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Lake Frankston Homeowner's Association, Inc.
150 Lake Frankston Road
Frankston, TX 75763

Official Bylaws

June, 2019

ARTICLE I - OFFICE

- Section 1 The name of the Club shall be Lake Frankston Homeowner's Association and it is incorporated for a perpetual period.
- Section 2 The principal office of this corporation shall be Lake Frankston Homeowner's Association, Route 2, Frankston, TX 75763
- Section 3 The Corporation shall be a non-profit corporation operating under the Texas Non-Profit Organization Act.

ARTICLE II - BOARD OF DIRECTORS

The corporate powers of the corporation shall be vested in a Board of Directors to consist of seven (7) directors. Of these seven, there will be four officers: a President, a Vice President, a Secretary and Treasurer. A majority of the Board of Directors shall constitute a quorum for the transaction of business.

ARTICLE III - COMMITTEES

- Section 1 A Conservation Committee, a Nominating Committee and a Financial Review Committee with responsibilities as hereinafter defined shall be appointed by the Board of Directors to assist in the operation of the Club. Other committees can be appointed by the Board of Directors as needed.
- Section 2 The Conservation, Nominating Committee and Financial Review Committees shall consist of three (3) members each appointed on a rotating basis for a term of three (3) years with the oldest member in terms of length of service being replaced annually. The Financial Review Committee must be comprised of non-board members only.
- Section 3 No two spouses can simultaneously serve on the Board of Directors or the same committee.
- Section 4 Responsibilities of each of these three committees shall be as follows: 1) the Conservation Committee shall be responsible primarily for improvement of fishing conditions and the management and implementation of activities necessary to fulfill this responsibility; 2) the Nominating Committee shall report at each annual meeting of Shareholders and place in nomination a slate of Directors to fill the vacancies created by Board Members completing their terms of office and vacancies created by resignations. The Nominating Committee shall also provide to the Secretary, forty-five (45) days prior to the annual meeting the slate of Directors that will be presented to the Shareholders; and 3) the Financial Review Committee shall review all financial transactions, membership applications and stock certificate transfers of the Club prior to the annual meeting and shall report results to Shareholders.

ARTICLE IV - MEETING OF SHAREHOLDERS

Section 1 The date of the annual meeting of the Shareholders shall be designated by the Board of Directors on the first or second Saturday in June of each year. The fiscal year of the corporation shall be June 1st to May 31st.

Section 2 Notice of such meeting, stating the day, hour, and location, signed by the Secretary shall be emailed or mailed at least thirty (30) days before the meeting to each Shareholder at the address shown on the corporation records. Such notice shall include the proposed slate of Directors, proposed changes by members to the Bylaws or Rules, the proposed budget, any proposed changes to the dues or assessments, and the current roster of Shareholders. Proposed Bylaws or Rules changes must be submitted to the Board forty-five (45) days prior to the annual meeting.

Section 3 A quorum shall consist of fifty-one percent (51%) of all the Shareholders, either present in person or by proxy (as provided in Section 4 herein below); but the Shareholders representing less than a quorum may adjourn to meet on a future day. A simple majority of the quorum shall be required on all votes unless stated otherwise.

Section 4 At all shareholder meetings, each shareholder shall be entitled to one vote for each share owned at the time of the meeting so long as said member is not delinquent in any dues or assessments.

There shall be only one vote per lot and the vote counted shall be that of the owner named on the stock certificate, or their spouse. A shareholder may vote by proxy at any Shareholders' meeting. The proxy shall be on the form sent with the notice of the annual meeting and will be counted if it shall:

A) appoint or authorize a specific Shareholder who shall be present at the meeting to vote the proxy, and

B) is signed by the Shareholder who gives the proxy. The Secretary must receive the signed proxy prior to the annual meeting being called to order. The Shareholder that gives the proxy may revoke it at any time before it is voted by being present at the meeting to vote in person or by delivering to the President, or Secretary a written, signed notice of revocation.

Section 5 At the annual meeting of the Shareholders, there shall be an election held for two (2) new members of the Board of Directors to serve three (3) year terms, and on every third year, the Shareholders will elect a total of three (3) new members of the Board of Directors to serve three (3) year terms. The President, Vice President, Secretary and Treasurer shall be elected by the Board of Directors.

