

**2015 AMENDED BYLAWS OF  
TRINITY PLANTATION HOMEOWNER'S ASSOCIATION**

**ARTICLE I  
DEFINITIONS**

1. Association. "Association" shall mean and refer to Trinity Plantation Homeowner's Association, a non profit corporation organized under the laws of Texas, its successors and assigns.
2. Common Facilities. "Common Facilities shall mean the roads, street lights, parks, and entrance features of the Subdivision, and landscaped areas established by the Developer for use as Common Facilities.
3. Developer. "Developer" shall mean Trinity County Land Development Company, L.P., its successors and assigns.
4. Directors. "Directors" shall mean and refer to any duly elected or appointed member of the Board of Directors.
5. Electronic ballot. "Electronic ballot" means a ballot: (a) given by: (1) e-mail; (2) facsimile; or (3) posting on an Internet website; (b) for which the identity of the property owner submitting the ballot can be confirmed; and (c) for which the property owner may receive a receipt of the electronic transmission and receipt of the owner's ballot. (Source: Section 209.00592 (d), Texas Property Code).
6. Lot. "Lot" shall mean any residential lot in Section 1, 2, 3, 4, and/or 5 of the Subdivision, and identified in the document filed of record, identified herein, and on record with the Trinity County Clerk.
7. Maintenance Charge. "Maintenance Charge" shall mean the periodic charge collected by the Association, for each Lot in the Subdivision for the Purpose of maintaining and improving the Subdivision.
8. Maintenance Fund. "Maintenance Fund" shall mean the amounts collected from time to time by the Association, upon payment of Maintenance Charges by the Owners.
9. Owner. "Owner" shall mean any owner of any Lot in the Subdivision.
10. Member. "Member" or "Members" shall mean and refer to the Developer and all those Owners who are members of the Association as provided in Article VI, Section 6.04 of the Restrictions.
11. Plats. "Plats" shall mean the plat of the subdivision for Section 1 recorded in Cabinet A,

Slide 252, Section 2 recorded in Cabinet A, Slide 279, Section 3 recorded in Cabinet A, Slide 348, Section 4 recorded in Cabinet A, Slide 348, and Section 5 recorded in Cabinet A, Slide 352, Map Records of Trinity County, Texas.

12. Restrictions. "Restrictions" shall mean the 2010 Restated, Amended and Consolidated Reservations, Restrictions and Covenants for Sections 1, 2, 3, 4, and 5 for the Trinity Plantation Subdivisions filed at Vol. 879, pages 734, et seq., Official Public Records of Trinity County, Texas.
13. Subdivision. "Subdivision" shall mean the Trinity Plantation Subdivision and The Plantation Subdivision, Trinity County, Texas, as shown on the respective Plats, including Sections 1, 2, 3, 4 and 5 (and sometimes referred to as Sections A, B, C, D, and E) and as identified by the Restrictions.
14. The Plantation. "The Plantation" shall mean all of the subdivision known as The Plantation, including all lots, reserves and common areas, as shown on the Plats, and including Sections 1, 2, 3, 4 and 5.

## ARTICLE II Location

1. Principal Office Location. The principal office of the Association shall be located within Trinity County, Texas, and until a formal office is established in the Subdivision, the physical address shall be at the law office of Evans and Kitchens, LLP, 141 S. Main Street, Groveton, Texas, or at such address the Board of Directors shall determine.
2. Mailing Address. The mailing address of the Association is P.O. Box 1660, Trinity, Texas 75862. , or at such other address the Board of Directors shall determine.

## ARTICLE III Membership

1. Membership Qualification. Every person or entity who is an Owner of a Lot shall be Members of the Association, provided that any such person or entity who holds such interest merely as security for the performance of obligation shall not be a Member.
2. Membership Rights Dependent on being in Good Standing. Except as provided for by Section 209.0059(a) of the Texas Property Code, the rights of membership are subject to the payment of assessments and special assessments required by the Restrictions and/or as may be levied by the Association. The obligation of payments thereof is imposed against each Owner and becomes a lien upon the property against which such assessments are made as

provided in the Restrictions.<sup>1</sup>

3. Suspension of Membership Rights. Except as provided for by Section 209.0059(a) of the Texas Property Code, the membership rights of any person whose interest in the Subdivision is subject to assessments under the Restrictions may be suspended by action of the Board of Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored. If such Member is not current by June 1 of any year, then that Member shall not be entitled to vote at the annual meeting of the members and shall be deemed to have his rights and privileges automatically suspended until such member has paid all assessments current.

#### ARTICLE IV Membership and Voting Rights

1. One Class of Members. The Association shall have only one class of voting members.
2. Number of Votes. Every member shall have the right to cast one (1) vote **regardless of the number of lots such member owns.** for each Lot in the Subdivision in which they hold the interest required for membership by these Restrictions. Either the husband, wife, or bona fide head of the household may cast the vote(s) to which the Member is entitled to vote. Proxy votes may be cast pursuant to the provisions concerning same delineated in these Bylaws.
3. Eligibility to Vote. To be entitled to vote, a member must hold record title to the Lot(s) the member owns, be current in payment of all maintenance fees due by June 1 of each year prior to the annual meeting of the Association.
4. Record Date. For the purpose of determining members entitled to notice or to vote at any meeting of the members or any adjournment thereof, the Record Date shall be the date on which notice to the meeting is mailed. The Record Date shall not be a date before June 1 of each year.
5. Voting in Person or by Proxy. A member may vote in person or, unless otherwise provided by the certificate of formation or bylaws or proxy executed in writing by the member or the member's attorney-in-fact. If voting by proxy, the proxy shall be executed in writing by the member, setting forth such member's designation of his attorney and proxy to act in his behalf at any meeting designated therein. Each such proxy shall be filed with the secretary prior to or at the commencement of the meeting at which said proxy is to be

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<sup>1</sup> At the current time, the Section 209.0059 (a) Texas Property Code provides that "a provision in a dedicatory instrument that would disqualify a property owner from voting in an association election of board members or on any matter concerning the rights or responsibilities of the owner is void."

used.

