

**BYLAWS OF CAPE MALIBU PROPERTY OWNERS ASSOCIATION, INC.
(AMENDED AND RESTATED)**

**ARTICLE I
NAME AND LOCATION**

Section 1: Name: The Name of this ASSOCIATION shall be Cape Malibu Property Owners ASSOCIATION, Inc. In these BYLAWS it is referred to as the “CORPORATION” or the “ASSOCIATION.”

Section 2: Location: The CORPORATION’S principal office shall be located at the Cape Malibu Lands End facility. The mailing address will be 15816 Malibu East, Willis, TX 77318.

**ARTICLE II
DEFINITIONS**

Section 1: “ARCHITECTURAL CONTROL COMMITTEE” is formed to review architectural plans with regard to compliance with the Restrictions and Covenants. This committee is established under the BYLAWS of the ASSOCIATION.

Section 2: “ASSOCIATION” or “CORPORATION” refers to the Cape Malibu Property Owners Association, Inc., a non-profit Texas corporation and its successors and/or assigns.

Section 3: “BOARD” shall mean and refer to the BOARD OF DIRECTORS duly elected under the organizing and operating documents of the ASSOCIATION, including these BYLAWS.

Section 4: “BYLAWS” shall refer to the rules adopted by the ASSOCIATION to govern its activities and regulate its affairs.

Section 5: “COMPOSITE BUILDING SITE” consists of one or more adjoining LOTS (or portions thereof) combined into a single building site which is treated as one LOT and is eligible for a single vote.

Section 6: “EFFECTIVE DATE” is the next day after properly amended Restrictions and Covenants have been recorded in the Deed Records of Montgomery County, Texas.

Section 7: “FAMILY UNIT” consists of owners of record living together in a single residence on a single LOT or COMPOSITE BUILDING SITE. This unit will be eligible for a single vote.

Section 8: LOT(S) shall mean and refer to any lots shown on the SUBDIVISION plat that is restricted hereby for single family residential dwellings only.

Section 9: “MEMBER(S)” refers to all parties who are owners of a LOT, portion of a LOT or multiple LOTS in the SUBDIVISION and who enjoy the full rights and privileges, including the right to a single vote, afforded by membership in the ASSOCIATION. Not more than a single vote is allowed for shared ownership of a LOT.

Section 10: “OWNER(S)” shall mean and refer to the record owner, whether one or more persons or entities, who are entitled to unrestricted powers to dispose of the LOT (fee simple) which is part of the SUBDIVISION, but excluding those parties having such interest merely as security for the performance of an obligation.

Section 11: “SUBDIVISION” refers to the properties (excepting designated reserved areas and Block 10) of the Cape Malibu Subdivision as per map or plat filed for record in Volume 7, Page 285, Map Records of Montgomery County, Texas (Instrument No. 182108).

ARTICLE III PURPOSE OF ASSOCIATION

Section 1: The purpose of the ASSOCIATION is to do any and all things necessary for the maintenance and upkeep of the roads, parks, and all other properties of the SUBDIVISION not privately owned; and to collect and manage all monies and funds paid and collected for the purposes of such maintenance; to uphold and carry out the restrictions and covenants passed by the ASSOCIATION; all to the end of the enhancement of property values and for the betterment of the property known as the SUBDIVISION and the benefit and welfare of the OWNERS thereof; and to collect and manage such monies and funds for such purposes in the manner in which the membership shall so direct.

ARTICLE IV MEMBERSHIP, MEETINGS AND VOTING

Section 1: Membership: All parties who are the OWNERS of a LOT, LOTS or a portion of a LOT in said SUBDIVISION. shall be MEMBERS of the ASSOCIATION. Membership shall be appurtenant to and may not be separated from ownership of a LOT, LOTS or portions of a LOT.

Section 2: Annual Meeting: The Annual Meeting of the MEMBERS of the ASSOCIATION shall be held at 2:00 p.m. on the third Sunday in September each year at Lands End, 15816 Malibu East, Willis, TX 77318, at which time the directors will be elected. Other regular and special meetings of the general membership of the ASSOCIATION shall be called by the President. All such meetings are to be held at Lands End in Cape Malibu unless the MEMBERS are notified otherwise.