Section 6 Minutes of the annual meeting will be emailed to the membership within thirty (30) days of such event.

Section 7 Special meetings of the shareholders shall be called by the Secretary giving notice by email or mail at least ten (10) days prior to the date and place of the meeting, on request in writing of two-thirds (2/3) of the Board of Directors. Every notice of such special meeting shall set forth the place, date, hour, purpose and the specific business which shall be voted on at the meeting.

Section 8 In case of failure to hold the annual Shareholder meeting at the time and date specified, it shall be the duty of the Board of Directors to notify the Shareholders and to cause such a meeting to be held as soon as possible. Should such meeting not be held within thirty (30) days after the second Saturday in June; then, upon written request of 2 (two) Shareholders, the Secretary shall call a special meeting of the Shareholders for the purpose of transacting business that would have been transacted at the regular annual meeting of the Shareholders.

Section 9 The order of business at the annual stockholders meeting shall be:

1. A quorum being present, the President shall call the meeting to order.
2. Invocation
3. Approval of the minutes of the last meeting.
4. Consideration of communications
5. Report of Officers
6. Report of Committees
7. Unfinished Business
8. Ratification of Rule Changes
9. Approval of the Budget
10. New Business
11. Report of Nominating Committee
12. Floor Nominations
13. Election of Directors
14. Remarks by President
15. Adjournment

ARTICLE V - ELECTION OF OFFICERS AND DIRECTORS

Section 1 The Directors shall be elected by a majority vote at the annual meetings of the shareholders. The four (4) Officers shall be elected by the Board of Directors. The President, Vice President and Secretary will serve one (1) year or until their successors are elected. The Treasurer will serve two (2) years. During the first and second years of his term on the Board (he shall perform duties as described in Article XII. During his third year he will provide mentorship to the newly elected Treasurer. The term of office for the officers and Directors shall begin immediately after their election.

- Section 2 Vacancies in the Board of Directors or slate of officers shall be filled by a majority vote of the remaining directors. Such appointment by the Board of Directors shall hold office until the next annual meeting of the Shareholders. Notice of such changes shall be provided to the general membership by mail and email within thirty (30) days.
- Section 3 The Nominating Committee shall place in nomination a slate of Directors to fill the vacancies created by Board Members completing their terms of office and vacancies created by resignations, removal, or death.
- Section 4 Nominations of Directors may be named from the floor at the annual Shareholders meeting provided the person nominated is a member in good standing, is eligible, and has agreed to serve, if elected.
- Section 5 There shall be a joint meeting of the retiring officers and the new duly elected officers and/or directors immediately following the annual meeting to assure an orderly transition of business of the corporation.
- Section 6 If his Board term is completed and he is a member in good standing, the past President will remain active as an advisor and non-voting member of the incoming Board during the year following his election and service as President, to assist with the orderly transition of business.
- Section 7 Persons eligible to serve on the Board of Directors are as described in Article IV, Section 4 under who is eligible to vote.
- Section 8 Directors may be removed from office in the following manner: Any member may submit charges against a Director(s) by filing such charges in writing with the Secretary of the Board. The charges must be accompanied by a petition with signatures of at least fifty-one percent (51%) of the membership. Such removal shall be voted on at the next regular or special meeting of the membership and shall be effective, if a quorum is present, and the removal is approved by fifty-one percent (51%) of the membership. The Director(s) against whom such charges have been presented shall be informed in writing of the charges at least twenty (20) days prior to the meeting. They shall have the opportunity to be heard at the meeting, in person or by counsel, and to present witnesses; and the person(s) presenting such charges shall have the same opportunity. A vacancy on the Board thus created of Director/Officer shall be filled according to procedures contained herein.
- Section 9 The President of the Board shall preside at any meeting of the members convened to consider removal of an Officer or Director as provided under Section 8, unless the President is the subject of the charges. In such case, the Vice President shall preside. In the event both the President and the Vice President are the subject of charges, those Directors who are not the subject of charges shall appoint one of

their number to preside over the meeting. The fact that the President, Vice President, or any other Officer/Director has been made the subject of charges does not prevent the Officer/Director from continuing to act in his capacity as an Officer/Director. Any Director that has been removed under the provisions of this Article cannot be re-elected to the Board for two (2) full terms.