6. Proxies. Unless otherwise provided by the proxy, a proxy is revocable and expires 11 months after the date of its execution. A proxy may not be irrevocable for longer than 11 months.
7. Voting by Mail, Facsimile Transmission and/or Electronic Message. If authorized by resolution of the Board of Directors for any specific matter that can be voted on, a member vote on any matter may be conducted by mail, by facsimile transmission, by electronic message (i.e. e-mail), or by any combination of those methods.

#### ARTICLE V

##### Property Rights and Rights of Enjoyment of Common Property

1. Right to use Common Facilities. Each Member shall be entitled to the use and enjoyment of the Common Facilities, subject to the Restrictions and any rules and regulations governing the use of the Common Facilities.
2. Delegation of Rights of Enjoyment. Any Member may delegate his right of enjoyment in the Common Facilities to the members of his family who reside in the Subdivision and such guests as are allowed by the rules and regulations to promulgated pursuant to Section 5.33 of the Restrictions. Such Member shall notify the Secretary in writing of the name of any such person and the relationship of the Member to such person. The rights and privileges of such person are subject to suspension under Article III, Section 3 hereof, to the same extent as those of the Member.

#### ARTICLE VI

##### Association Purposes and Powers

1. Purpose of Association. The purposes for which the Association is organized are:
  - a. To be a property owners association as defined by the Texas Property Code, and shall discharge the duties and obligations of a property owners association in interpreting and enforcing the deed restrictions applicable to the TRINITY PLANTATION Subdivision, consisting of Sections 1, 2, 3, 4, and 5, according to the plats of said subdivision recorded at the Map Records of Trinity County, Texas as follows: Section 1 recorded in Cabinet A, Slide 252, Section 2 recorded in Cabinet A, Slide 279, Section 3 recorded in Cabinet A, Slide 348, Section 4 recorded in Cabinet A, Slide 348, and Section 5 recorded in Cabinet A, Slide 352; on file with the County Clerk of Trinity County, Texas, including but not limited to and any amendments thereto filed of record with the County Clerk's Office of Trinity County, Texas; and the entire income and principal of the endowment and assets of this corporation shall be held and distributed solely for such purposes, except for the modest amount needed for the expenses of administration of this corporation in order to effectuate



- the said purposes; and the making of distributions to organizations having the same purpose qualifying as expenses of administration of this corporation in order to effectuate the said purposes; and the making of distributions to organizations having the same purpose qualifying as exempt organizations under Section 501 (c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law);
- b. To promote the safety, welfare and enjoyment of the residents of and owners of property with the subdivision known as TRINITY PLANTATION Subdivision in Trinity County, Texas;
  - c. To the extent authorized by the Restrictions, to compute, assess, collect and enforce the payment of all charges to which the property within the Subdivision is subjected or may be subjected hereby and/or under or by virtue fo any reservations, restrictions and covenants applicable to the Subdivision on file in the Official Records of the County Clerk of Trinity County, Texas;
  - d. To operate, maintain, supervise and protect all areas and facilities owned by or conveyed to the corporation from time to time for the common use of its members, and to install or construct improvements upon such areas and facilities.
  - e. To the extent authorized by the Restrictions, to approve or disapprove plans, specifications and elevations for any building, structure or improvement and for any structural alterations or additions, or other alterations or additions affecting exterior appearance , in or to any building, fence, structure or improvement within the Subdivision, and to establish design and construction criteria and requirements in connection therewith;
  - f. To exercise and perform any and other rights, powers, duties and remedies granted to or imposed upon the corporation by the Restrictions, by an easement granted to the corporation, or by any other instrument granted to or for the benefit of the corporation; and
  - g. To do or cause to be done all things and acts permitted by the laws of the State of Texas incident to, necessary, or proper to carry out the purposes for which non-profit corporations may be formed and to have all the powers enumerated in the Texas Property code for property owners associations, including but not limited to for any lawful purpose or purposes not expressly prohibited under chapters 2 or 22 of the Texas Business Organizations Code, including any purpose described by section 2.002 of the Code.
2. Texas Tax Code Statement. Pursuant to Texas Tax Code Section 171.082, and in extension of and not limitation of the purposes set forth in the Certificate of Formation for the Corporation, (1) the corporation is organized and operated primarily to obtain, manage, construct, and maintain the property in or of a residential condominium or residential real estate development; and (2) the owners of individual lots, residences, or residential units control at least 51 percent of the votes of the corporation and that voting control, however acquired, is not held by: (A) a single individual or family; or (B) one or more developers, declarants, banks, investors, or other similar parties;

3. Limitations on Distributions and Activities. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, Directors, Officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence Legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) and political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry any other activities not permitted to be carried on (a) by an organization exempt from Federal Income Tax under Section 501 (c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by an organization, contributions to which are deductible under Section 170 of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law).
  
4. Mortgage of Association Properties. The Association shall have power to mortgage its properties with the assent of two-thirds of the votes of the Members who are voting in person or by proxy at a meeting called for such purpose, written notice of which shall be mailed to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE VII  
Board of Directors

1. Management of Association. The business and affairs of the Association shall be managed by its Board of Directors which may exercise all such powers of the Association and do all such lawful acts and things as are not by statute, the Articles of Incorporation, these Bylaws or the Restrictions directed or required to be exercised or done by the Members.
  
2. Powers of the Board of Directors: By way of illustration, but not in limitation, the Board of Directors shall have the power to:
  - a. Adopt and publish rules and regulations governing use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for 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, as hereinbefore stated.
  - 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 or the Articles of Incorporation, or the Restrictions;
  - d. Declare the office of a member of the Board of Directors to be vacant in the event

- each such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- e. Employ a manager, secretary, attorneys, independent contractors, and/or such other employees as they deem necessary, and to prescribe and oversee their duties.
3. Number of Directors. Notwithstanding anything to the contrary contained in any provision of these Bylaws, the Association shall act through a five (5) member Board of Directors, which shall manage the affairs of the Association. The Directors shall be identified as Place One, Place Two, Place Three, Place Four and Place Five.
4. Terms of Directors. Directors shall be elected for terms of three (3) years.
5. Schedule for Election of Directors. The following Schedule is established for the annual election of directors, starting with the annual meeting of the members in 2010:
- a. At the 2010 annual meeting of the members of the Association, the members shall elect a director for Place One, who shall serve for three years until his successor is elected at the annual meeting in 2013, and the successor director for Place One will be elected at three year intervals thereafter.
  - b. At the 2011 annual meeting of the members of the Association, the members shall elect director for Place Two and Place Three, who shall serve for three years until his successor is elected at the annual meeting in 2014, and the successor directors for Place Two and Place Three will be elected at three year intervals thereafter.
  - c. At the 2012 annual meeting of the members of the Association, the members shall elect a director for Place Four and Place Five, who shall serve for three years until his successor is elected at the annual meeting in 2015, and the successor director for Place Four and Place Five will be elected at three year intervals thereafter.
6. Election of Directors for year 2010: Nominations for election of 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. 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 shall be made from among the members. The Nominating Committee shall designate which nominees are nominated for the appropriate term of office.
7. Nominating Committee: starting 2011: From and after the annual meeting for the year 2010, On or before May of each year, the Board of Directors shall appoint a Nominating Committee of three (3) members of the Association, one of which can be a Director, provided that such Director is not up for re-election. A person appointed to the committee cannot become a candidate for the Board of Directors. Said Committee shall have the

responsibility of soliciting at least two (2) and not more than three (3) persons to become candidates for each of the vacancies of the Board of Directors or as officers of the Association, of preparing and mailing ballots and voting instructions to each member entitled to vote, notifying each elected director or officer of his election, and such other related duties as the Board of Directors may direct. The Nominating Committee shall present the list of candidates to the Secretary on or before the first day of June in each such year an election is to take place.

8. Call for Election: starting 2011: On or before the first day of June 2011, and of each year thereafter, the Secretary shall examine the list of candidates, certifying them as eligible to vote and to hold office, and shall issue the call for the election to be held on the Second Saturday in July. The Board may have ballots prepared and mailed to each qualified voter, according to the then records of the Association, as provided below in Section 9, "Notice of Election or Association Vote. in which event said ballot will be so mailed no later than ten (10) days or earlier than thirty (30) days next preceding the election. The Board shall prescribe and organize the mechanics of the actual balloting giving particular consideration to the qualifications and/or eligibility of those voting. None of the foregoing shall operate to deprive qualified voters to write in the candidate of their choice, subject to certification by the Secretary of such write-in candidate's eligibility and willingness to serve, or to vote by proxy. Upon resolution of the Board of Directors Electronic Ballots may be used.
  
9. Notice of Election or Association Vote.
  - (a) Not later than the 10<sup>th</sup> day or earlier than the 60<sup>th</sup> day before the date of an election or vote, a property owners' association shall give written notice of the election or vote to:
    - (1) each owner of property in the property owners' association, for purposes of an association-wide election or vote; or
    - (2) each owner of property in the property owners' association entitled under the dedicatory instruments to vote in a particular representative election, for purposes of a vote in a particular representative election, for purposes of a vote that involves election of representatives of the association who are vested under the dedicatory instruments of the property owners' association with the authority to elect or appoint board members of the property owners' association. (Source: Section 209.0056, Texas Property Code).
  
10. The Ballot. When ballots are used, the ballot shall be printed, and shall clearly describe the office, position, or vacancies for which the candidates are running, and the names of the candidates to be voted upon. No ballot will be considered which is not received at the office of the Association prior to seven o'clock p.m. of the election day in July. Ballots received by said time, either by mail or in person, shall be counted, subject to voter and candidate eligibility, all other ballots shall be declared void. Election to the Board of Directors shall be written ballot; the ballots shall show the name of the member voting and the number of lots to be voted. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to cast, in respect to each vacancy, as many votes



as they are entitled to cast under the provisions of these Bylaws. The person receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

11. Tabulation of and Access to Ballots.

- (a) A person who is a candidate in a property owners' association election or who is otherwise the subject of an association vote, or a person related to that person within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as provided by this section;
- (b) A person other than a person described by Subsection (a) may tabulate votes in an association election or vote but may not disclose to any other person how an individual voted.
- (c) Notwithstanding any other provision of this chapter or any other law, a person other than a person who tabulates votes under Subsection (b), including a person described by Subsection (a), may be given access to the ballots case in the election or vote only as part of a recount process authorized by law. (Source: Section 209.00594, Texas Property Code).

12. Recount of Votes.

- (a) Any owner may, not later than the 15<sup>th</sup> day after the date of the meeting at which the election was held, require a recount of the votes. A demand for a recount must be submitted in writing either:
  - (1) by certified mail, return receipt requested, or by delivery by the United States Postal Service with signature confirmation to the property owners' association's mailing address as reflected on the latest management certificate filed under Section 209.004, Texas Property Code; or
  - (2) in person to the property owners' association's managing agent as reflected on the latest management certificate filed under Section 209.0041, Texas Property Code, or to the address to which absentee and proxy ballots are mailed.
- (b) The property owners' association shall, at the expense of the owner requesting the recount, retain for the purpose of performing the recount, the services of a person qualified to tabulate votes under this Subsection. The association shall enter into a contract for the services of a person who:
  - (1) is not a member of the association or related to a member of the association board within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code; and
  - (2) is:
    - (A) a current or former:
      - (I) county judge;
      - (II) county elections administrator;
      - (III) justice of the peace; or
      - (IV) county voter registrar; or

- (B) a person agreed on by the association and the persons requesting the recount.
- (c) Any recount under this Bylaw must be performed on or before the 30<sup>th</sup> day after the date of receipt of a request and payment for a recount in accordance with this Bylaw. If the recount changes the results of the election, the property owners' association shall reimburse the requesting owner for the cost of the recount. The property owners' association shall provide the results of the recount to each owner who requested the recount. Any action taken by the board in the period between the initial election vote tally and the completion of the recount is not affected by any recount. (Source: Section 209.0057, Texas Property Code)
13. Removal of Director.
- a. Except as hereinafter provided in Section 4, any Directors may be removed either for or without cause, at any special meeting of the Members of the Association by affirmative vote of a majority in number of votes present in person or by proxy at such meeting and entitled to vote for the election of Directors, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting.
- b. If the Board of Directors is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board member has been convicted of a felony or crime involving moral turpitude, the board member is immediately ineligible to serve on the board of the Association, automatically considered removed from the board, and prohibited from future service on the board. (Source: Section 209.00591, Texas Property Code).
14. Vacancies on Board of Directors. If any vacancy occurs in the Board of Directors, caused by death, resignation, retirement, disqualification or removal from office of any Directors or otherwise, a majority of the Directors then in office, though less than a quorum, may choose a successor or successors, or a successor or successors may be chosen at a special meeting called for that purpose, and each successor Directors so chosen shall be elected for the unexpired term of this predecessor in office. Any Directorship to be filled by reason of any increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting called for that purpose.
- (a) Notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the association.
- (b) Any Directorship to be filled by reason of any increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting called for that purpose.
- (c) Except as provided by subsections (a) and (b), the Board of Directors may fill any vacancy on the Board.
- (d) A board member appointed to fill a vacant position shall serve the unexpired term

of the predecessor board member. (Source: Section 209.00593 (a), Texas Property Code, as amended 2013).