Section 3: Notice of Meetings: Notice of each meeting of the MEMBERS of the ASSOCIATION shall be given by the Secretary and approved by the President or Vice President by mailing a copy of such notice to each MEMBER at the post office address or electronic mail address which such MEMBER has registered with the ASSOCIATION, at least ten (10) days before, but not more than sixty (60) days before the date of the meeting.

Section 4: Quorum: The presence, either in person or by proxy, at any meeting of MEMBERS entitled to cast at least twenty-five (25%) percent of the total votes of the ASSOCIATION shall constitute a quorum for any action of the MEMBERS. Absentee, electronic and faxed ballots shall also count for purposes of establishing a quorum. In the absence of a quorum at a meeting of the MEMBERS, the meeting may be recessed until such time as a quorum is present with no further notice except the announcement of the date and time the meeting will reconvene. No business may be conducted at a meeting of the MEMBERS unless a quorum is present except for the election of members of the BOARD OF DIRECTORS. For purposes of an election of one or more directors a quorum shall consist of all MEMBERS who are present either in person or by proxy.

Section 5 Voting: At all membership meetings, each OWNER who is a MEMBER shall be entitled to one total vote on any issue. If multiple owners of the same LOT cannot agree on how to cast their ballot on an issue, they may cast a split ballot in proportion to their ownership percentages. In the absence of agreement or documentary proof of their individual ownership percentages in a LOT, the ASSOCIATION shall presume their ownership is in equal shares. In the event one individual owns more than one LOT, such individual shall be entitled to only one total vote on an issue.

Section 6: Organization: At all meetings of the MEMBERS, the President, or in his/her absence the VicePresident, shall act as Chairman, and the Secretary of the ASSOCIATION, or in his/her absence, anyperson appointed by the Chairman shall act as Secretary.

Section 7: Methods of voting: voting rights of a MEMBER may be cast or given:

- (1) in person or by proxy at a meeting of the ASSOCIATION;
- (2) by absentee ballot; or
- (3) by electronic ballot by electronic mail or facsimile.

Absentee ballots may not be counted, even if properly delivered, if the MEMBER attends any meeting to vote in person. A vote cast in person supersedes any vote cast by any other means. Absentee or electronic ballots may not be counted on the final vote of a proposal if the motion was amended at a meeting of the MEMBERS to be substantially different on the absentee or electronic ballot. Any solicitation by the ASSOCIATION for absentee ballots must include the language of the proposal and an explanation for why the ASSOCIATION is considering the matter. At all meetings of the MEMBERS, all matters, except those the manner of deciding which is especially regulated by

Statute and except as otherwise provided for in these BYLAWS, shall be decided by the vote of a majority of the MEMBERS present or represented by proxy and those voting by absentee ballot or electronic ballot by electronic mail or facsimile.

Section 8: Recount: A MEMBER may, not later than the fifteenth (15th) day after the date of a meeting at which an election was held, require a recount of votes in accordance with Section 209.0057 of the TEXAS PROPERTY CODE.

Section 9: Vote tabulators: No person who is related within the third degree by consanguinity or affinity to a candidate may serve as a vote tabulator or have access to any of the ballots related to an election. If the person normally charged with the duty of tabulating votes is so related to a candidate the President shall appoint some other individual or individuals to tally the votes in that election.

ARTICLE V MAINTENANCE AND OTHER FEES

Section 1: Maintenance Fees and Late Fees: The BOARD may, in its discretion, offer a discount for payment of the maintenance fee in an annual lump sum. The BOARD shall provide that any annual maintenance fees may be paid in monthly installments throughout the year. Should all dues and assessments not be paid in full by the last day of the fiscal year for which the dues are owed the BOARD, after complying with any statutory notice requirements and other prerequisites required by applicable law, suspend a MEMBER'S privilege of using the common areas and recreational facilities in the SUBDIVISION. Such suspension shall continue until all dues, assessments and fees owed by the MEMBER are paid or for such shorter period as determined by the BOARD or required by law.

Section 2: Keys: Keys needed for entry into common areas and facilities are provided to MEMBERS in good standing. Any MEMBER whose good standing has been revoked by the BOARD, or who has sold their property in the SUBDIVISION, shall immediately return all keys to the ASSOCIATION.

