

AP
Amendments

BY-LAWS

OF

CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The initial registered office of the corporation shall be located at 13600 Murphy Road, Stafford, Texas, but meeting of members and directors may be held at such places within the State of Texas, County of Harris or County of Fort Bend, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any tract, or portion of a tract, which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean that portion of the property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first tract is described as follows: All of the properties covered by the Declaration and the building, structures and improvements thereon, SAVE AND EXCEPT the ten (10) Building Sites described in Exhibit II of said Declaration and shall include for example, but not by way of limitation, all recreational facilities, community facilities, landscaping, pipes, wires, conduits and other public utility lines situated thereon.

Section 5. "Tract" shall mean and refer to that portion of any of the ten (10) Building Sites (except the Common Area) on which there is or will be constructed a quadraplex of single family dwelling units which may be individual

and separately owned. For all purposes hereunder it shall be understood and agreed that said 10 Building Sites constitute forty (40) quadrplex tracts and Declarant shall be the owner of all of said 40 tracts, SAVE AND EXCEPT only those particular tracts which Declarant conveys in fee simple title by recordable deed from and after the date hereof. "Quadrplex" shall mean four single family residence units joined together by a common wall, or walls and/or roof and/or foundation.

Section 6. "Declarant" shall mean and refer to U. S. HOME CORPORATION OF TEXAS, its successors and assigns if such seccessors and assigns should acquire more than one undeveloped tract from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded or to be recorded in the office of the County Clerk in Harris County, Texas.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thersafter, at the hour of 7:00 P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage pre-paid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his tract.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one director for a term of one year, two directors for a term of two years and two directors for a term of three years; and at each annual meeting thereafter the members shall elect the director(s) for a term of three years to fill each expiring term.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be elected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors

shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall on a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct

of the members and their guests thereon, and to establish penalties for the infraction thereof;

- (b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period to not exceed 60 days for infraction of published rules and regulations:
- (c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) engage the services of a manager, an independent contractor, or such employees as it deems necessary, and to prescribe the conditions, compensation and duties of their work. Such power shall include authority to enter into management agreements with other parties to manage, operate or perform all or any part of the affairs and business of the Association.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
- (b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
 - (1) fix the amount of the annual assessment against each tract at least thirty (30) days in advance of each annual assessment period; and
 - (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

- (3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
- (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the Common Area to be maintained;
- (h) cause the exterior of the tracts to be maintained;

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board from time to time may, by resolution, create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at

any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

- (a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

- (b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

- (c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

- (d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year;

and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent (6%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, 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 nonuse of the Common Area or abandonment of his tract.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION, INC.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting

of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION, INC., have hereunto set our hands this 5th day of September, 1972.

Charles Monaco
Charles Monaco

Larry Shultz
Larry Shultz

Harlan E. Smith
Harlan E. Smith

George H. Matters
George H. Matters

Ronald W. Chapman
Ronald W. Chapman

THE STATE OF TEXAS

COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in and for Harris County, Texas, do hereby certify that on this day, the 5th day of September, 1972, personally appeared before me, CHARLES MONACO, LARRY SHULTZ, HARLAN E. SMITH, GEORGE H. MATTERS and RONALD W. CHAPMAN, who, each being by me first duly sworn, personally declared that he is one of the persons who signed the foregoing document as a member of the Board of Directors, and that the above is a true and correct statement of the By-Laws adopted by said Board.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary D. Kerilmon
Notary Public in and for Harris County, Texas

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am duly elected and acting Secretary of the CROWN COLONY WEST
PATIO HOME HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, and,
THAT the foregoing By-Laws constitute the original By-Laws of said Association,
as duly adopted at a meeting of the Board of Directors thereof, held on the
5th day of September, 1972.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day
of September, 1972.

Ronald E. Chet
Secretary

Other than the Amendment as above set forth, the original CROWN COLONY WEST PATIO HOUSES Restrictions, recorded under Document File No. D663340 and at Film Code No. 148-37-0778 et seq. of the Official Public Records of Real Property of Harris County, Texas, shall continue in full force and effect.

EXECUTED this 26th day of September, 1972.

U. S. HOME CORPORATION OF TEXAS

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Walter J. Boyd
Assistant Secretary

By Charles Monaco
Charles Monaco, President

THE STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles Monaco, President of U. S. HOME CORPORATION OF TEXAS, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of September, 1972.



