

[NOTE: All text that is struck through or underlined (except headings) reflect the changes made in the First Amendment to the Bylaws.]

**BYLAWS OF  
COMMON MAINTENANCE AREA ASSOCIATION**

ARTICLE I

NAME AND LOCATION

The name of the corporation is ~~Common Maintenance Area Association~~The Collections Homeowners Association, Inc., hereinafter referred to as the “Corporation.” The principal office of the Corporation shall be located at ~~11049 Ables Lane~~2800 Surveyor Boulevard, P.O. Box 934, Carrollton~~Dallas~~, Texas ~~75229~~75006, in Dallas County, but meetings of Members and Directors may be held at such places ~~within the State of Texas~~ as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

The following words when used in these Bylaws, unless a different meaning or intent clearly appears from the context, shall have the following meanings:

Section 1. “Corporation” shall mean and refer to ~~Common Maintenance Area Association~~The Collections Homeowners Association, Inc., a Texas non-profit corporation, ~~formerly known as Common Maintenance Area Association, a Texas non-profit corporation,~~ its successors and assigns. Corporation shall have the same meaning as “Association” in the Declaration.

Section 2. “Articles” shall mean and refer to the Articles of Incorporation of the Corporation.

Section 3. “Properties” shall mean and refer to the land and premises situated in the County being more particularly described on the map or plat of The Valley Ranch, Sector 10, Tracts 9 and 10, First Installment, recorded in the County Map and Plat Records, and to any additional land and premises which may be hereafter brought within the jurisdiction of the Corporation as provided in the Declaration.

Section 4. “Common Areas” shall mean and refer to those areas of land designated as the Common Areas in the Declaration, together with any and all improvements that are now or may hereafter be constructed thereon.

Section 5. “Affected Lot” shall mean and refer to any plot or tract of land shown upon any recorded subdivision plat of the Properties or of any part thereof, as amended from time to time, with the exception of any portion of such Properties which may be designated or described on such plat as “Not Platted” or “Reserve” or with words of similar meaning, or excluded from the definition of “Affected Lot” within the Declaration.

Section 6. “Owner” shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in any Affected Lot, but excluding those whose interest is held as security for the performance of an obligation.

Section 7. “Declarant” shall mean and refer to Fox & Jacobs, Inc. or its successors and assigns, including, but not limited to, any person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, which acquires all or substantially all of the properties then owned by Fox & Jacobs, Inc. (or subsequent successors in interest), together with its rights hereunder, by conveyance or assignment from Fox & Jacobs, Inc., or by judicial or non-judicial foreclosure, for the purpose of development and/or construction on the properties.

Section 8. “Declaration” shall mean and refer to the Declaration of Covenants, Restrictions and Conditions, [The Valley Ranch Sector 10, Tracts 9 and 10, First Installment, as recorded in Volume 83228, Page 2716, Deed Records of Dallas County, Texas, applicable to the Properties and recorded in the office of the county Clerk as the same may be](#) amended or supplemented from time to time ~~as therein provided.~~

Section 9. “Member” shall mean and refer to each Owner as provided in Article III.

Section 10. “County” shall mean and refer to Dallas County, Texas.

Section 11. Other words and phrases used herein shall have the same meaning and definition as used and provided in the Declaration.

Section 12. [“Majority” shall mean more than half.](#)

Section 13. [“Eligible Holder” shall mean a holder of a valid first mortgage on an Affected Lot, who provides the Corporation with a written request for notices, such request stating the holder’s name and address, the loan number, and the legal description of the Affected Lot.](#)

### ARTICLE III

#### MEMBERSHIP

Section 1. Every person or entity who is now or hereafter becomes an Owner shall automatically be a Member of the corporation.

Section 2. The Corporation shall have two classes of voting membership:

Class A. Class A Members shall be all Members with the exception for Declarant. Class A Members shall be entitled to one vote for each Affected Lot in which they hold the interest required for membership. When more than one Owner holds such interest or interests in any Affected Lot, all such persons shall be Members, and the vote for such Affected 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 Affected Lot.

Class B. Class B Members shall be Declarant who shall be entitled to three (3) votes for each Affected Lot owned by it. The Class B membership shall cease and be converted to Class A Membership one hundred twenty (120) days after the conveyance of the Affected Lot which causes the total votes outstanding in the Class A membership to equal the total votes outstanding in the Class B membership, or three (3) years after conveyance of the first Affected Lot by Declarant, whichever occurs earlier.