ARTICLE VI BOARD OF DIRECTORS

Section 1: General Powers: All of the general powers of the ASSOCIATION shall be vested in and exercised by the BOARD. The number of directors shall be five (5), unless changed in the manner specified for amending the BYLAWS.

Section 2: Two full time residents required: At least two (2) of the Directors shall be full time residents of the subdivision (meaning they reside in a home in the subdivision for at least one-half of the year). In the event at least two of the existing directors are not full time residents, the

existing directors who are not full time residents shall draw lots to determine one or more of their number who will resign and the remaining directors shall appoint one or more full time residents to replace them until at least two directors are full-time residents. The existing directors who are not full time residents may avoid casting lots if a sufficient number of them resign voluntarily to afford at least two full time residents positions on the BOARD.

Section 3: Term of Office: Each director shall serve a term of two years following their election by the MEMBERS, beginning on the first day of the first month following their election. In the event a director is appointed to fill an unexpired term that director shall serve until the end of the unexpired term, regardless of the time remaining in that term. The terms of each director shall be staggered such that two directors are elected in one year and then three directors are elected in the following year.

Section 4: Election of directors: Election of Directors shall be by a majority vote of those MEMBERS participating in the election, either in person or by proxy.

Section 5: Organization: Following each election the directors shall appoint one of their number to serve as President, one to serve as Vice President, one to serve as Secretary and one to serve as Treasurer. The directors shall appoint three MEMBERS who are not BOARD members or related to BOARD members by marriage to serve on the Architectural Control Committee, and appoint one of those three members to serve as its chairman. A member of the Architectural Control Committee shall serve a term of two years and may be reappointed for successive two-year terms at the discretion of the BOARD. In compliance with Texas law an individual may not hold more than one office in the ASSOCIATION at the same time.

Section 6: Resignation or Removal: A director may resign at any time by giving written notice to the President or Secretary. Any or all of the Directors may be removed at any time, with or without cause, by the affirmative vote of at least 2/3 of the MEMBERS present at a duly constituted meeting of the ASSOCIATION at which at least 25 percent of the MEMBERS are present either in person or by proxy.

Section 7: Vacancy: In the event of a vacancy on the BOARD of Directors or the Architectural Control Committee the remaining directors may appoint a qualified MEMBER to serve the unexpired term.

Section 8: Expired Terms: Upon the expiration of a director's term the director's replacement shall be selected by a membership election and not by appointment of the remaining BOARD members.

Section 9: Director qualifications: All directors shall be qualified MEMBERS of the ASSOCIATION. No person who has been convicted of any felony crime, crime involving violence or crime of moral turpitude within the 20 years preceding their election or appointment may serve

as a Director.

Section 10: Director nominations: At least 10 days before the ASSOCIATION circulates any ballot for the election of directors the ASSOCIATION shall give written notice to all MEMBERS of the scheduling of an election for directors. During that period prior to circulation of ballots any MEMBER may, in writing, notify the BOARD of their intention to be a candidate and submit a written application providing their name, address, telephone number, electronic mail address, and a sworn statement, made in the presence of some officer authorized to administer oaths, that they have not been convicted of a felony crime, crime of violence, or crime of moral turpitude within the 20 years preceding the election.

Section 11: Annual Meetings: The first regular meeting of the BOARD shall be held immediately following the annual meeting of the MEMBERS, and at the same place. Notice of the meeting shall be given in the same manner as provided for the annual meeting of the ASSOCIATION, and may be included in the same notice. Regular meetings of the BOARD shall be held at least quarterly, on a date and time selected by the BOARD.

Section 12: Special Meetings: Special meetings of the BOARD shall be held whenever called by the President or Vice President. Notice of such meeting shall be mailed to each Director, addressed to him or her at their last known post office address, or shall be delivered personally, or communicated by telephone, at least five (5) days before the day on which the meeting is to be held. Each such notice shall state the time, date and place of the meeting with a general description of each topic that is to be addressed. In addition to, and not as a substitute for any of the foregoing methods of notice, notice may be given by electronic mail or text message.

Section 13: Quorum and manner of voting: A quorum consists of a majority of the total number of directors participating in the meeting, either in person, by telephone or videoconference or by written proxy given to any other director and actually presented at the meeting. The vote of a majority of those directors participating in the meeting in person, by telephone or videoconference and/or proxy shall be required to take any action.

