



BYLAWS OF
STARBOARD LANE ROAD MAINTENANCE ASSOCIATION

ARTICLE I.

NAME, LOCATION AND PURPOSE

1. The name of the organization shall be the Starboard Lane Road Maintenance Association (the "Association"), a Texas non-profit corporation.
2. The first "road" being Starboard Lane being all that certain 60 foot wide strip of land out of and a part of Lots 2 and 3, Block 13 a distance of (1,765.96 feet) and Lots 2 and 3, Block 14 a distance of (1,784.04 feet) of the Beatty's Subdivision in the W.K. Wilson League, Galveston County, Texas. The second "road" being Dirrick Drive being all that certain 60 foot wide strip of land out of and a part of Lots 3 and 4 of Block 14 a distance of (415.75 feet) of the Beatty's Subdivision in the W. K. Wilson League, Galveston county Texas. The third "road" being Lighthouse Lane being all that certain 45 foot wide strip of land out of and a part of Lot 1 of Block 13 a distance of (50 feet) and Lot 4 of Block 14 a distance of (404.19 feet) of the Beatty's Subdivision in the W. K. Wilson League, Galveston County, Texas.
3. The purposes of this civic, non-profit, non-partisan corporation shall improve and maintain the roads known as "Starboard Lane, Dirrick Drive, and Lighthouse Lane", curbs, drainage, traffic control to address speeding, excess volume and type of vehicles in the subdivision, traffic noise and vibrations, and any other road related issues as determined by the Board of Directors.
4. The Association shall be operated exclusively for such purposes as stated above. No part of the earnings of the Association shall inure to the benefit of any director, officer, or member of the Association or any private individual.

ARTICLE II.

MEMBERSHIP, VOTING, DUES AND QUORUM

1. Every person or entity who is a record owner of a fee simple title or undivided fee interest in any tract of land that accesses their property by the roadway known as "Starboard Lane" shall be a member of the Association. There shall be no issuance of any certificate of any nature, but this ownership shall vest automatically on the purchase of any such lot.
2. Initial Membership dues of \$2,400.00 are due and payable to the Association at the time of closing on property. (Applies to all property purchased after January 1, 2002). Property owners may have a maximum of 2 deliveries per year with no additional fee assessed for road damage due to usage. A delivery is defined as items requiring box trucks, dump trucks, or specialized delivery vehicles above what cannot fit in a pickup truck or trailer rated 3000 pounds or less.

Additional deliveries over 2 per year will require a non-refundable 10% of total cost of delivery fee payable to the Association to cover damage visible or not visible to the roads. Receipts, provided by the property owner, will be required to prove total cost of delivery to the Board of Directors. Failure to provide receipts will result in a \$1000.00 fine billed to the property owner. The 10% fee will be waived for permitted construction where the permit is obtained within 12 months of closing on property. (With the exception of Attachment A by and between the Starboard Lane Road Association, Board of Directors and Dwayne Vickory dated June 1, 2002).

3. The Membership year shall be from January 1st through December 31st. The rate at which each property owner will be assessed will be determined annually, and may be adjusted from year to year by the Association based on the needs or requirements outlined in Article 1.3. The purpose of creating a fund, known as the "maintenance fund" will be to cover costs associated with items listed in Article 1.3. Additional funds maybe required from time to time and require assessing property owners' their proportionate share to cover costs associated with "Special" projects. "Special" projects require a majority vote from all members in good standing. An assessment which is not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the Association may bring an action at law against the Owner personally obligated to pay the same or will be subject to a lien against the property, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the "common areas" or by abandonment of his property.
4. Each member in good standing (no outstanding unpaid assessments) of the Association shall be entitled to one vote on each matter brought before the Association. Members may vote in person or by proxy. The proxy must be signed and dated by the absent member, and shall become a part of the record of the vote. The members present at any regularly scheduled membership meeting or special meeting shall constitute a quorum.
5. A minimum of one membership meetings per year shall be conducted. A reasonable attempt shall be made to notify the residents of the date, time and location of membership meetings. Special meetings may be scheduled on any day of the month, at the discretion of the Board of Directors.

ARTICLE III.

OFFICERS

1. The officers of the Association shall be a president, vice president, a secretary, and a treasurer. All officers must be members of the Association.
2. Officers shall be nominated by a nominating committee and /or by nomination from the floor at the annual meeting to be held in November of each year. Officers shall then be elected by a majority vote of the members present at the annual meeting. The nominating committee shall first consider the person holding the office of vice president as its nominee for the office of

2. The four members-at-large shall be nominated by a nominating committee and/or by nominations from the floor at the annual meeting to be held in November of each year. The Board of Directors shall then be elected and ratified by a majority vote of all members present at the annual meeting.
3. The Board of Directors shall have the power to conduct the business and manage the affairs of the Association on behalf of the membership between the regular meetings.
4. Regular meetings of the Board of Directors shall be as decided by the Board of Directors at its first meeting each fiscal year and no further notice shall be given. Special meeting of the Board of Directors may be called by any Director upon 24 hours notice to all Directors.
5. A quorum of the Board of Directors shall consist of a majority of the Board.

ARTICLE V

STANDARD AUTHORITY

The rules contained in Robert's Rules of Order, Revised, shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with the bylaws.

ARTICLE VI

COMMITTEES

The Board of Directors of the Association shall nominate members to form committees as deemed appropriate in carrying out a purpose.

ARTICLE VII

AMENDMENTS

Amendments to these by-laws (and removal of officers) may be accomplished in the following manner: (1) at any general membership meeting, a majority vote of those present shall determine that a revision shall be considered and (2) the proposed revision shall be enacted if it receives two-thirds (2/3) majority vote of the members present at that general meeting.

ARTICLE VIII

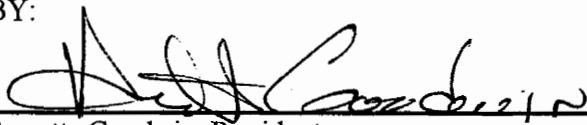
DISSOLUTION

If the Association is dissolved, at the time of dissolution, shall be dedicated to a public body or to a successor not-profit organization with similar purposes.

Voted and passed my majority vote of Board of Directors on July 23, 2002.

ARTICLES OF INCORPORATION AND BYLAWS OF
STARBOARD LANE ROAD MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS

BY:



Annette Goodwin, President



José Castro, Vice President



Wade Bostick, Secretary



David Matties, Treasurer



Terri Spruiell, Historian



STATE OF Texas
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

Annette Goodwin, Joe Castro, Wade Bostick, David Mathis, & Teri Spruell
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ARE THE OWNER(S) OF THE ABOVE NAMED BUSINESS AND THAT HE SIGNED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

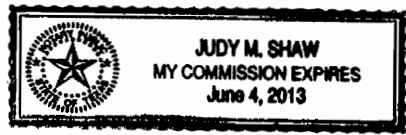
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON 2/9/12

(SIGNATURE) Judy M Shaw

(SEAL)

Judy M Shaw
PRINTED OR STAMPED NAME OF NOTARY

COMMISSION EXPIRES 6/4/13



STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ARE THE OWNER(S) OF THE ABOVE NAMED BUSINESS AND THAT HE SIGNED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON _____

(SIGNATURE) _____

(SEAL)

PRINTED OR STAMPED NAME OF NOTARY _____

COMMISSION EXPIRES _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ARE THE OWNER(S) OF THE ABOVE

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan

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March 02, 2012 09:03:32 AM

FEE: \$40.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS