

As Amended
Aug 13, 2022

**BYLAW
OF
BRUSHY CREEK RANCH OWNERS ASSOCIATION, INC.**

The name of the organization shall be Brushy Creek Ranch Owners Association, Inc. The following definitions shall apply to these Bylaws:

- (a) "ACC," "Committee," and "Architectural Control Committee" shall mean the Architectural Control Committee established pursuant to the Declarations.
- (b) "Articles" shall mean the Articles of Incorporation of Brushy Creek Ranch Owners Association as they may, from time to time, be amended.
- (c) "Association" shall mean and refer to BRUSHY CREEK RANCH OWNERS ASSOCIATION, INC., a Texas non-profit corporation, its successors and assigns as provided for herein.
- (d) "Board of Directors" shall mean and refer to the governing body of the Association, the election and procedures of which shall be as set forth in the Articles of Incorporation and Bylaws of the Association.
- (e) "Bylaws" shall mean the Bylaws of Brushy Creek Ranch Owners Association, Inc. as they may, from time to time, be amended.
- (f) "Common Facilities" shall mean and refer to all property leased, owned, or maintained by the Association, if any for the use and benefit of the Members of the Association, including but not limited to any community water systems, as described on the Declarations.
- (g) "Declarant" shall mean and refer to Brushy Creek Joint Venture, its successors or assigns.
- (h) "Declarations" shall mean the Declaration of Covenants and Restrictions for Units 1 through 5, Brushy Creek Ranch Subdivision, and any amendments thereto, filed for record in the real property records of Bandera County, Texas, including specifically those Declarations filed for record in Volume 368, Page 187; Volume 387, Page 293; Volume 395, Page 406; Volume 411, Page 409; Volume 425, Page 40 and Volume 588, Page 311, Official Public Records of Bandera County, Texas.
- (i) "Lot" shall mean and refer to any of the plots of land in Units 1 through 5 of the Brushy Creek Ranch subdivision, in Bandera County, Texas, as shown on the Subdivision Plat and such additional lots or property as may be annexed into the Association from time to time.
- (j) "Member" shall mean and refer to all those Owners who are members of the Association as provided herein.
- (k) "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any Lot or portion of a Lot, within the Properties, including contract sellers but excluding those having an interest merely as security for the performance of an obligation.
- (l) "Properties" shall mean and refer to the above-described properties known as Brushy Creek Ranch and additions thereto, as are subject to the Declarations or any amended or supplemental Declarations.
- (m) "Secretary" shall mean and refer to the Secretary of the Association as set forth in Article V, Sections 1 and 5, hereof.
- (n) "Subdivision Plat" shall mean and refer to any map or plat of Brushy Creek Ranch subdivision, filed for record in the Deed and Plat Records of Bandera County, Texas, and any amendment thereof or additions thereto upon filing of same for record in the Deed and Plat Records of Bandera County, Texas.

**ARTICLE I
OBJECT**

1. The primary purpose of this non-profit Association is to maintain and administer the Common Facilities, if any, and to collect and disburse the assessments and charges hereinafter created, with regard to the residential properties known as Brushy Creek Ranch, and such additions thereto as may be brought within the jurisdiction of the Association, subject to the provisions of the Declarators.
2. All present or future Owners, tenants, future tenants, or any other persons that might Use the Common Facilities, if any, in any manner, are subject to the regulations set forth in these Bylaws. The mere acquisition or rental of any Lot or the mere act of occupancy of any Lot will signify that these Bylaws are accepted, ratified, and will be completed with.

**ARTICLE II
MEMBERSHIP, VOTING, QUORUM, PROXIES**

1. Membership. Any person, on becoming an Owner of a fee or undivided interest in any Lot shall automatically become a Member of the Association and be subject to these Bylaws; provided, however, that any person or entity holding an interest in any such Lot merely as security for the performance of an obligation shall not be a Member. Such membership shall terminate without any formal Association action whenever such person ceases to own a Lot, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with the Properties during the period of such ownership and membership in the Association or impair any rights or remedies which the Board of Directors of the Association or others may have against such former Owner and Member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association but the Board of Directors may, if it so elects, issue one membership card to the Owner(s) of a Lot. Such membership card shall be surrendered to the Secretary whenever ownership of the Lot designated thereon shall terminate.
2. Voting Rights. Members shall be entitled to one vote for each Lot in which they hold the interest required for membership in Article II, Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine; but in no event shall more than one vote be cast with respect to any such Lot.
3. Quorum. Except as otherwise provided in these Bylaws the presence in person or by proxy of Owners representing ten percent (10%) ownership of the Lots shall constitute a quorum. (Clarification: BCROA has 104 lots x 10% = 11 lots constitutes a quorum).
4. Proxies. Votes may be cast in person or by proxy. Proxies must be filed with the Secretary before vote is taken on any matter on which the proxy is to be exercised.

