish, trash, or other debris. The undersigned shall have the right to enter the property where a violation exists under this paragraph and remove the incomplete structure or other items at the expense of the offending party.

14. No lot shall be further subdivided except that fractions of lots may be separated to add to space of whole lots if the combination of whole and fractional lots is used as a single building site and if all other provisions of these subdivision restrictions are complied with. No

lot or any part of a lot shall be used for a street, access road or public thoroughfare without the prior written consent of the undersigned, its successors and assigns.

15. If the owner of any lot in said Section, or any other person, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Section to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation, or both.

16. Invalidation of any one or more of these covenants and restrictions by judgment of any Court shall in nowise affect any of the other covenants, restrictions, and provisions herein contained, which shall remain in full force and effect.

17. On waterfront lots where the rear lot line coincides with the Brazos River Authority boundary line for Lake Granbury, any construction of boat docks, piers or other structures below elevation 693 feet shall not be commenced until written permission has been received from the Brazos River Authority, Waco, Texas.

EXECUTED this 3rd day of ^{September} ~~August~~, 1969.

WESTERN RESORT PROPERTIES, INC.

ATTEST:

P. L. Loefer
Secretary

By

Clarence J. Spangler
Vice-President

STATE OF TEXAS)

COUNTY OF DALLAS)

s.s.

Before me, the undersigned, Notary Public in and for the County and State aforesaid, on this day personally appeared CLARENCE J. SPANGLER, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be Vice President of Western Resort Properties, Inc., who acknowledged to me that he executed the said instrument for the purpose and consideration therein expressed, and in the capacity therein stated, as his own free and voluntary act and deed and as the free and voluntary act and deed of Western Resort Properties, Inc., a corporation organized and existing under the laws of the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this - 3rd day of ^{September} ~~August~~, 1969.

Erlene Balduin
Notary Public, in and for Dallas County, Texas

My commission expires:
June 1, 1971

FILED FOR RECORD THIS THE 3 DAY OF Sept. 1969 AT 11:45 A.M.
RECORDED THIS 4 DAY OF Sept. 1969, AT 9:00 A.M.
BRUCE PRICE, COUNTY CLERK,
HOOD COUNTY, TEXAS

BY: Paul Price
DEPUTY

FILE 1072 PAGE 250

12610

AMENDED BYLAWS OF
OAK TRAIL OWNERS ASSOCIATION

ARTICLE ONE - MEMBERSHIP

SECTION I. Each property owner of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills, and each purchaser under contract to purchase one or more lots, shall be a member in the Oak Trail Owners Association. However, Western Resort Properties Inc. shall not be eligible for membership. Renters may be eligible to have access to facilities provided that the owner is a member in good standing. At the time of purchase of one or more lots in Oak Trail Shores Subdivision, to include Oak Hills, the purchaser agrees to pay each fiscal year (April thru March) his/her annual maintenance assessment as outlined for the Oak Trail Shores Subdivision, to include Oak Hills, Hood County, Texas, and any additional assessments as stated in Article Three until the termination of membership for any cause, whether by death or selling of the property. Upon termination, the rights and interest of the property of the owner in said association shall cease or revert to the heirs of the deceased.

SECTION II. All members and their families, including guests, shall have the right to use all the Association's facilities, including its swimming pools, parks, fishing piers, boat ramps, and community center in accordance with the terms and conditions set forth in the Association's rules which may from time to time be established or amended by the Association's board of directors. When membership is held by other than one individual and/or family; that is, a membership held by two or more persons, by a corporation, or by a firm partnership, the use of the Association's facilities shall be limited to one individual person and

the family of such individual person and the said individual shall be designated annually by such member on the books of the Association prior to using the facilities.

SECTION III. Property owners who are in arrears for more than thirty (30) days in respect to the annual maintenance assessemnt and/or special assessments set forth in the restrictions are not in good standing with the Association and shall not be eligible to use the Association's facilities.

ARTICLE TWO - ANNUAL MEETING AND ELECTIONS

SECTION I. The annual meeting is to be held on the first Saturday in March. The Candidates for directorship are to be nominated at this time. The President of the Association shall appoint a nominating committee at the regular December board meeting. The nominating committee should attempt to nominate at least two people for each office that will be open. Notice shall be posted at front and back gates and at the community center at least forty-five (45) days prior to the annual meeting stating that the nominating committee is soliciting candidates for the board.

SECTION II. The annual voting is to be held on the first Saturday in April at the community center, 440-B Oak Trail Drive, Oak Trail Shores Subdivision, Granbury, Texas. Each candidate will be permitted one monitor at the polls. Polls are to be open from 7:00 a.m. to 7:00 p.m.