Section 10 Any Director failing to attend two (2) consecutive, regularly scheduled meetings shall be given written notice by the balance of the Board. The notice shall state that failure to attend a third consecutive, regularly scheduled meeting, without justifiable cause acceptable to the balance of the Board, shall result in removal of said Director. A vacancy of the Board thus created of Director/Officer(s) shall be filled according to procedures contained herein.

ARTICLE VI - DIRECTORS' MEETING

Section 1 All Board meetings must be open to all members. At the beginning of each Board meeting, a forum shall be provided for a reasonable time period for members to discuss Club issues. All meetings of the Board of Directors shall be held on the property of Lake Frankston, or any other designated location, and shall be called by the President or upon request by a majority of the Board of Directors, by giving sufficient notice to each Board member. At the time of Board member notification, notice of meeting time and place must be emailed to all members as shown on the current list of Shareholders.

Section 2 No business shall be transacted unless a majority of the Board of Directors is present.

ARTICLE VII - DUTIES OF THE BOARD OF DIRECTORS

The Board of Directors shall enforce the Bylaws and Rules and Regulations. Enforcement of the Bylaws and Rules shall be a proceeding initiated by the Board of Directors against any person, persons, or entity violating or attempting to violate any Bylaws or Rules herein contained either to restrain the violator and/or to recover costs, damages, penalties, assessments, dues, or fines, or any combination thereof. The Board of Directors may formulate temporary rules and regulations governing the daily operation of the Club and control of the corporation's premises effective only until the next meeting of full membership. At such meeting, the rule will or will not be ratified in accordance with Article IV, Section 3. By-Laws and Rules and Regulations may be altered, amended or added to by a two-thirds (2/3) vote of all the members of the Board of Directors, such changes to be presented to the membership for approval at the next annual meeting of shareholders.

The Board of Directors shall stay within the total budget as approved at the annual meeting. The Board can substitute between individual line items of the budget. Such substitutions may not increase or decrease individual line items by more than 5% of the total budget. The Board is prohibited from borrowing monies without prior approval by the general membership. Any borrowed monies shall not be comingled with the general operating funds.

The Board is prohibited from selling, conveying or disposing of any Club property, or allowing the extraordinary use of any Club property, either real or personal, unless approved by a two-thirds (2/3) vote of all members present constituting a quorum, at a meeting called in accordance with these Bylaws.

No delay or omission on the part of the Board of Directors of the Club in exercising any right, power, or remedy herein provided, shall be construed as a waiver thereof or an acquiescence therein. A waiver of any breach of the Bylaws or Rules contained herein shall not be construed as a waiver of any succeeding breach or violation, and no such waiver shall result in or impose any liability on the Board of Directors.

ARTICLE VIII - OFFICERS

The officers of the corporation shall consist of a President, Vice President, Secretary and Treasurer. Each Officer shall maintain an operating manual on processes and procedures, including a calendar/timeline to pass on to future Officers.

ARTICLE IX - THE PRESIDENT

No Director shall be President during the first year of his/her first term on the Board. The President shall preside at all meetings of the Board of Directors and of the Shareholders at which he may be present. He shall be responsible for general management of the business affairs of the corporation, subject to the control of the Board of Directors. He is hereby authorized to execute such contracts or instruments in writing which may be necessary in the conduct of the business as he is authorized from time to time by the Board of Directors to execute; but all such contracts before binding the corporation shall be attested by the Secretary. The President shall perform any other duties as may be required of him by the Board of Directors. If his Board term is completed, he will remain active as an advisor and non-voting Shareholder of the incoming Board during the year following his election and service as President.

ARTICLE X - THE VICE PRESIDENT

In the absence or inability of the President to act, the Vice President shall perform all the duties and may exercise any of the powers of the President, subject to the approval of the Board of Directors.

ARTICLE XI - THE SECRETARY

The secretary shall attend all meetings of the board and all meetings of the shareholders and shall record all votes and the minutes of all proceedings. He shall give or cause to be given notice of all meetings of the shareholders and all meetings of the board of directors and shall perform such other duties as may be prescribed by the board. He shall keep in safe custody the seal of the corporation, and when authorized by the board, affix the same to any instrument requiring it, and when so affixed, it shall be attested by his signature. He shall sign all certificates of stock and prepare and maintain a current roster of all shareholders.