**ARTICLE III
ADMINISTRATION**

1. Association Responsibilities. The Owners of the Lots will constitute the Association of Lot Owners, hereinafter referred to as "Association," who will have the responsibility of administering the Common Facilities, if any, through a Board of Directors.
2. Place of Meetings. Meetings of the Association shall be held at such place as the Board of Directors may determine.
3. Annual Meeting. There shall be a meeting of the Association on the first Wednesday of September of each year beginning 2005 at 7:00 P.M., or such other reasonable time (not more than sixty (60) days before or after such date) and at such place as the Board of Directors may determine. At such meetings there shall be elected by ballot of the Owners a Board of Directors in accordance with the requirements of Article IV, Section 5 of these Bylaws. The Owners may also transact such other business of the Association as may properly come before them.

4. **Special Meetings.** It shall be the duty of the President to call a special meeting of the Owners as directed by resolution of the Board of Directors or upon a petition signed by ten percent (10%) of the Owners and having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice unless by consent of four-fifths (4/5) of the Owners present, either in person or by proxy.
5. **Notice of Meetings.** It shall be the duty of the Secretary to mail (via U.S. Postal Service or e-mail notification) a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner, at least ten (10) but not more than sixty (60) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.
6. **Adjourned Meeting.** If any meeting of Owners cannot be organized because a quorum has not attended, the Owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.
7. **Order of Business.** The order of- business at all meetings of the Owners of Lots shall be as follows:
 - a.. Reports of Board of Directors
 - b.. Reports of committees
 - c. Election of directors
 - d. Unfinished business
 - e. New business

ARTICLE IV BOARD OF DIRECTORS

1. **Number and Qualifications.** Subject to the provisions of Section 4 of this Article, the affairs of this Association shall be governed by a Board of Directors composed of from three (3) to seven (7) persons. The Board of Directors shall be initially composed of three (3) persons and such membership may be increased to seven (7) persons by majority vote of the Board of Directors and amendment to these Bylaws on vote by the membership.
2. **Power and Duties.** The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first-class residential development. The Board of Directors may do all such acts and things which the Association may do, and which are not by these Bylaws or by the Declarations directed to be exercised and done by the Owners.
3. **Other Powers and Duties.** The Board of Directors shall be empowered and shall have the duties as follows:
 - (a) To administer and enforce the covenants, conditions, restrictions, uses, limitations, obligations, and all other provisions set forth in the Declarations.
 - (b) To establish, make and enforce compliance with such reasonable rules as may be necessary for the operation, use and occupancy of the Common Facilities with the right to amend same from time to time, including such rules and regulations relating to traffic and parking as may be deemed necessary or convenient. A copy of such rules and regulations shall be delivered to or mailed to each Member promptly upon the adoption thereof.
 - (c) To keep in good order, condition and repair all of the Common Facilities, if any, and all items of personal property of the Association.
 - (d) To maintain insurance in the type and amounts as the Board deems appropriate.
 - (e) Subject to the Declarations, to determine the amount, levy and collect annual assessments of Members and the prorated assessments to be paid by each of the Owners at closing.

To determine the amount, levy and collect special assessments whenever in the opinion of the Board it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All special assessments shall be in an itemized statement form and shall set forth the detail of the various expenses for which the assessments are being made. Additionally, the Association shall be empowered to charge reasonable admission and other fees for the use of the Common Facilities, if any.