15. No Compensation for Directors. The Directors shall serve without compensation.

### ARTICLE VIII Meetings of the Board of Directors

1. Place of Meeting. The Directors of the Association shall hold their meetings, both regular and special, within or without the State of Texas.
2. Annual Meeting of Directors. The first meeting of each newly constituted Board of Directors shall be held without further notice immediately following the annual meeting of Members of the Association, and at the same place, unless by unanimous consent of the Directors then elected and serving such time or place shall be changed.
3. Regular Meetings of Directors. Regular meetings of the Board of Directors may be held without notice at such time and place as shall from time to time be determined by the Board of Director.
4. Special Meetings of Directors. Special meetings of the Board of Directors may be called by the President on three (3) days notice to each Directors, either personally or by mail, electronic message (i.e. e-mail), or be telegram; special meetings shall be called by the President or Secretary in like manner and on like notices on the written request of two (2) Directors. Except as may be otherwise expressly provided by Texas law, the Articles of Incorporation, these Bylaws or the Restrictions, neither the business to be transacted at, nor the purpose of, any special meeting need be specified in a notice or waiver of notice.
5. Quorum. At all meetings of the Board of Directors, the presence of a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business, and the act of a majority of the Directors, when present at any meeting at which there is a quorum, shall be the act of the Board of Directors, except as may be otherwise specifically provided by statute, the Restrictions, Articles of Incorporation or these Bylaws. If a quorum shall not be present at any meeting of the Board of Directors, the Directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.
6. Manner of Acting. The act of a majority of directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law of by these Bylaws.
7. Action Without Meeting. Any action required by law or to be taken at a meeting of the directors, or any action which may be taken at a meeting of the directors, may be taken without a meeting if a consent in writing setting forth the action to be taken, shall



be signed by all the directors.

8. Open Board Meetings.

- (a) "Board Meeting" (1) means a deliberation between a quorum of the voting board of the Association, or between a quorum of the voting Board of Directors and another person, during which the Association's business is considered and the Board of Directors takes formal action; and (2) does not include the gathering of a quorum of the Board of Directors at a social function unrelated to the business of the Association or attendance by a quorum of the Board of Directors at a regional, state, or national convention, ceremonial event, or press conference, if formal action is not taken and any discussion of association business is incidental to the social function, convention, ceremonial event, or press conference.
- (b) Regular and special meetings of the Board of Directors must be open to owners, subject to the right of the Board of Directors to adjourn a Board of Directors meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters that are to remain confidential by request of the affected parties and agreement of the Board of Directors. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.
- (c) Except for a meeting held by electronic or telephonic means under Subsection (h), a Board of Directors meeting must be held in a county in which all or part of the property in the subdivision is located or in a county adjacent to that county.
- (d) The Board of Directors shall keep a record of each regular or special Board of Directors meeting in the form of written minutes of the meeting. The Board of Directors shall make meeting records, including approved minutes, available to a member for inspection and copying on the member's written request to the property owners' association's managing agent at the address appearing on the most recently filed management certificate or, if there is not a managing agent, to the Board of Directors.
- (e) Members shall be given notice of the date, hour, place, and general subject of a regular or special Board of Directors meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:
  - (1) mailed to each property owner not later than the 10<sup>th</sup> day or earlier than the 60<sup>th</sup> day before the date of the meeting; or
  - (2) provided at least 72 hours before the start of the meeting by:
    - (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members:
      - (i) in a place located on the association's common property or,

- with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or
- (ii) on any Internet website maintained by the association or other Internet media; and
- (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association.
- (f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e) (2) (B).
  - (g) If the Board of Directors recesses a regular or special Board of Directors meeting to continue the following regular business day, the Board of Directors is not required to post notice of the continued meeting if the recess is taken in good faith and not to circumvent this section. If a regular or special Board of Directors meeting is continued to the following regular business day, and on that following day the Board of Directors continues the meeting to another day, the Board of Directors shall give notice of the continuation in at least one manner prescribed by Subsection (e) (2) (A) within two hours after adjourning the meeting being continued.
  - (h) A Board of Directors may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Subsection (e), if each director may hear and be heard by every other director, or the Board of Directors may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate Board of Directors action. Any action taken without notice to owners under Subsection (e) must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special Board of Directors meeting. The Board of Directors may not, without prior notice to owners under Subsection (e), consider or vote on:
    - (1) fines;
    - (2) damage assessments;
    - (3) initiation of foreclosure actions;
    - (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
    - (5) increases in assessments;
    - (6) levying of special assessments;
    - (7) appeals from a denial of architectural control approval; or
    - (8) a suspension of a right of a particular owner before the owner has an opportunity to attend a Board of Directors meeting to present the owner's position, including any defense, on the issue.
- (Source: Section 209.0051, Texas Property Code).

**ARTICLE IX**  
**Committees and Managing Agents**

1. Appointment of Committees Consisting of Directors. The Board of Directors may, by resolution passed by a majority of the entire board, designate one or more committees, to consists of two or more of the Directors of the Association. Any such committee, to the extent provided in said resolution, shall have and may exercise all of the authority of the Board of Directors in the management of the business and affairs of the Association, except where action of the full board of Directors is required by structure, the Restrictions or by the Articles of Incorporation.
2. Appointment of Committees Not Limited to Directors or Members. Other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the Association may be designed and appointed by a resolution adopted by a majority of the Directors at a meeting at which a quorum is present, or by like resolution of the Board of Directors. Membership on such committee, may, but need not be, limited to Directors or members of the Association.
3. Minutes of Committee Proceeding. All committees shall keep regular minutes of their proceedings and shall report the same of the Board of Directors when required.
4. Employment of Management Agent. The Board of Directors may employ for the Association a management agent at a compensation established by the Board of Directors and such management agents shall perform such duties and services as the Board of Directors shall authorize. The Board of Directors may employ as management agent the Developer, its subsidiaries or affiliates, provided that the compensation to the Developer, its subsidiaries or affiliates shall not exceed the fair market rate for such services.