Bonta Walker
Notary Public in and for
Harris County, T E X A S

BONTA WALKER
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977

1972 SEP 27 AM 10 28

RECORDED
COUNTY CLERK
HARRIS COUNTY, TEXAS

Return to:

RONALD W. CHAPMAN

150-39-0397

Handwritten initials/signature

AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
CROWN COLONY WEST PATIO HOMES

1cc

THE STATE OF TEXAS |
COUNTY OF HARRIS |

KNOW ALL MEN BY THESE PRESENTS:

THAT certain restrictions, reservations and covenants have been previously filed as CROWN COLONY WEST PATIO HOMES Restrictions, recorded under Document File No. D663340 and at Film Code No. 148-37-0778 et seq. of the Official Public Records of Real Property of Harris County, Texas, covering the property described therein.

THAT this Amendment to the above referred to Restrictions shall be effective as of this date, and that these Restrictions are amended in the following respects only, and none other:

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I.

THAT under Article VIII (Use Restrictions) there shall be deleted Paragraph 14, which reads as follows, to-wit:

"Section 14. No vehicle shall be parked on streets or driveways so as to obstruct ingress and egress by Owners of tracts, their families, guests and invitees except for the reasonable needs of emergency, construction, or service vehicles for a time limited to as briefly as possible. For a period not to exceed forty-eight (48) hours, family, guests and invitees of Owners of tracts may park their vehicles in the guest parking areas provided on the properties. Guest parking areas are not intended for use by the Owner of tracts for parking or storing boats, trailers, camping units, or any personal vehicles and the Board"

II.

THAT the following paragraph shall be substituted therefor in all respects:

"Section 14. No vehicle shall be parked on streets or driveways so as to obstruct ingress and egress by Owners of Tracts, their families, guests and invitees except for the reasonable needs of emergency, construction, or service vehicles for as brief a time as possible. Family, guests and invitees of Owners of Tracts may park their vehicles in the guest parking area that is nearest the overhead garage door to their individual Tract. Guest parking areas are not intended for the use by Owners of the Tracts for parking or storing boats, trailers, camping units or any other type vehicle other than personal, and the Board of Directors may insure the proper use of said areas in such legal manner as it deems necessary."

Handwritten mark

AMEND

J446079

078-87-0830

lee

CROWN COLONY WEST

ARTICLE VIII

AMENDED

04/05/84 00176016 1446079 \$ 5.00

Section 14

No vehicle shall be parked on street so as to obstruct entrance to driveway, Apron Entry Way or Driveway, except for reasonable need of emergency and as may be limited by the Board of Directors of the Association. Parking inside the court areas is not intended for the use by its owners, leasees or guests for recreational vehicles, boats, trailers, camping units, vehicle repair or derelict vehicles or storage of any other Articles. The Board may stipulate areas in the Common Driveway that an additional vehicle may be parked on an overnight basis, which would not obstruct common usage. The front units may park their vehicles as close to the Entrance Wall and next to the unit wall. The rear units may use the extreme west end of the driveway for overnight parking. This area is still designated for guest parking and should not be construed in any manner as a definite assigned parking area of these owners and leasee. The Association shall have the right to require removal of obstructions in the common driveway which inhibit ingress and egress by owners of the tract, their families, guests, and invitees. The Association parking and storage rule violations, will be noted and the owners given 48 hours to correct the problem. After the notice to remove the obstruction, the Association may take whatever steps are necessary to remedy the situation. The owner will be responsible for any and all cost incurred by the Association in this corrective action. The same provision set forth, and relative to the driveway, also are applicable in regard to other Association common areas, in that they can not be used for storage, sales or vehicle parking. Emergency removal of obstruction from the common area shall not need notice to homeowners.

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FILED

APR 5 12 29 PM 1984

Christina B. ...
COUNTY CLERK
HARRIS COUNTY, TEXAS

Ret

Crown Colony West Patio
Homeowners Association
P.O. Box 111
Alief, Tx.
77411

078-87-0832

STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on

APR 5 1984



Quita Rodheaver
COUNTY CLERK,
HARRIS COUNTY, TEXAS

078-87-0831

CERTIFICATION

THE UNDERSIGNED PRESIDENT AND SECRETARY OF THE CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION DO HEREBY CERTIFY THAT SUCH AMENDMENT HAS BEEN APPROVED BY VOTE OR WRITTEN CONSENT OF A MAJORITY OF THE PERCENTAGE OF VALUES ASSIGNED TO THE OWNERS IN THE CROWN COLONY WEST PATIO HOME HOMEOWNERS ASSOCIATION.

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SIGNED THIS 28th DAY OF March, 1984.

Cecil M. Bayne
PRESIDENT
Cecil M. Bayne

Ninnette Webber Ninnette Webber
SECRETARY

State of Texas ;

County of Harris :

This instrument was acknowledged before me 4/5/84 (date)
by Cecil M. Bayne & Ninnette Webber (name or names of person or persons acknowledging).



Jacqueline Frye
Notary Public in and for Harris County
The State of TEXAS

Printed name of notary

JACQUELINE FRYE
Notary Public in and for
Harris County, Texas