ARTICLE XII - THE TREASURER

The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the board of directors.

The treasurer shall disburse the funds of the corporation as may be ordered by the board of directors, taking proper vouchers for such disbursements. He shall keep and maintain the corporation's books of account and shall render to the president and directors an account of all of his transactions as treasurer and of the financial condition of the corporation and exhibit his books, records and accounts to the president or directors at any time. He shall disburse funds for capital expenditures as authorized by the board of directors and in accordance with the orders of the president, and present to the president for his attention any requests for disbursing funds if in the judgment of the treasurer any such request is not properly authorized. He shall perform such other duties as may be directed by the board of directors or by the president. The Treasurer shall submit an annual financial report and budget to the shareholders in advance of the annual meeting.

ARTICLE XIII - DIRECTOR LIABILITY LIMITS

No director of the corporation shall be personally liable to the corporation or any of its Shareholders (Shareholders) for monetary damages for an act or omission in the director's capacity as a director except that this Article does not eliminate or limit the liability of a director for:

- A. A breach of a director's duty of loyalty to the corporation or its Shareholders
- B. An act or omission not in good faith or that involves intentional misconduct or a knowing violation of the law
- C. A transaction from which a director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the director's office
- D. An act or omission for which the liability of a director is expressly provided for by statute.

If the laws of the State of Texas are hereafter amended to authorize corporate action further

eliminating or limiting the personal liability of a director of the Corporation, then the liability of a director of the Corporation shall thereupon automatically be eliminated or limited to the fullest extent permitted by such laws. Any repeal or modification of this Article XIII by the Shareholders of the corporation shall not adversely affect any right or protection of a director existing at the time of such repeal or modification with respect to events or circumstances occurring or existing prior to such time.

ARTICLE XIV - CERTIFICATE OF STOCK

Section 1. Every Shareholder shall receive a certificate(s) for each share of stock to which he is entitled. Such certificate(s) shall be signed by the Secretary. For each lot owned, the Shareholder is entitled to one share, and each share represents the right to one vote.

Section 2. Each certificate for a share of the ownership shall carry with it the privilege of a building site by such Shareholder and the lot number shall be shown on the face of such certificate. Ownership of a lot shall provide such Shareholder with access to Lake Frankston property.

Section 3. Transfer of shares of the ownership of the stock shall be made only on the books of the corporation by the holders thereof or their representative attorneys in fact, executor, or administrator of the estate and on surrender of the certificates for such share. A person in whose name a share of stock stands upon the books of the Club shall be considered the owner thereof as far as the corporation is concerned. The transfer of a share must be done simultaneously with the transfer of the ownership of the lot as evidenced in the deed records of Anderson County.

Section 4. No certificate shall be issued in place of one lost or stolen, except upon delivery to the corporation of a bond of indemnity against such lost certificate, to be approved by the Board of Directors, unless such a bond of indemnity is waived upon motion duly made, seconded and carried at a meeting of the Board of Directors. Sufficient evidence of such loss or theft shall be produced for the Board of Directors, if required.

Section 5. Procedures for transferring certificate(s) of stock to new member:

- A. The Seller shall obtain a membership application to be completed by the proposed Buyer from the Secretary
- B. A copy of the Bylaws shall be furnished by the Secretary to the proposed Buyer. The proposed Buyer's signature on the application indicates he has read the Bylaws, understands them and agrees to comply with the Bylaws.