#### ARTICLE X Officers

1. Officers Elected by Board. The officers of the Association shall be elected by the Directors and shall be a President, a Secretary and a Treasurer. The Board of Directors may also choose one or more Vice Presidents. Any two or more offices may be held by the same person except that the offices of President and Secretary shall not be held by the same person.
2. Election at Annual Meeting of Board. The Board of Directors at its first meeting after each annual meeting of Members shall choose a President, a Secretary, and a Treasurer, any one or all of whom may be members of the Board. The Board of Directors may also elect such Vice Presidents, Assistant Secretaries and Assistant Treasurers as it may determine.
3. Additional Officers and Agents. The Board of Directors may appoint such other officers and agents as it shall deem necessary, who shall be appointed for such terms and shall exercise powers and perform such duties as shall be determined from time to time by the



Board of Directors.

4. Compensation of Officers and Agents. The salaries (if any) of all officers and agents of the Association shall be fixed by the Board of Directors.
5. Term of Office. Each officer of the Association shall hold office until the annual meeting of the Board of Directors next following his election and thereafter until his successor is chosen and qualified in his stead or until his resignation or removal from office.
6. Removal. Any officer or agent elected or appointed by the Board of Directors may be removed from office at any time by the affirmative vote of a majority of the entire Board of Directors whenever in their judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.
7. Vacancies. If the office of any officer becomes vacant for any reason, the vacancy may be filled by the Board of Directors for the unexpired portion of the term.
8. President. The President shall be the Chief Executive Officer of the Association, and shall in general, supervise and control all of the business and affairs of the Association. The President shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the business and affairs of the Association, shall see that all orders and resolutions of the Board of Directors are carried into effect, and shall perform such other duties as the Board of Directors shall from time to time prescribe. He may sign, with the Secretary, or any other proper officer of the Association authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, checks drawn against the Association, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors, or by these Bylaws, or by statute to some other office or agent of the Association.
9. Vice-President. Each Vice President shall have such powers and perform such duties as the Board of Directors may from time to time prescribe or as the President may from time to time delegate to him. In the absence of the President or in the event of his inability or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all of the power of, and be subject to all the restrictions upon the President.
10. Secretary. The Secretary shall attend all sessions of the Board of Directors and all meetings of the Members and record all votes and the minutes of all proceedings in a book to be kept for the purpose and shall perform like duties for any committees when required. He shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors or the President, under whose supervision he

shall be. Each Assistant Secretary shall have such powers and perform such duties as the Board of Directors may from time to time prescribe or as the President may from time to time delegate to him.

11. Treasurer. The Treasurer shall have the custody of the corporate funds and securities and shall keep full and accounts of receipts and disbursements and shall deposit all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the Association as may be ordered by the Board of Directors, taking proper vouchers for such disbursement, and shall render to the President and Directors, at the regular meetings of the Board of Directors, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Association, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he shall give the Association a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his office and for the restoration to the Association, in case of his death, resignation, retirement or remove from office, of all books, paper, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. Each Assistant Treasure shall have such powers and perform such duties as the Board of Directors may from time to time prescribe.

#### **ARTICLE XI Meetings of the Members**

1. Annual Meetings. The annual meeting of the Members shall be held on the SECOND Saturday of the month of July in each year commencing in 2010, at the hours of 10:00 o'clock a.m. If the day for the annual meeting of the Members shall fall upon a holiday, the meeting may be held at the same hour on the first Saturday following which is not a holiday, at the designation of the Board of Directors. Failure to hold the annual meeting at the designated time shall not work a dissolution of the Association. In the event the Board of Directors fails to call the annual meeting at the designated time, any member may make demand that such meeting be held within a reasonable time, such demand to be made in writing by registered or certified mail directed to any officer of the Association. The annual meeting shall thereafter be called within sixty (60) days following such demand.
2. Failure to Hold Annual Meeting. The following Bylaw is intended to comply with Section 209.014, Texas Property Code.
  - a. In the event the Board of Directors does not call an annual meeting of the association members, an owner may demand that a meeting of the association members be called not later than the 30<sup>th</sup> day after the date of the owner's demand.
  - b. The owner's demand must be made in writing and sent by certified mail, return receipt requested, to the registered agent of the property owners' association and

- to the association at the address for the association according to the most recently filed management certificate. A copy of the notice must be sent to each property owner who is a member of the association.
- c. If the board does not call a meeting of the members of the property owners' association on or before the 30<sup>th</sup> day after the date of a demand under Subsection (b), three or more owners may form an election committee. The election committee shall file written notice of the committee's formation with the county clerk of each county in which the subdivision is located.
  - d. A notice filed by an election committee must contain:
    - (1) A statement that an election committee has been formed to call a meeting of owners who are members of the property owners' association for the sole purpose of electing board members;
    - (2) the name and residential address of each committee member; and
    - (3) the name of the subdivision over which the property owners' association has jurisdiction under a dedicatory instrument.
  - (e) Each committee member must sign and acknowledge the notice before a notary or other official authorized to take acknowledgments.
  - (f) The county clerk shall enter on the notice the date the notice is filed and record the notice in the county's real property records.
  - (g) Only one committee in a subdivision may operate under this section at one time. If more than one committee in a subdivision files a notice, the first committee that files a notice, after having complied with all other requirements of this section, is the committee with the power to act under this section. A committee that does not hold or conduct a successful election within four months after the date the notice is filed with the county clerk is dissolved by operation of law. An election held or conducted by a dissolved committee is ineffective for any purpose under this section.
  - (i) The election committee may call meetings of the owners who are members of the property owners' association for the sole purpose of electing board members. Notice, quorum, and voting provisions contained in the bylaws of the property owners' association apply to any meeting called by the election committee.  
(Source: Section 209.014, Texas Property Code).
3. Special Meetings. Special meetings of the Members for any purpose may be called at any time by the President, or by any two (2) or more Members of the Board of Directors, or upon written request to the Members who have a right to vote one-fourth (1/4th) of all of the votes of the entire membership.
  4. Notice of Meetings. Written notice of any meetings shall be given to the Members by the Secretary. Notice may be given to the Members either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address appearing on the books of the Association. Notice of any meeting, regular or special, be mailed not less than ten (10) nor more than sixty (60) days in advance of the meeting and shall set forth in general the nature of the business to be transacted; provided, however, that if the

business of any meeting shall involve any action governed by the Articles of Incorporation or by the Restrictions, notice of such meeting shall be given or sent as therein provided.