Section 14: Non-attendance as resignation: If a director fails to participate in three or more consecutive regular and special meetings without adequate excuse the BOARD may, but is not required, to consider the director to have effectively resigned their office. Upon a majority vote the remaining directors shall deliver written notice to the director to show cause why he/she should not be removed from office. Upon removal from office the remaining directors may appoint a replacement to fill the unexpired term.

Section 15: Open BOARD Meetings: Regular and special BOARD meetings shall be open to public, subject to the right of the BOARD to meet in executive session to consider actions involving personnel (including directors, officers and members of various committees of the ASSOCIATION), pending or threatened litigation, contract negotiations, confidential

communications with the ASSOCIATION'S attorneys and other professionals, and other matters that may properly be considered in executive session under the Texas Open Meetings Act. The BOARD may only discuss or deliberate matters authorized by law to be discussed or deliberated in executive session. All votes on any matter must take place in open session and be recorded in the minutes. In the event a matter discussed in executive session does not result in a vote, the minutes shall reflect the BOARD retired to executive session and describe generally the legal reason the BOARD held an executive session.

Section 16: Notice to members: MEMBERS shall be given notice of the date, hour, place, and general subject of a regular or special meeting of the BOARD, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

(a) mailed to each MEMBER not later than the tenth (10th) day or earlier than the sixtieth (60th) day before the date of the meeting; or

(b) provided at least seventy-two (72) hours before the start of the meeting by (i) posting the notice in a conspicuous manner reasonably designed to provide notice to the MEMBERS in a place located on the ASSOCIATION'S common property, or on conspicuously located private property within the SUBDIVISION, or by posting the notice on an Internet website owned by the ASSOCIATION, and (ii) by sending the notice by e-mail to each OWNER who has registered an e-mail address with the ASSOCIATION.

Section 17: Emergency meetings: In circumstances constituting an emergency The BOARD may meet without prior notice to MEMBERS provided they observe the following:

(1) A notice of the meeting must be posted on the ASSOCIATION's website and in a prominent public place within the SUBDIVISION at least four hours prior to the meeting, stating the time, date and place of the meeting, if it is held in person, or stating the platform and information necessary to attend the meeting virtually if the meeting is held virtually, and generally the topic or topics to be discussed and addressed by the BOARD;

(2) Any member of the BOARD may participate by telephone or videoconference as long as that member may be heard by all other directors and members participating in the meeting; and

(3) minutes of the meeting are kept in the same manner as any other meeting.

Section 18: Action by BOARD outside a regular or special meeting: The BOARD may take action on any routine item by unanimous consent provided the President, Vice President or Secretary obtains the regular or electronic signature of all directors on a written resolution that explains the action taken in reasonable detail and the written resolution is made part of the minutes.

Section 19: Conflicts of interest: The BOARD may contract to do business with an individual or person who is associated with the SUBDIVISION provided the following are observed:

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- (1) No director or member who has a financial interest in the transaction may participate in any discussion or vote taken on the issue;
- (2) the BOARD must receive at least two other confidential bids for the same services from other qualified vendors;
- (3) Any director or member who has a conflict of interest may not have access to the other bids prior to all bids being unsealed at the same time; and
- (4) the vendor selected must have presented the “best bid” for the project, meaning the lowest bid from a competent vendor, not necessarily the absolute lowest bid.

Section 20: Mandatory bidding process: The BOARD shall solicit bids for any products or services for which it has budgeted more than \$25,000.00 for the fiscal year. The BOARD is not required to solicit bids for professional services, such as attorneys, accountants, or the like, where confidence in the professional is a necessary feature of the service to be rendered.

ARTICLE VII OFFICERS

Section 1: Officers: The officers of the ASSOCIATION shall be a President, Vice President, Secretary, Treasurer, and Architectural Chairman. No individual may hold more than one office at a time in the ASSOCIATION. No individual who is married to a current officer or member of the Architectural Control Committee may serve either on the BOARD or the Architectural Control Committee.

Section 2 Election, Term of Office, and Qualifications: The officers of the ASSOCIATION

shall be elected by the BOARD by a majority of the entire BOARD. All officers shall hold office only during the pleasure of the BOARD. Each officer shall continue in office until his successor shall have been duly elected and qualified in his stead, or until, he/she shall have resigned or shall have been removed by the BOARD.