Section 3. The rights of membership are subject to the payment of regular assessments (which shall not exceed \$480 per Affected Lot within the Properties per annum unless such maximum shall be increased by the vote of sixty seven percent (67%) or more of each class of Members), special assessments and individual special assessments levied by the Corporation, the obligation of which assessments is imposed against the Owner of and becomes a lien upon each Affected Lot against which such assessments are made as provided by Article V of the Declaration which is hereby incorporated herein and made a part hereof for all purposes.

Section 4. The membership rights of any person whose interest in an Affected Lot is subject to the assessments referred to hereinabove in Article III, Section 3, whether or not he be personally obligated to pay such assessments, may be suspended by action of the directors during the period when such assessments remain unpaid, but upon payment of such assessments, his rights and privileges shall be automatically restored. If at any time the directors shall have adopted and published rules and regulations governing the use of the Common Areas and the personal conduct of Members, their families and their guests thereon, they may, in their discretion, for violation of such rules and regulations by a Member or by his family or guests suspend the rights of such Member and/or the person committing the violation, such suspension to continue for a period not to exceed sixty (60) days.

#### ARTICLE IV

##### PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF THE COMMON AREAS

~~[INTENTIONALLY DELETED]—Section 1. Each Member shall be entitled to the use and enjoyment of the Common Areas in accordance with and subject to the terms and conditions set forth in the Declaration.~~

~~—Section 2. Any Member may delegate his rights of enjoyment in the Common Ownership Areas and Common Greenbelt Areas to the members of his family who reside upon the Properties. Such Member shall notify the Secretary of the corporation in writing of the name of~~

~~any such person and of the relationship of the Member to such person. The rights and privileges of such person are subject to suspension under Article III, Section 4 hereof, to the same extent as those of the Member. Any Member may also delegate the aforementioned rights of enjoyment to his guests, subject to any applicable rules and regulations that may be adopted from time to time by the board of directors of the Corporation.~~

## ARTICLE V

### DIRECTORS

Section 1. The number of directors of the Corporation shall be five (5). All the directors shall be elected at the annual meeting of the Members, except as provided in Section 2 of this Article. Each director elected shall hold office until his successor is elected and qualified. Directors need not be residents of the State of Texas or Members of the Corporation.

Section 2. Any vacancy occurring in the board of directors may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. Any directorship to be filled by reason of an increase in the number of directors shall be filled at an annual meeting of the Members or at a special meeting of the Members entitled to vote called for that purpose. Any director may be removed from the board of directors, with or without cause, by a majority of the vote of those who are voting in person or by proxy at an annual meeting of the Members or at a special meeting of the Members entitled to vote called for that purpose.

Section 3. The business and affairs of the Corporation shall be managed by its board of directors which may exercise all such powers of the Corporation and do all such lawful acts and things as are not by statute or by the Articles or by these Bylaws or by the Declaration directed or required to be exercised and done by the Members. The power and authority of the board of directors shall include, but shall not be limited to, the power and authority:

- a. to establish, levy and assess and collect the assessments referred to in the Declaration;
- b. to adopt and publish or cause to be published rules and regulations governing the use of the Common Areas and the personal conduct of the Members, their families and their guests thereon;
- c. to declare the office of a member of a member of the board of directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the board of directors;
- d. to employ managers, independent contractors or such other employees of the Corporation as it may deem necessary and to prescribe their duties; and
- e. to do and perform such other acts on behalf of the Corporation as are set forth in the Declaration.