- C. A completed application shall be furnished to the Secretary for submission to the Board of Directors. The Board of Directors shall have adequate time to review the application and to check references on any and all candidates for membership prior to meeting with the proposed Buyer and Seller.
- D. Proposed Buyer and Seller shall appear for an interview before a quorum of the Board of Directors in person or by telephone conference. The proposed Buyer shall be accepted or rejected by Board action. The proposed Buyer and Seller will be notified of the Board's decision within a reasonable period of time.
- E. The Seller shall return all gate cards to the Secretary. The Secretary shall issue new cards to the Buyer (new Shareholder).
- F. In the event of declination of proposed Buyer of the lot, it shall not be binding upon the Corporation to purchase the property.
- G. All dues and assessments shall be paid in full prior to the closing of the sale. Any adjustments of dues/assessments shall be between the Seller and the Buyer.
- H. Any unpaid dues, assessments, or fines shall be considered a lien against the property and sufficient reason to disapprove the sale.
- I. There shall be a \$25.00 Transfer Fee which shall be paid by the Buyer, along with the signed application of the proposed Buyer. There shall be no transfer fee charged when a transfer is made between Shareholders and his immediate family or other members. All documents of sale and transfer must be filed in Anderson County within forty-five (45) days of sale and a photocopy provided to the Secretary immediately thereafter.

Section 6. All stock will be in name of one person only. In cases other than a single name on the property deed, the legal owners of the property shall determine the name to go on the certificate of stock. Upon the death of that person, it shall be necessary for the transfer to be made on the books of the corporation to the new Shareholder, which transfer shall be approved by the corporation in the same manner as in Section 5 of Article XIV and be subject to all of said requirements.

ARTICLE XV- DUES AND ASSESSMENTS

Section 1 Dues as approved at the annual meeting of the shareholders shall be paid on each share of stock owned. Dues are due and payable on May 1 of each fiscal year and will be delinquent unless paid before the annual meeting of said fiscal year. Any proposed changes in dues as approved at the annual meeting of the Shareholders for the current or subsequent fiscal year shall also be paid on each share of stock owned. Any increase in dues for the current fiscal year will be payable on the due

date set by the Board.

Section 2 Special assessments may be levied upon the Shareholders when the assessment has been first duly recommended by a majority vote of the Board of Directors and duly approved by a majority of the Shareholders at a regular annual Shareholders' meeting or a special Shareholders' meeting called for that purpose. Written notice of assessment shall be given to each Shareholder, and the notice shall state the date on which it is due and payable. Special assessments will be delinquent thirty (30) days after they are due.

Section 3 No Shareholder who is delinquent in any duly authorized dues, assessments or fees as herein defined shall enjoy the privileges of the premises until such delinquent dues, assessments or fees have been paid in full together with the penalty set forth in Section 4 following.

Section 4 Any Shareholder whose dues, assessments or fees are delinquent as herein defined will be assessed a penalty of twenty percent (20%) of the amount due. Any unpaid dues, assessments, fees or penalties shall become a lien against the Shareholder's property and may be filed of record in Anderson County.

ARTICLE XVI - MISCELLANEOUS

Section 1 The following constitutes a Shareholder's family: his/her spouse, sons, sons' wives, daughters, daughters' husbands, grandchildren brothers and sisters and parents of Shareholders.

Section 2 The Shareholder's family shall not be counted as guests, and they shall have all the privileges of the Shareholder. Guest privileges of married children and children age twenty (20) and older shall be limited to one couple. Unchaperoned grandchildren and parents of Shareholders shall have no guest privileges.

Section 3. Any Shareholder whose account reflects one (1) or more annual dues and/or assessment payments or fine that remains unpaid for a period of one year, may be subject to the placement of a lien on their property by the Homeowners Association. If the account continues to remain unpaid, the Shareholder may be subject to judicial foreclosure of the Homeowner's Association's lien on the property by the Homeowner's Association. If the Shareholder's account is turned over to an attorney for collection, the Shareholder will be responsible for all dues, and/or assessments, fines, penalties, interest, if any and legal fees and costs. In the event the Shareholder's property is sold at foreclosure sale and the Homeowner's Association is the successful bidder, the Shareholder will have 90 days to redeem the property by paying all past due amounts as well as all costs of foreclosure. Any property not redeemed within 90 days shall be deemed to belong to the Homeowner's Association and may be sold with all proceeds going to the Homeowner's Association.