Section 3: Vacancies: Vacancies in any office because of death, resignation, removal, or any other cause, shall be filled by the Directors at a regular or special meeting of all the then remaining Directors for that purpose.

Section 4: President: The President shall preside at all the meetings of The BOARD and ASSOCIATION, and shall perform such duties as he/she may from time to time be authorized to perform by the Directors.

Section 5: Vice-President: At the request of the President, or in his/her absence or disability, the Vice-President shall perform the duties of the President.

Section 6: Secretary: The Secretary shall keep the records and books of the ASSOCIATION and complete minutes of all membership and Directors meetings. He/she shall perform all other duties that usually pertain to his/her office, or are delegated to him/her by the BOARD and he/she shall keep a complete list of the names and addresses of the MEMBERS. In the event the Secretary is absent from any meeting, the presiding officer shall appoint a MEMBER to act as secretary for the meeting, including keeping the minutes. Upon completion of the meeting the acting Secretary shall deliver all records of the meeting to the presiding officer for delivery to the Secretary.

Section 7: Treasurer: The Treasurer shall have the custody of all the monies and securities of the ASSOCIATION. He/she shall keep regular books. All monies shall be deposited by him/her in such depository as shall be selected by the Directors. In addition, he/she shall perform all duties usually pertaining to his/her office or delegated to him/her by the BOARD. The Treasurer shall be bonded by a licensed bonding company; the fee for which shall be paid by the ASSOCIATION.

Section 8: Chairman of the Architectural Control Committee: The Chairman of the Architectural Control Committee shall preside at the committee's meetings, call any special meetings necessary to perform the committee's functions, report any matters to the BOARD, and assist the Secretary in maintaining the committee's records. If the chairman is absent the remaining members of the committee may still meet and consider any pending matters with notice to the Secretary of their intent to do so.

Section 9: Checks on the ASSOCIATION: Checks on the ASSOCIATION are required to be signed as provided by the BOARD.

Section 10: Legal Counsel: The Legal Counsel may, when requested by the BOARD, advise the President and other BOARD MEMBERS on legal matters concerning the SUBDIVISION.

ARTICLE VIII ANNUAL AUDIT

Section 1: Fiscal Year: The ASSOCIATION'S fiscal year shall begin on July 1 and end on June 30 for tax and auditing purposes.

ARTICLE IX BOOKS AND RECORDS

Section 1: Books and Records: The CORPORATION shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of its MEMBERS, BOARD of Directors, and committees having any of the authority of the BOARD of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the MEMBERS entitled to vote. The books, records and minutes of meetings, and papers of the CORPORATION shall be kept correctly and currently and shall be subject to inspection by any MEMBER in accordance with the ASSOCIATION's Record Production Policy.

Section 2: Audit: Annually in June the BOARD shall select a suitable professional to conduct an audit of the ASSOCIATION's funds and accounts. The audit shall be completed and presented at the annual meeting. The purpose of the audit is to 1) ensure ASSOCIATION funds are maintained and spent in a manner that minimizes the risk of loss to the ASSOCIATION, and 2) to certify the books and records of accounts accurately reflect the financial condition of the ASSOCIATION. All officers, directors and committee members having any authority to spend ASSOCIATION funds shall cooperate with the appointed auditor(s) and provide any information or documentation necessary to complete the audit in accordance with accepted accounting principals.

Section 3: Copies of Books and Records: Any person may request a copy of the books and records of the ASSOCIATION that are public under Texas law by making a request in writing addressed to the Secretary and either mailed by certified mail, return receipt requested, or hand delivery to the Secretary with a receipt for delivery. The Secretary shall provide the requested records within five business days and may charge a fee not to exceed \$375.00 for the reasonable and necessary cost of compiling and copying the records.

Section 4: ASSOCIATION website: The ASSOCIATION shall establish a website, accessible by members and other interested persons, through which it shall provide at a minimum: 1) a copy of all dedicatory instruments, 2) a copy of these BYLAWS, 3) a copy of any notice of any regular or special meeting of the BOARD or the Membership, 4) A copy of the currently effective fees, fines and other assessments, and 5) Any other information the BOARD deems necessary and proper. The BOARD may employ a competent vendor for this purpose and pay the vendor a reasonable fee for

its services.