5. Member Contact Information. Each member shall register his address with the secretary, and notices of meetings, regular or special, shall be mailed to him at such address. It is the responsibility of the Member to provide the Association with current mailing and email addresses, and the Association assumes no responsibility should any notices not be received by the Member provided that the Association forwards such notice to the address provided the Association by the Member.
6. Notice by email. Any Member may request that notice be transmitted electronically by providing the Association's Secretary a valid email address. Upon providing such email address the Association may transmit any and all notices to such member at such email address. Members are encouraged to provide an email address to help reduce the operational cost of postage and mail-out required by these Bylaws and Texas Law.
7. Waiver of Notice. Notice may be waived in writing signed by the person or persons entitled to such notice. Such waiver may be executed at any time before or after the holding of such meeting. Attendance at a meeting shall constitute a waiver of notice, except where the person attends for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.
8. Location of Meetings. Meetings of members shall be held at the office of the Association, if one is established in the Subdivision, or at such other place, within or without the State of Texas, as may be stated in the notice of the meeting or in a duly executed waiver of notice thereof.
9. Quorum. The presence at the meeting of Members entitled to cast twenty-five (25%) of the votes entitled to be voted at such meeting shall constitute a quorum for any action governed by these Bylaws.
10. Action Required. At a meeting at which a quorum is present, the vote of the majority of the members in person or represented by proxy shall decide any question brought before the meeting, unless the question is one upon which the vote of a greater number is required by law, the Articles or Incorporation, or these Bylaws. The members present or represented at a meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal of enough shareholders to leave less than a quorum.

## ARTICLE XII Maintenance Assessments



Maintenance Assessments and use of maintenance funds shall be controlled by the Restrictions.

## **ARTICLE XII Charges**

The Board of Directors shall compute, assess, collect and enforce the payment of all charges to which the Subdivision is subjected or may be subjected under or by virtue of the Restrictions and Bylaws.

## **ARTICLE XIV Books and Records**

1. The Association has previously adopted a Books and Resolution, filed at Vol. \_\_\_\_, page \_\_\_\_, Official Public Records of Trinity County, Texas, intended to comply with Section 209.005, Texas Property Code. In the event of a conflict between this Article XIV and Section 209.005, Section 209.005 shall control. In the event of any conflict between this Article and the Books and Records Resolution on file with the County Clerk of Trinity County, Texas, the Books and Records Resolution controls.
2. The Association shall make the books and records of the Association, including financial records, open to and reasonably available for examination by an owner, or a person designated in writing signed by the owner or the owner's agent, attorney, or certified public accountant, in accordance with this section. An owner is entitled to obtain from the Association copies of information contained in the books and records, except as provided herein.
3. An attorney's files and records relating to the Property Owner's Association, excluding invoices requested by an owner under Section 209.008 (d) of the Texas Property Code, are not records of the Association and are not subject to inspection by the owner; or production in a legal proceeding. If a document in an attorney's files and records relating to the Association would be responsive to a legally authorized request to inspect or copy Association documents, the document shall be produced by using the copy from the attorney's files and records if the Association has not maintained a separate copy of the document. This Bylaw does not require production of a document that constitutes attorney work product or that is privileged as an attorney-client communication.
4. An owner or the owner's authorized representative described by Section 2 of this Bylaw must submit a written request for access or information under Section 2 by certified mail, with sufficient detail describing the property owners' Association's books and records requested, to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed with the County Clerk. The request must contain an election either to inspect the books and records before obtaining copies or have the property owners' Association forward copies of the requested books

and records. If an inspection is requested, the Association, on or before the 10<sup>th</sup> business day after the date the Association receives the request, shall send written notice of dates during normal business hours that the owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association. If copies of identified books and record are requested, the Association shall, to the extent those books and records are in the possession, custody, or control of the Association, produce the requested books and records for the requesting party on or before the 10<sup>th</sup> business day after the date the association receives the request, except as otherwise provided by Section 209.005 of the Texas Property Code.

5. If the Association is unable to produce the books or records requested under Article XIV, Section 4 on or before the 10<sup>th</sup> business day after the date the Association receives the request, the Association will provide to the requestor written notice that:
  - (a) informs the requestor that the Association is unable to produce the information on or before the 10<sup>th</sup> business day after the date the Association received the request; and
  - (b) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the 15<sup>th</sup> business day after the date notice under this subsection is given.
6. If an inspection is requested or required, the inspection shall take place at a mutually agreed on time during normal business hours, and the requesting party shall identify the books and records for the Property Owners' Association to copy and forward to the requesting party.
7. The Association may produce books and records requested under this section in hard copy, electronic, or other format reasonably available to the Association.
8. The Board of Directors shall adopt a records production and copying policy that prescribes the costs the Association will charge for the compilation, production, and reproduction of information requested under this section. The prescribed charges may include all reasonable costs of materials, labor, and overhead but may not exceed costs that would be applicable for an item under I T.A.C. Section 70.3. The policy required by this subsection shall be recorded as a dedicatory instrument in accordance with Section 202.006, Texas Property Code. The Association may not charge an owner for the compilation, production, or reproduction of information requested under this section unless the policy prescribing those costs has been recorded as required by the Association's Records Policy filed with the County Clerk. An owner is responsible for costs related to the compilation, production, and reproduction of the requested information in the amounts prescribed by the policy adopted under this Bylaw. The Association may require advance payment of the estimated costs of compilation, production, and reproduction of the requested information. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the owner on or before the 30<sup>th</sup> business day after the date the information is delivered. If the

final invoice includes additional amounts due from the owner, the additional amounts, if not reimbursed to the Association before the 30<sup>th</sup> business day after the date the invoice is sent to the owner, may be added to the owner's account as an assessment. If the estimated costs exceeded the final invoice amount, the owner is entitled to a refund, and the refund shall be issued to the owner not later than the 30<sup>th</sup> business day after the date the invoice is sent to the owner.