- (f) To levy and collect assessments allocated to other properties, including but not limited to wells, based on determinations in accordance with deed provisions and contractual agreements for such other properties' portion of maintenance and/or security costs.
- (g) To collect delinquent assessments by suit or otherwise and to enjoin or seek damages from an Owner as is provided in these Bylaws.
- (h) To prosecute all claims of the Association for damages or otherwise, including the authority to contract for the services of attorneys and determine when and whether to file suit. Such power shall extend to all causes of action which the Association may have, whether for damages at law or injunctive or other relief.
- (i) To protect and defend the Common Facilities from loss and damage by suit or otherwise.
- (j) To borrow funds for the purpose of constructing or improving the Common Facilities, if any and in aid thereof to mortgage said properties and facilities, and to execute such instruments as necessary evidencing such indebtedness, which shall be the several obligations of all of the Owners in the same proportion as their interest in the Properties may bear.
- (k) To take such steps as are reasonably necessary to protect the Common Facilities, if any, against foreclosure.
- (l) To suspend the voting rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed sixty (60) days for any infraction of the published rules and regulations of the Association.
- (m) To enter into contracts within the scope of the Association's duties and powers.
- (n) To establish a bank account for the common treasury and for all separate funds which are required or may be deemed advisable by the Board of Directors.
- (o) To dedicate or transfer all or any part of the Common Facilities not currently located on the Lot(s) of any Owner, if any, to any public agency, authority, or utility for such purposes and subject to such conditions as may be approved by a two-thirds (2/3) vote of the Members, provided, however, the Board of Directors shall be empowered to accept donations of property to the Association on behalf of the Association which donations prohibit such dedications or transfers or are otherwise conditioned
- (p) To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof at any reasonable time by each of the Owners, and to cause to be prepared by a competent certified public accountant an annual financial statement of the Association, copies of which shall be available for examination by the Owners at any reasonable time.
- (q) To meet at least annually.
- (r) To designate the personnel necessary for the maintenance and operation of the Common Facilities, if any.

(s) In general, to carry on the administration of this Association and to do all of those things, necessary and reasonable, in order to carry out the communal aspect of subdivision ownership.

4. Paragraph deleted, as amended August 13, 2022.
5. Election and Term of Office. Directors shall be elected to serve a 3 year term, and terms shall be staggered. So, should the Association have 6 Directors, each elected to serve a 3 year term, then the terms of 2 Directors shall expire in year 1, the terms of 2 Directors expire in year 2, and terms of 2 Directors expire in year 3, and so on. The Directors shall hold office until their successors have been elected and hold their first meeting.
6. Vacancies. Vacancies on the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so appointed shall be a Director until the expiration of the term for which he was appointed.
7. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by vote of more than fifty percent (50%) of the eligible votes of the Association, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting prior to the vote.
8. Paragraph deleted, as amended August 13, 2022.
9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors; but at least one (1) such meeting shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or e-mail, at least three (3) days prior to the day named for such meeting.
10. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notices to each Director, given personally, or by mail, telephone or telegraph, which notice shall state time, place (as hereinabove provided) and purpose of the meeting.
11. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him at the time and place thereof. If all the Directors are present at any meeting of the Directors, no notice shall be required, and any business may be transacted at such meeting.
12. Board of Directors' Quorum. A Director may vote by proxy and any person present at a meeting of the Directors holding such a valid proxy shall be considered to be a present Director. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business; and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such reconvention of an adjourned meeting, any business which might have been transacted at the meeting subject to the requirement of a quorum being present as originally called, may be transacted without further notice.
13. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

ARTICLE V OFFICERS

1. Designation. The officers of the Association shall be a President, Treasurer and Secretary, each of whom shall be elected by and from the Board of Directors. The Board of Directors may appoint or hire such assistant secretaries or other officers as it deems necessary to conduct the business of the Association. A Board member may be designated for two, but not three, officer positions.
2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.
3. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.
4. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all the general powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the Owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.
5. Secretary. The Secretary shall keep minutes of all meetings of the Board of Directors and minutes of all meetings of the Association; he or she shall have charge of such books and papers as the Board of Directors may direct; and he or she shall, in general, perform all duties incident to the office of Secretary.

The Secretary shall compile and keep up to date at the principal office of the Association a complete list of Members and their last known addresses as shown on the records of the Association. Such list shall also show opposite each Member's name the number or other appropriate designation of the Lot(s) owned by such Member. Such list shall be open to inspection by Members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.

6. Treasurer. The Treasurer, if any, shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

ARTICLE VI IDENTIFICATION OF OFFICERS AND MANAGERS

The Association shall indemnify every Director, manager, or officer, his heirs, executors, administrators, personal representatives, successors, and assigns against all loss, costs and expense including counsel fees, to the fullest extent permitted by, and subject to the required findings and procedures of Article 1396-2.22A, Vernon's Texas Revised Civil Statutes Annotated, as it exists on the date of incorporation of the Association. The foregoing rights shall not be exclusive of other rights to which such Director, manager, or officer may be entitled. The Association shall be entitled to procure insurance to cover all or a portion of the Association's obligation of indemnification. Nothing contained in this Article VI shall be deemed to obligate the Association to indemnify any Member or Owner of a Lot, who is or has been a Director, manager, or officer of the Association, with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declarations related to the Properties, as a Member or Owner of a Lot covered thereby.