Section 4. It shall be the duty of the board of directors:

- a. to cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting when such statement is requested in writing by members entitled to cast one-fourth (1/4) of the Class A Members who are entitled to vote;
- b. to supervise all officers, agents and employees of this Corporation and to see that their duties are properly performed;
- c. as more fully provided herein and in the Declaration:
  - (1) to fix the amount of regular assessments against each Affected Lot at least thirty (30) days in advance of each affected assessment; and
  - (2) to cause written notice of each non-recurring assessment and of each increase in the amount of the regular assessment to be sent to every Owner subject thereto at least thirty (30) days in advance of the effective date of such assessment or increase.
- d. to issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the board for the issuance of these certificates. Such certificate shall be conclusive evidence of the payment of any assessment therein stated to have been paid;
- e. to procure and maintain adequate liability and hazard insurance on property owned by the Corporation in accordance with standards of the Department of Housing and Urban Development and/or Federal National Mortgage Corporation which are applicable to the Corporation.
- f. to cause the assessment proceeds to be expended for maintenance of the Common Areas and related activities consistent with the purposes of the assessments as described in the declaration;
- g. to cause all officers or employees of the Corporation having fiscal responsibilities to be bonded as it may deem appropriate;
- h. to cause the Common Areas to be maintained.

ARTICLE VI

MEETINGS OF THE BOARD OF DIRECTORS

Section 1. Meetings of the board of directors, regular or special, may be held either within or without the State of Texas.

Section 2. regular meetings of the board of directors shall be held annually without notice immediately following each annual meeting of the Members.

Section 3. Special meetings of the board of directors shall be held when called by the president or by any two (2) directors. Written notice of special meetings of the board of directors shall be given to each director at least three (3) days before the date of the meeting. Neither the business to be transacted at nor the purpose of any regular or special meeting of the board of directors need be specified in the notice or waiver of notice of such meeting.

Section 4. A majority of the directors shall constitute a quorum for the transaction of business and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors unless a greater number is required by the Articles. If a quorum shall not be present at any meeting of the board of directors, the directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting until a quorum shall be present.

Section 5. Any action required by the Bylaws or the declaration to be taken at a meeting of the board of directors of the Corporation or any action which may be taken at a meeting of the directors or at any committee appointed by the directors may be taken without a meeting if a consent in writing, setting forth the action to be taken, shall be signed by all of the directors or all of the members of the committee, as the case may be. Such consent shall have the same force and effect as a unanimous vote by the board of directors or the members of the committee, as the case may be.

## ARTICLE VII

### NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination for election to the board of directors ~~may shall~~ be made from the floor at the annual meeting or at a special meeting called for the purpose of electing on or more directors. ~~Such nominations may be made from among Members or non Members.~~

Section 2. A person need not be an Owner or Member to be nominated, elected or appointed to the board of directors. No Member may be elected or appointed as a director if any assessment or charge against his Affected Lot is delinquent at the time of election or appointment. A natural person representing a Member which is a legal entity may be elected or appointed to the board of directors; provided, however, if the relationship between the entity Member and such director terminates, or if such director is no longer able or willing to serve, that directorship shall be deemed vacant and shall be filled in the manner of other board vacancies.

Section 3. At the 1991 annual meeting of the Corporation, the Members shall elect 5 directors. The 3 candidates receiving the highest votes shall each serve for 2 years. The 2 candidates receiving the next highest votes shall each serve for 1 year. Thereafter, the successors of the directors elected at the 1991 annual meeting shall be elected to a term of 2 years each, with 3 directors elected in odd-numbered years, and 2 directors elected in even-numbered years. In all elections of directors, the vote or votes appurtenant to each Lot may be cast as many times as there are positions on the Board of Directors to be filled by election, but may not be cumulated. Each candidate will be nominated for a position of designated duration, either for a full 2-year term upon the expiration of a preceding term, or for the unexpired term of a vacant position. The term of office of a director commences (and that of his predecessor terminates) upon the adjournment of the meeting of the Corporation or of the Board of Directors at which he was elected. Election to the board of directors shall be by secret written ballot. At such election the Members or their proxies may cast in respect to each vacancy as many votes as they are entitled

~~to exercise under provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.~~

## ARTICLE VIII

### COMMITTEES

Section 1. The board of directors may appoint committees whose members need not be directors as deemed appropriate in carrying out its purposes, such as a maintenance committee which shall advise the board of directors on all matters pertaining to the maintenance or repair of the Common Areas and shall perform such other functions as the board in its discretion determines.

Section 2. Vacancies in the membership of any committee appointed by the board of directors shall be filled by the board of directors at a regular or special meeting of the board of directors. Each committee shall keep regular minutes of its proceedings and report the same to the board when required. The designation of an executive committee, if any, and the delegation thereto of authority shall not operate to relieve the board of directors or any member thereof of any responsibility imposed upon it or him by law.