9. A Property Owners' Association must estimate costs under this section using amounts prescribed by the policy adopted under Section 8 of this Article XIV.
10. Except as provided by this Article XIV, and to the extent the information is provided in the meeting minutes, the Association is not required to release or allow inspection of any books or records that identify the dedicatory instrument violation history of an individual owner of an association, an owner's personal financial information, including records of payment or nonpayment of amounts due to the Association, an owner's contact information, other than the owner's address, or information related to an employee of the Association, including personnel files. Information may be released in an aggregate or summary manner that would not identify an individual property owner.
11. The books and records described by Section 10 of this Article XIV shall be released or made available for inspection if:
  - (a) the express written approval of the owner whose records are the subject of the request for inspection is provided to the property owners' Association; or
  - (b) a court orders the release of the books and records or orders that the books and records be made available for inspection.
12. The Board shall adopt and comply with a document retention policy that includes, at a minimum, the following requirements:
  - (a) certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently;
  - (b) financial books and records shall be retained for seven years;
  - (c) account records of current owners shall be retained for five years;
  - (d) contracts with a term of one year or more shall be retained for four years after the expiration of the contract term;
  - (e) minutes of meetings of the owners and the board shall be retained for seven years; and
  - (f) tax returns and audit records shall be retained for seven years.
13. A member of the Association who is denied access to or copies of Association books or records to which the member is entitled under this Article XIV of these Bylaws may file a petition with the justice of the peace of a justice precinct in which all or part of the property that is governed by the Association is located requesting relief in accordance with Article XIV of these Bylaws. If the justice of the peace finds that the member is

entitled to access to or copies of the records, the justice of the peace may grant one or more of the following remedies:

- (a) a judgment ordering the Property Owners' Association to release or allow access to the books or records;
  - (b) a judgment against the Property Owners' Association for court costs and attorney's fees incurred in connection with seeking a remedy under this section; or
  - (c) a judgment authorizing the owner or the owner's assignee to deduct the amounts awarded under Subdivision (2) from any future regular or special assessments payable to the Property Owners' Association.
14. If the Property Owners' Association prevails in an action under Section 13 of this Article XIV of the Bylaws, the Association is entitled to a judgment for court costs and attorney's fees incurred by the Association in connection with the action.
15. On or before the 10<sup>th</sup> business day before the date a person brings an action against the Association under this section, the person must send written notice to the Association of the person's intent to bring the action. The notice must:
- (a) be sent certified mail, return receipt requested, or delivered by the United States Postal Service with signature confirmation service to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed under Section 209.004; and
  - (b) describe with sufficient detail the books and records being requested.
16. For the purposes of this Article XIV of these Bylaws, "business day" means a day other than Saturday, Sunday, or a state or federal holiday. (Source: Section 209.005, Texas Property Code)

#### **ARTICLE XV Use of Adjacent Lots**

1. This Article is intended to comply with Section 209.015, Texas Property Code, and the Board of Directors is authorized to adopt such rules, regulations and resolutions to effect the intent of this Article.
2. As used in this Bylaws, "Adjacent lot" means: (A) A a lot that is contiguous to another lot that fronts on the same street; (B) with respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or a back property line; and/or (C) if permitted by the dedicatory instrument, any lot that is contiguous to another lot at the back property line.
3. As used in these Bylaws, "Residential purpose" with respect to the use of a lot: (A) means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and (B) includes the location on the lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instrument, the

- parking or storage of a recreational vehicle.
4. An owner must obtain the approval of the Architectural Control Committee, based on criteria prescribed by the dedicatory instruments specific to the use of a lot for residential purposes, including reasonable restrictions regarding size, location, shielding, and aesthetics of the residential purpose, before the owner begins the construction, placement, or erection of a building, structure, or other improvement for the residential purpose on an adjacent lot.
  5. An owner who elects to use an adjacent lot for residential purposes under this section shall, on the sale or transfer of the lot containing the residence: (a) include the adjacent lot in the sales agreement and transfer the lot to the new owner under the same dedicatory conditions; or (b) restore the adjacent lot to the original condition before the addition of the improvements allowed under this section to the extent that the lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the owner.
  6. An owner may sell the adjacent lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the dedicatory instrument unless the lot has been restored as described by Subsection (5)(b) of this Article.
  7. The Association may not adopt or enforce a provision in a dedicatory instrument that prohibits or restricts the owner of a lot on which a residence is located from using for residential purposes an adjacent lot owned by the property owner.

## ARTICLE XVI

### Notices Miscellaneous

1. Type of Notice. Whenever under the provisions of the statute, the Articles of Incorporation, these Bylaws or Restrictions, notice is required to be given to any Directors or Member and no provision is made as to how such notice shall be given, it shall not be construed to mean personal notice, but such notice may be given in writing, electronic message (i.e. email), by mail, postage prepaid, addressed to such Directors or Member at such address as appears on the records of the Association. Any notice required or permitted to be given by mail shall be deemed to be given at the time the same is deposited in the United States mail as aforesaid.
2. Waiver of Notice. Whenever any notice is required to be given to any Member or Directors of the Association under the provisions of any applicable statute, the Articles of Incorporation, these Bylaws of the Restrictions, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated in such notice, shall be deemed equivalent to the giving of such notice.
3. Fiscal Year. The fiscal year of the Association shall be fixed by resolution of the Board of Directors.