Section 4. No house trailers, motor homes or mobile homes of any sort shall be permitted inside the gate of Lake Frankston. However, the Board of Directors, upon request by a Shareholder, may authorize use by that Shareholder, of a mobile home of the "travel trailer" type (usually no more than 30 feet in length) while actually constructing or preparing a lot for construction or remodeling of a permanent house for said Shareholder on that Shareholder's lot. The sewer hookup must be self contained and dumped off of Club property or hooked up to a septic tank on the Shareholder's lot. The Board of Directors may revoke the right of the Shareholder to use the trailer at any time upon tendering two (2) week written notice delivered to the Shareholder's home address by regular mail and posted on the subject trailer. No other use or parking of house trailers, mobile homes or motor homes will be allowed.

Section 5. Realtors shall be permitted to list and show property on the lake. The Board of Directors shall be advised of any property for sale, and any realtor listing the property. The following rules apply to any realtor listing a property:

1. All realtors listing property on Lake Frankston must be preapproved by the Board of Directors. Approval requires knowledge of the Lake Frankston Bylaws.
2. MLS listings are allowed.
3. No gate cards may be given out, except one to the selling realtor which must be returned after the sale.
4. Any potential buyer visiting Lake Frankston must be escorted on the lake property by the selling realtor or the property owner.
5. No animals of any kind may be brought on the property by any prospective buyer unless for purposes of assisting with handicap.
6. No open house events are allowed.

Section 6. No sewage, washing machine, or any other pollutant shall be emptied directly into the lake or within seventy-five (75) feet of the lake. Any installation of septic systems must comply with the then existing rules of the State of Texas.

Section 7 All boats with motors in excess of ten (10) horsepower shall be prohibited on the lake. Life preservers are required in all boats. No Jet-Ski or similar speed devices shall be permitted on the lake.

Section 8. No Shareholders, present or future, will be permitted to reside in or use as living quarters any structure that extends out over the lake (beyond the water level) except the currently existing structure on Lot 2.

Section 9 Entrance and exit from Club Property shall be from one point only, specifically at the Gatehouse.

ARTICLE XVII – RULES AND REGULATIONS

- Section 1. Each Shareholder and/or spouse shall have unlimited houseguest privileges, but he shall be responsible for the conduct of his family members and guests. The Board reserves the right to remove any family member or guest if the Shareholder, upon request of the Board, fails to do so within a reasonable period of time. All guests shall be accompanied by the host Shareholder or spouse.
- Section 2. Each Shareholder shall keep his property in a clean and sanitary condition. All motorized vehicles on a Shareholder's property must be maintained in a workable, running condition, or they will be removed at Shareholder's expense.
- Section 3 Any construction that is started on the lake such as fishing piers, boathouses, or lake houses must be completed within twelve months from the starting date which includes removal of all debris, excess dirt and trash. An extension may be granted, if approved by the Board of Directors.
- Section 4. Any structure that is deemed unsafe, a hazard, unsightly or detrimental to the lake by the Board of Directors, must be completed, repaired, or removed immediately upon written notification from the Board Secretary. This includes fishing piers, boathouses, and lake houses. If the Shareholder fails to comply with the request, the Board of Directors may contract to have this violation corrected and assess the expense of same to the Shareholder.
- Section 5. No obnoxious or offensive activity, which is an annoyance or nuisance to the neighborhood, may be conducted on any Shareholder's property or Club property.
- Section 6. Commercial enterprise, conducted completely by telephone and/or electronic devices, is allowed. Any enterprise requiring equipment, machinery, product inventory or customer visits on the lake is not permitted.
- Section 7. Disorderly conduct by Shareholders, guests, family members, workers, or contractors is not acceptable. Should such incident occur, the Shareholder shall be held responsible.
- Section 8. Fishing limits per person shall be set by the Board of Directors. Shareholders will be notified of changes, and current limits will be posted at the gate at all times. The use of traps and nets is prohibited. Turtle traps may be utilized as approved by the Board.
- Section 9. Guests of members are allowed free fishing privileges, however, only the Shareholder shall be permitted to fish with a trotline in Lake Frankston, and not more than two (2) trotlines per Shareholder shall be permitted. Trotlines must be either relocated every three (3) days or be removed from the lake.
- Section 10. No weapons (rifle, pellet gun, air rifle, pistol, bow and arrow, or slingshots) except

for shotguns, shall be discharged on Shareholder's property or Club property at any time. Shotguns may be used only against snakes or varmints harmful to persons or property.

Section 11. The hunting and trapping of birds and animals shall be prohibited except as set forth in Section 8 and 10 above.