**ARTICLE VII
IDENTIFICATION OF OFFICERS AND MANAGERS**

1. Assessments. All Owners shall be obligated to pay to the Association:
 - (a) Annual assessments or charges; and
 - (b) Special assessments for capital improvements; such assessments to be fixed, established, and collected from time to time as hereinafter provided.

The annual and special assessments, together with such interest thereon and costs of collection thereof as are hereinafter provided, shall be a charge on each Lot and shall be a continuing lien upon each Lot, against which such interest thereon and cost of collection thereof shall also be the personal obligation of the person who was the Owner of such Lot at the time the obligation accrued.

2. Purpose of Assessments. The assessments levied by the Association shall be used for the purpose of administrative expenses of the Association and for promoting the recreation, health, safety, and welfare of the Members, and in particular, for the improvement, maintenance and operation of Common Facilities, if any, devoted to this purpose and related to the use and enjoyment of the Properties by the Members including, specifically, payment of insurance premiums as required hereunder, maintenance of community water systems, common area landscaping, common area sprinkler systems, common area fences, walls, monuments, canals, swimming pools, playgrounds, tennis facilities and any such other property, personal and real, that the Association may acquire or contract to maintain.
3. Basis and Maximum of Annual Assessments. Assessments for Lots shall be as set forth in the Declarations; provided, however, the annual assessment for Lots shall be determined by the Board of Directors in the manner provided for herein after determination of current maintenance costs, insurance premiums and anticipated needs of the Association during the year for which the assessment is being made. From and after September 30, 2006, the maximum annual assessment for Lots may be increased as provided in paragraph 5 below.
4. Special Assessments for Capital Improvements. In addition to the annual assessments provided for in Paragraph 3, the Association may levy, in any assessment year, a special assessment on Lots applicable to that year, only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement on or which is a part of the Common Facilities, if any, or the acquisition of property to become part of the Common Facilities, if any, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Lot Owners at least thirty (30) days in advance and shall set forth the purpose of the meeting. Notwithstanding the foregoing, the Association may levy special assessments for capital improvements to the community water systems against only those Lots that are benefited by such improvements, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the benefited Members voting in person or by proxy at a meeting duly called for this purpose, written notices of which shall be sent to all benefited Lot Owners at least thirty (30) days in advance and shall set forth the purpose of the meeting.
5. Change in Basis and Maximum of Annual Assessments. For all annual assessments accruing after September 30, 2005, the maximum annual assessment may be adjusted by majority vote of the Board of Directors and approval of a majority of Members. Voting shall be in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Lot Owners at least thirty (30) days in advance and shall set forth the purpose of the meeting.
6. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of a Lot by Declarant or a selling Owner, as the case may be, to a purchaser, and shall be prorated for the then remaining portion of the year. The assessments for each calendar year shall become due and payable and shall be collected yearly, semi-annually or quarterly (annually is preferred) in advance or as determined by the Association. The amount of the annual assessment which may be levied on a Lot for the balance remaining in the first year of assessment shall be an amount which bears the same relation- ship to the annual assessment established by the Board of Directors as the remaining number

of months in that year bear to twelve. The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