4. Seal. The corporate seal, if any, shall be in such forms as may be determined by the Board of Directors. Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.
5. Indemnification. Except as may otherwise be provided by Section 8.051, Texas Business Organizations Code, or as may be ordered by a court pursuant to Section 8.052, Texas Business Organizations Code, the Association shall indemnify any Directors, Officer, or employee of the Association, against expenses actually and necessarily incurred by him and any amount paid in satisfaction of judgment is in connection with any action suit or proceedings, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a Director, Officer, or employee (whether or not a Director, Officer, or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be judged in such action, suit, or proceedings to be liable for gross negligence or willful misconduct in the performance of duty. The Association may also reimburse to any Director, Officer or employee the reasonable costs of settlement of any such action, suit or proceedings, if it shall be found by a majority of a committee of the Directors not involved in the matter in controversy, whether or not a quorum, that it was in the interest of the Association that such settlement be made and that such Director, Officer or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, Officer, or employee may be entitled by law or under any Bylaw, agreement, vote of Members or otherwise. Nothing in this Section shall prevent permissive indemnification as authorized by Section 8.01 through 8.152, Texas Business Organizations Code.
6. Contracts. (a) These Bylaws are intended to comply with Section 209.0052 of the Texas Property Code.
  - (b) Except as otherwise provided by these Bylaws, the Board of Directors may authorize any other Director or Directors, Officer or Officers, agent or agents of the Association, in addition to the Officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association. Such authority may be general or confined to specific instances.<sup>2</sup>
  - (b) The following conditions control any transactions between the Association and any of these: (1) a current director (2) a person related to a current director by consanguinity or affinity within three degrees (3) a company in which a current director has a 51% share of the profits (4) a company in which a director's third degree relative has a 51% share of the profits.
  - (c) The Association may enter into an enforceable contract with a current association board member, a person related to a current association board member within the

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<sup>2</sup>Formerly Article VIII, Section 8.01.



third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, a company in which a current association board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a financial interest in at least 51 percent of profits only if the following conditions are satisfied: (1) the board must receive at least 2 other bids from disinterested bidders for the contract from persons not associated with the board member, relative, or company, (if reasonably available in that market); (2) the interested director does not have access to the other bids and does not participate in discussion or voting; (3) the material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the association board; (4) the board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the board members who do not have an interest governed by this subsection; and (5) a resolution certifying that the conditions required by Section 209.0052 have been fulfilled is approved by a majority of disinterested directors.

- (e) The following is a summary regarding what the degrees of consanguinity (blood) and affinity (marriage) mean:
- (1) **First Degree by consanguinity:** parents; children;
  - (2) **First Degree by affinity:** Spouses of relatives listed above; spouse; spouse's parents; spouse's children; stepparents; stepchildren;
  - (3) **Second Degree by consanguinity:** Grandparents; grandchildren; brothers & sisters;
  - (4) **Second Degree by affinity:** Spouses of relatives listed above; spouse's grandparents; spouse's grandchildren; spouse's brothers & sisters;
  - (5) **Third Degree by consanguinity:** Great grandparents; great grandchildren; nieces & nephews; aunts & uncles; and
  - (6) **Third Degree by affinity:** Spouses of relatives listed above; spouse's great grandparents; spouse's great grandchildren; spouse's nieces & nephews; spouse's aunts & uncles.
7. Online Subdivision Information. The Association shall make dedicatory instruments relating to the association or subdivision and filed with the County Clerk records available on a website if the association has, or a management company on behalf of the association maintains, a publicly accessible website. (Source: Section 207.006, Texas Property Code).
8. Texas Property Code Controls. To the extent that any of these Bylaws conflict with the provisions of the Texas Property Code and/or the Texas Non-Profit Corporations Act and/or the Texas Business Organizations Code, as may be amended from time to time by the Texas Legislature, the Texas Property Code and/or the Texas Non-Profit Corporations Act and/or the Texas Business Organizations Code shall control.



ARTICLE XVI XVII  
Amendment of Bylaws

The power to alter, amend or repeal these Bylaws or to adopt new Bylaws shall be vested in the Members of the Association. Such alternation, amendment or repeal may be accomplished at any special meeting of the Members of the Association at which a quorum is present by the affirmative vote of the majority of the votes present in person or by proxy at such meeting, provided that notice of the intention to act upon such matter shall have been given in the notice calling such meeting and provided any such amendments are not in conflict with the terms and provisions of the Restrictions or the Articles of Incorporation.

OR:

These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted (a) by a majority of the Directors present at any meeting or special meeting of the Directors, where a quorum is present, if at least ten (10) days written notice is given of the intent to alter, amend, repeal, or adopt at such meeting, and/or (b) by a majority of the members entitled to vote, present at any annual meeting or any special meeting called for that purpose, where a quorum is present, if at least ten (10) days written notice is given on the intent to alter, amend, or repeal, or adopt new Bylaws at such meeting.<sup>3</sup>

THESE BYLAWS have been voted on and adopted by the Members of the Association at a meeting of the members of the Association held on Nov 31, 2015.

TRINITY PLANTATION HOMEOWNER'S  
ASSOCIATION

By:

\_\_\_\_\_

<sup>3</sup>See Section 22.102, Texas Business Organizations Code, which provides as follows:

BYLAWS. (a) The initial bylaws of a corporation shall be adopted by the corporation's board of directors or, if the management of the corporation is vested in the corporation's members, by the members. (b) The bylaws may contain provisions for the regulation and management of the affairs of the corporation that are consistent with law and the certificate of formation. (c) The board of directors may amend or repeal the bylaws, or adopt new bylaws, unless: (1) this chapter or the corporation's certificate of formation wholly or partly reserves the power exclusively to the corporation's members; (2) the management of the corporation is vested in the corporation's members; or (3) in amending, repealing, or adopting a bylaw, the members expressly provide that the board of directors may not amend or repeal the bylaw.

Kenneth Rucker  
President

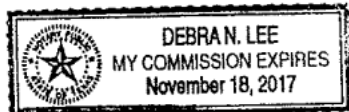
ATTEST:

Debra N Lee  
Secretary

STATE OF TEXAS \*

COUNTY OF Trinity \*

This instrument was acknowledged before me on the 17 day of Dec,  
2015, by Kenneth Rucker, President of the TRINITY PLANTATION HOMEOWNER'S  
ASSOCIATION, a Texas non-profit corporation on behalf of said corporation.



Debra N Lee  
NOTARY PUBLIC, STATE OF TEXAS

After filing return to:

Travis E. Kitchens, Jr.  
Lawyer  
P. O. Box 1629  
Onalaska, Texas 77360

THE STATE OF TEXAS  
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman  
County Clerk, Trinity County

By Jennette Vasquez Deputy



FILED  
at 2:50 o'clock P M

DEC 18 2015

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS

By Jennette Vasquez Deputy