Section 12. Pets that are known to be vicious shall be removed from Shareholder and Club property of Lake Frankston. All pets belonging to Shareholders or guests shall be on a leash or within a fenced yard when outside the Shareholder's home at all times. Any injury to persons or guests or damage to property is the responsibility of the lot owner where the pet resides or is visiting.

Section 13. Cutting of trees or removal of plants or dirt on Club property or removal of Club property of any kind by anyone for any reason shall be prohibited unless prior Board approval is obtained.

Section 14. Vehicles such as motor scooters, motorcycles, dune buggies or four wheelers shall be prohibited at all times, except for transportation to and from Shareholder's property. Utility company vehicles will be permitted at all times, but construction equipment shall be approved prior to entering the property. Maximum speed on all Club roads will be fifteen (15) miles per hour except as otherwise posted. Any damage caused by construction equipment, vehicles, workers, or contractors to Shareholder or Club property is the responsibility of the Shareholder and the contractor. All golf carts being driven on Lake Frankston property shall have a licensed operator in the front seat.

Section 15. The burn pit is maintained by the Club for the use of the membership. Only burnable items may be placed in the burn pit. If a member is found to have placed non-burnable items in the burn pit they will be notified in writing by the Board and given 7 days to remove those items. If not removed, the member will receive a special fine of \$100 and the Board will have the items removed.

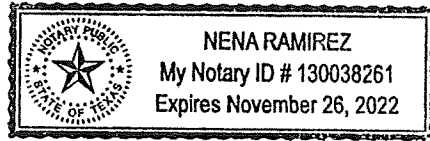
Section 16. Any Shareholder who violates any of the rules and regulations contained in Article XVII or any of the Bylaws of the Lake Frankston Homeowner's Association shall first receive a warning letter from the Board of Directors. If the violation is not remedied within a reasonable period of time as set by the Board of Directors in the warning letter, then a fine of \$25.00 will be levied against the Shareholder. If a second violation of the same kind occurs, a fine of \$50.00 will be levied against the Shareholder. Any unpaid fine will result in a loss of voting privileges and/or a lien being filed on the Shareholder's property, which lien may be recorded in Anderson County.

Section 17. All watercraft on the lake must have visible lot number identification. Numbers are to be at least 3" tall and placed on both sides of the vessel toward the front. Any boat, motor, trailer or other watercraft entering Lake Frankston after

6/8/2019 must be inspected and approved by a Conservation Committee member before it enters the lake. Approval can be obtained with a visible inspection and proof of sanitary cleansing of entire boat, motor, trailer or other craft.

Kathryn S. Wheeler
Kathryn S. Wheeler, Secretary

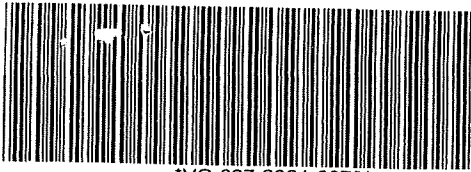
AKA KATHRYN S. EUSTACE



STATE OF TX
COUNTY OF ANDERSON

The foregoing instrument was acknowledged before me this 15 day of OCT, 2021, by KATHRYN S EUSTACE

[Signature] Notary Public's Signature
Notary Name NENA RAMIREZ
Personally Known OR
Type of Identification Produced TX DL



VG-627-2021-6879

Anderson
County
Mark Staples
Anderson County
Clerk

Document Number: 2021 - 6879

Real Property Recordings

BY-LAWS OF ARCHITECTURAL CONTROL COMM

Recorded On: October 15, 2021 01:36 PM

Number of Pages: 16

" Examined and Charged as Follows: "

Total Recording: \$82.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2021 - 6879
Receipt Number: 20211015000035
Recorded Date/Time: October 15, 2021 01:36 PM
User: Melissa H
Station: ANCO_WS391

Record and Return To:

LAKE FRANKSTON HOMEOWNERS ASSOCIATION INC
150 LAKE FRANKSTON RD
FRANKSTON TX 75763



STATE OF TEXAS
COUNTY OF ANDERSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Anderson County, Texas.

Mark Staples
Anderson County Clerk
Anderson County, TX

Mark Staples