7. Duties of the Board of Directors. Not later than October first of each year, the Board of Directors of the Association shall fix the amount of the annual assessment against each Lot for the following year and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment shall thereupon be sent to every Owner subject thereto. The Association shall, upon demand at any time, furnish to any Owner liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. A Member shall be deemed to be in good standing and entitled to vote at any annual or special meetings of Members, within the meaning of these Bylaws, if and only if he shall have fully paid all assessments made or levied against him and the Lot or Lots owned by him.
8. Effect of Non-Payment of Assessments: The Liens: Remedies of the Association. If the assessments are not paid on the date when due (being the dates specified in Section 6 hereof) then such assessment shall become delinquent and, together with interest thereon (as herein provided) and cost of collection thereof, shall become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives, successors, and assigns. All past due and unpaid assessments shall bear interest at the lesser of (i) maximum rate allowed by law, or (ii) eighteen percent (18%) per annum, from the date due until the date paid. The Association shall be entitled to record a notice of lien or notice of unpaid assessment in the real property records for any assessment remaining unpaid more than 30 days after the due date thereof. The Association shall be entitled to collect from each Owner the costs of the Association for the collection of any past due assessments or charges, including a reasonable fee for the preparation, recordation or release of any notice, and reasonable attorney's fees incurred in the collection of the account. If the assessment is not paid within one (1) month after the due date, the Association may bring an action at law against the Owner to pay the same or to foreclose the lien against the Lot, and there shall be added to the amount of such assessment all reasonable expenses of collection including reasonable attorney's fees and costs of suit.
9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lots subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such Lot pursuant to a decree of foreclosure, or a conveyance expressly made in lieu of foreclosure. Such sale or transfer shall not relieve such Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment nor shall this subordination relieve any purchaser of a Lot which has not been the subject of foreclosure or conveyance in lieu of foreclosure from liability for assessments arising prior to acceptance of a deed to such Lot.
10. Exempt Property. The charges and liens created herein shall apply only to the Lots, and the remainder of the Properties shall not be subject thereto.
11. General.
 - (a) Each Owner shall comply strictly with the provisions of the Declarations. All Owners shall promptly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted.
 - (b) Each Owner may use the Common Facilities, if any, and the limited common elements in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of the other Owners.

- (c) The Common Facilities, if any, are intended for the benefit of the Members, for the beautification of the development, and for providing privacy to the residents thereof through landscaping and such other means as shall be deemed appropriate. No part of the Common Facilities, if any, shall be obstructed so as to interfere with its use for the purposes hereinabove recited nor appropriated for individual use to the exclusion of other Members, nor shall any part of the Common Facilities be used for general storage purposes after the completion of the construction on Lots by the developer, except for a maintenance storage room, nor anything done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.
- (d) No resident of the Properties shall post any advertisements, signs, or posters, of any kind on the Properties except as authorized by the Association.

ARTICLE VIII

This Association is not organized for profit. No Member, Director, or person from whom the Association may receive any property or funds, shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of any member of the Board of Directors; provided, however, always: (1) that reasonable compensation may be paid to any Member while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, and (2) that any member of the Board of Directors may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

ARTICLE VIX

1. These Bylaws may be amended at a regular or special meeting of the Members by vote of a majority of a quorum of the Members present in person or acting by proxy.
2. In the event of any conflict between the terms of the Articles and these Bylaws, the terms of the Articles shall govern and control. In the event of conflict between the provisions of the Declarations and these Bylaws, the provisions of the Declarations shall govern and control.

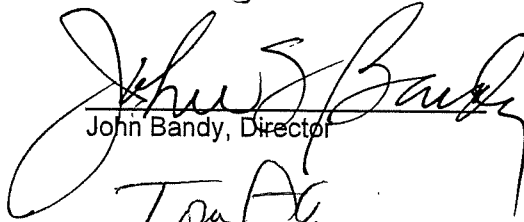
ARTICLE X

Effective January 1, 2021, the registered office and the principal office of the transaction of business of this Association shall be 1121 Summit Road, Lakehills, Tx. 78063.

ARTICLE XI

The persons who shall be authorized to execute any and all instruments of conveyance or encumbrances, including promissory notes, shall be the President and the Secretary of the Association, either or both of whom may sign, with or without the affixing of the Association's seal.

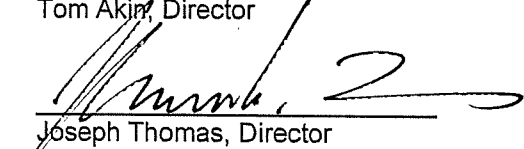
EXECUTED TO BE EFFECTIVE the 13 day of August, 2022.



John Bandy, Director



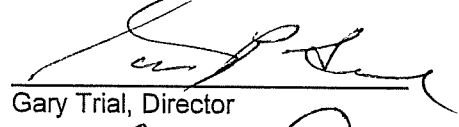
Tom Akim, Director



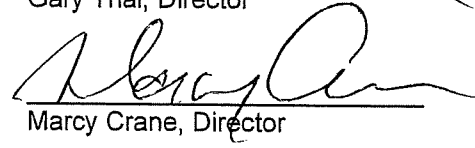
Joseph Thomas, Director



Roger Gutierrez, Director



Gary Trial, Director



Marcy Crane, Director

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