SECTION III. Voting shall be limited to property owners. Married owners get one vote per spouse. Single and widowed owners get one vote each. Corporations, partnership, joint ventures and other multiple owners shall vote through the person designated on the records of the Association

to use the facilities, get one vote if single, one per spouse if married. No property owner who is in arrears of more than thirty (30) days in respect to the annual maintenance assessment set forth in the restrictions of record of the Oak Trail Shores Subdivision shall be eligible to vote at any meeting of the property owners.

ARTICLE THREE - ADDITIONAL ASSESSMENTS

SECTION I. The Board of Directors, by a vote of at least five (5) members of the board plus the approval of at least two-thirds (2/3) of the membership, present and voting at the annual meeting or special called meeting, after notification to each property owner as set forth in Article Seven, Section Three hereof, may assess additional dues or assessments.

ARTICLE FOUR - BOARD OF DIRECTORS

SECTION I. The affairs and management of the Association shall be conducted by a Board of Directors consisting of seven directors, which shall have full authority to carry out the business of the Association and to do any and all lawful acts necessary or proper thereto, except those functions contrary to these bylaws.

SECTION II. Four directors shall be elected to the Board of Directors in even-numbered years for a term of two (2) years. Three directors shall be elected to the Board of Directors in odd-numbered years for a term of two (2) years. In order to be eligible to serve as a director, one must be a property owner in good standing with the Association, and maintain his or her usual residence within the Oak Trail Shores Subdivision.

SECTION III. Each director shall be elected on the first Saturday in April by the largest number of the total votes cast in person or by

absentee ballot. Absentee ballots must be received by mail at the Association office not later than the closing of the polls on the day of the election. Ballots shall be sealed in an unmarked envelope and then the ballot and the envelope shall be enclosed in an outside envelope on which the name and address of the owner is written as the return address.

SECTION IV. When a board member fails to attend three (3) consecutive monthly meetings without a bonafide reason, the board member may be reprimanded or replaced by the remaining board of directors by a unanimous vote at the next monthly meeting.

SECTION V. A resignation of a board member will be accepted, if (a) written notice is given, or (b) the board member does not take his/her seat at the next regular board meeting after a verbal resignation is given.

SECTION VI. An appointment by the board of directors at the next scheduled meeting after a resignation is accepted, will be made to replace any board vacancy. The appointee will serve until the next general election or until the unexpired term expires, whichever comes first. If filled by election the regular director positions shall be filled first by the persons receiving the largest number of votes each. The person or persons receiving the next highest number of votes after filling the regular director positions shall fill any unexpired term or terms.

SECTION VII. A majority of the directors shall constitute a quorum at any meeting and shall be sufficient to carry out the business for the association except those functions that are contrary to these

bylaws. Meetings of the board of directors are to be held at the community center, 440-B Oak Trail Drive, Oak Trail Shores Subdivision, Granbury, Texas 76048.

SECTION VIII. The chairperson of the board of directors shall be elected by the largest number of votes by the board of directors at the first meeting after the annual election of directors. The chairperson shall be the spokesperson for the board of directors, where so instructed by the board members.

ARTICLE FIVE - OFFICERS

SECTION I. The officers of the Association shall be a president, vice-president of security, vice-president of restrictions, vice-president of architectural control, vice-president of community activities, vice-president of maintenance, treasurer, and secretary to the board, elected by the board of directors. Any officer may be discharged by a quorum vote of the board at the regular scheduled meeting, if an announcement is made at the previous month's regular board meeting.

SECTION II. If a vacancy of a vice-president occurs, the board member representing said vice-president's function shall take over the duties of said vice-president until a replacement is approved by the board of directors.

SECTION III. If a vice-president vacancy occurs, the board of directors will replace the person with a majority vote at a regular meeting.

SECTION IV. The president shall be the chief executive officer of the association reporting direct to the board of directors, but does not have a vote. The president shall preside over the meetings of the

board of directors and meetings of the property owners as required, and still sign all correspondence of the secretary and the vice-presidents. When the president is absent, the chairperson of the board shall preside over the meeting, but does not lose his vote as a member of the board.

SECTION V. The secretary shall keep, or cause to be kept, the minutes of all meetings and a complete list of all members of the board and their addresses and shall perform duties required of a secretary. After the previous months' minutes are approved, each board member present shall initial the minutes.

SECTION VI. The treasurer shall work closely with the bookkeeper on past due annual maintenance assessments, work on the annual budget, transfer of funds, and keep the board of directors posted on all financial matters. The treasurer shall be bonded. The treasurer shall present or cause to be presented a written financial report to the board at each monthly meeting and annual meeting.