ARTICLE X RESOLUTIONS AND MOTIONS

Section 1: Resolutions: The votes of a majority of directors participating in a meeting is required for the adoption of any written resolution, which shall be reduced to writing and signed by each director voting for its adoption. A majority of the members present shall be necessary to adopt a resolution. All resolutions adopted by the BOARD shall be made part of the minutes.

Section 2: Repeal: All resolutions of the BOARD may be repealed in the same manner in which they were adopted.

Section 3: Motions: Routine matters that do not require a written resolution may be offered orally by a member of the BOARD, seconded by another member of the BOARD, and adopted by a majority vote of the BOARD. Any motions voted on shall be recorded in the minutes of the BOARD with a short and plain statement of the action, the subject of the motion and a listing of how each present member of the BOARD voted on the matter. Votes shall be “aye,” “no” or “abstain.”

ARTICLE XI BYLAWS

Section 1: Adoption and Repeal: The BYLAWS or any of them may be adopted, amended or repealed at any regular or special meeting of the MEMBERS of the ASSOCIATION by a majority vote of those represented at the meeting either by their presence, by signed proxies, by absentee or mailed ballot, by electronic ballot or by faxed ballot, provided that: (1) The quorum requirement of Article III, Section 3 has been satisfied, and (2) any proposed change in the BYLAWS has been published and circulated to the membership by mail or electronic mail at least three weeks in advance of the scheduled meeting.

ARTICLE XII INSURANCE

Section 1: Indemnification of Directors and Officers: Each current or former director, officer, or committee member shall be indemnified by the CORPORATION for expenses and costs (including reasonable attorneys' fees) actually and necessarily incurred by him or her in connection with any claim asserted against the individual in any action, suit, or proceeding to which they may be a party by reason of being, or having been, such director or officer. The BOARD may select independent counsel to examine the circumstances and advise whether the payment of a claim by settlement is reasonable under the circumstances, giving due regard to the following factors:

- 1) the nature of the claim(s);
- 2) the facts to the extent they are undisputed or can be reasonably determined;
- 3) the degree of fault ascribed to the officer or director with mere negligence militating toward indemnification and intentional or knowing conduct militating toward non-indemnification; and
- 4) the goal of minimizing the total cost to the CORPORATION.

It is the intention of these BYLAWS that officers and directors be indemnified to the maximum extent permitted by Texas law but in no instance shall the ASSOCIATION be liable to indemnify an officer or director for wrongful or illegal conduct that is found to have been committed intentionally or knowingly.

Section 2: Insurance: The CORPORATION may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the CORPORATION, or is or was serving at the request of the CORPORATION as a director, officer, employee or agent of another CORPORATION, partnership, joint venture, trust, or other enterprise against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such, whether or not the CORPORATION would have the power to indemnify him against such liability.

ARTICLE XIII TRANSFER FEES AND OTHER FEES

Section 1: Lot transfer fees: The ASSOCIATION may charge a lot transfer fee not to exceed \$75.00 per lot, even if the lots are contiguous, payable by the Seller or Buyer according to their agreement. Lot transfer fees shall not be charged if the lot transfer results from the death of the currently titled owner.

Section 2: Other fees: From time to time and in its discretion, the BOARD may adopt other fees to defray the reasonable costs of providing various services, maintaining streets and common areas, operating amenities and associated activities. The BOARD shall publish all fees of the ASSOCIATION in a Fee Schedule that is recorded in the Office of the County Clerk of Montgomery County, maintained on the ASSOCIATION's website, posted in the principal office of the ASSOCIATION, and posted elsewhere as the BOARD deems proper. Fees may not be charged until they have been so posted.

THESE BYLAWS were approved by the BOARD OF DIRECTORS on February 5, 2023, and presented to the MEMBERS at a meeting on March 19, 2023, whereupon they were adopted by a majority with a quorum present and as recorded in the ASSOCIATION’S minutes.

SIGNED: _____, President

SIGNED: _____, Secretary

This instrument was acknowledged before me on _____ by
_____, President.

Notary Public

This instrument was acknowledged before me on _____ by
_____, Secretary.

Notary Public

AFTER RECORDING
RETURN TO:
Cape Malibu POA
15816 Malibu East
Willis, TX 77318