SECTION VII. The vice-president of maintenance shall be over all maintenance of the association's facilities and properties and maintenance personnel.

SECTION VIII. The vice-president of security shall be over all security of oak trail shores subdivision and security personnel.

SECTION IX. The vice-president of architectural control shall be responsible for all applications and verifications of compliance with Oak Trail Shores Subdivision restrictions.

SECTION X. The vice-president of restrictions shall be responsible for enforcing all restrictions concerning Oak Trail Shores Subdivision.

SECTION XI. The vice-president of community activities shall be responsible for all activities concerning the community center.

ARTICLE SIX - COMMITTEES

SECTION I. The president shall appoint committees and delegate authority to such committees as the board may deem proper.

SECTION II. The appointment of the nominating committee shall be made as stated in Article Two, Section I of these bylaws.

ARTICLE SEVEN - MEETINGS

SECTION I. The largest number of the total votes cast by qualified voting property owners present at a property owners meeting shall decide any question brought before such meeting, except that pertaining to additional assessments as stated in Article Three. Respective property owners may have such number of votes as provided in Article One, Section III above.

SECTION II. The monthly and/or special called meetings of the board of directors shall be held at the discretion of the directors, utilizing the same procedures set forth in the "Open Meeting Law" of Texas. In the event that personnel matters, litigation or similar items are on the agenda, such items may be discussed in executive session and thereafter any action taken or decision reached shall be announced in the open meeting. Special meetings of the board of directors shall be called at any time by any three members of the board of directors or by request from the president of the Association.

SECTION III. Notification of annual or special called property owners meetings shall be published in the local press (Hood County News and Granbury Tablet), public posting at the bulletin board at the front

gate and back gate and at the Oak Trail Shores Community Center, and each member shall be sent a written notice by U. S. Mail, postage prepaid, mailed to the member's address as shown on the records of the association.

ARTICLE EIGHT - MISCELLANEOUS

SECTION I. After the president of the association appoints a bylaws committee, these bylaws or any part hereof may be amended, modified or repealed only by a majority of owners present and voting at any property owners meeting.

SECTION II. Unless otherwise required by statute, the Articles of Incorporation, and/or by these bylaws, any notice required to be given shall not be deemed to be a personal notice. See Article Seven, Section III above.

SECTION III. If requested by a property owner in the audience, a non-binding referendum vote will be taken from the floor at the regular meeting of the board.

SECTION IV. No "political" speeches shall be authorized at any board of directors meetings and/or annual or special called meeting. All other non-association business will be conducted after the meeting adjourns.

SECTION V. The Association shall not enter into any contract to pay, and shall not pay any salary to any officer, director, or committee member of the Association for services as such. However, the Association may reimburse mileage to members, board of directors, officers, employees, and other authorized persons for the use of their private owned vehicle and/or monies spent by the above at the request of the board members for purchases made from private funds for the association.

VAL 1072: 958

SECTION VI. These bylaws supercede all others.

ADOPTED this 2 day of March, 19 84

President

Natasha Hobart for Traci Johnson
Secretary

By-Laws Committee

Natasha Hobart
John Fletcher
E. T. Mackey
Earlene Phillips
Gene Dawdy
W. A. Roberson
Betty Bullard

DIRECTORS:

Ron W. Gordon
Harland R. Jordan Sr
Coy D. Wade
Albert Walters
Joseph H. Alexander
John R. Johnson
Billy Ray Jones

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HOOD

BEFORE ME, the undersigned authority, on the day personally appeared
Natasha Hobart T.G. Roberson Albert Walters
John Fletcher Betty Bullard Joseph H. Alexander
E.T. Mackey Don W. Gosdin John R. Johnson
Earlene Phillips Harland R. Jordan Billy Ray Jones
Gene Dawdy Coy D. Wade

Known to me to be the persons whose names are subscribed to the foregoing instrument,
and acknowledged to me that they executed the same for the purposes and consideration
therein expressed.

Given under my hand and seal of office this 28th day of September A.D. 1984

Anne McDonald
Notary Public in and for Hood County,
Texas

1072-958

FILED FOR RECORD
AT 2:30 P.M.

SEP 28 1984

Angenette A. Miles

Clerk County Court, Hood County, TX.

STATE OF TEXAS }
COUNTY OF HOOD }

I hereby certify that this instrument was FILED on the date
and at the time stamped herein by me and was duly RECORDED
on 10-01-84 in the Volume and Page of the Real
RECORDS of Hood County, Texas, as stamped herein by me.



Angenette A. Miles

County Clerk, Hood County, Texas

Oak Trail Owners Assn
440 B. Oak Trail DTS
Granbury, Tx 76048