Section 3. Members of committees shall hold office until their successors are chosen and qualify. Any officer or agent or member of any committee elected or appointed by the board of directors may be removed by the board of directors with or without notice, whenever in its judgment the best interest of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person removed.

## ARTICLE IX

### COMPENSATION OF DIRECTORS

~~No director, officer or committee member of the Corporation shall receive any compensation from the Corporation for acting as such; provided, however, directors may be paid monthly an amount not to exceed the monthly regular assessment on one Affected Lot, if such compensation is approved by a majority of the votes present, in person or by proxy, and eligible to be cast at a regular or special meeting of the Members. Notwithstanding the foregoing, any director, officer, committee member, or Member may be reimbursed for actual expenses incurred on behalf of the Corporation, or compensated for external services provided to the Corporation, provided such expenses or services were approved by the Board.~~Section 1. ~~Notices to directors and Members shall be in writing and delivered personally or mailed to the directors or Members at their addresses appearing on the books of the Corporation. Notice by mail shall be deemed to be given at the time when deposited in the United States mail addressed to the member or director at his address as it appears on the books of the Corporation with postage prepaid thereon. Notice to directors may also be given by telegram and shall be deemed to be given when given to the telegraph company.~~

~~Section 2. Whenever any notice is required to be given to any Member or director or other person under the provisions of the Declaration, any statute or the Articles or these Bylaws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.~~

~~Section 3. Attendance of any Member or director at a meeting shall constitute a waiver of notice of such meeting except where a director attends a meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.~~

## ARTICLE XI

### OFFICERS

Section 1. The officers of the corporation shall consist of a president who shall at all times be a member of the board of directors, a vice president and a secretary-treasurer, all of whom shall be elected by the board of directors.

Section 2. The board of directors at its first meeting after each annual meeting of Members shall elect the officers of the Corporation.

Section 3. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the board of directors.

Section 4. All officers of the Corporation shall serve without compensation.

Section 5. The officers of the Corporation shall hold office for one (1) year unless they shall sooner resign or shall be removed or otherwise disqualified to serve. Any officer elected or appointed by the board of directors may be removed by the board of directors with or without notice whenever in its judgment the best interests of the corporation will be served thereby. Any vacancy occurring in any office of the Corporation by death, resignation, removal or otherwise shall be filled by the board of directors.

### THE PRESIDENT

Section 6. The president shall be the chief executive officer of the Corporation, shall preside at all meetings of the Members and the board of directors, shall have general and active management of the business of the Corporation, and shall see that all orders and resolutions of the board of directors are carried into effect.

Section 7. The president shall execute all leases, bonds, mortgages, deeds and other written instruments and shall co-sign all promissory notes, except where required by law to be otherwise signed and executed.

## THE SECRETARY

Section 8. The secretary shall attend all meetings of the board of directors and all meetings of the Members and record all the votes and proceedings of the meetings of the Members of the Corporation and of the board of directors in a book to be kept for that purpose and shall perform like duties for the standing committees when required. He shall give or cause to be given notice of all meetings of the Members and special meetings of the board of directors, and shall perform such other duties as may be prescribed by the board of directors or president under whose supervision he shall be.

## THE VICE PRESIDENT

Section 9. The vice president shall, in the absence or disability of the president, perform the duties and exercise the powers of the president. He or she shall perform such other duties and have such other powers as the board of directors shall prescribe.

## THE TREASURER

Section 10. 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 receive and deposit all monies 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.

Section 11. The treasurer shall disburse the funds of the Corporation as may be authorized by the board of directors, making proper vouchers for such disbursements, and shall render to the president and the board of directors at its regular meetings or when the board of directors so requires an account of all his transactions as treasurer and of the financial condition of the Corporation.

Section 12. The treasurer shall sign all promissory notes of the Corporation and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the Members.

Section 13. If required by the board of directors, the treasurer shall, at the expense of the Corporation, give the Corporation a bond in such sum and with such surety or sureties as shall be satisfactory to the board of directors for the faithful performance of the duties of the office and for the restoration to the Corporation, in case of his death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Corporation.

## DELEGATION OF DUTIES

Section 14. If in carrying out the duties of the Corporation hereunder and under the Declaration, the directors contract for the services of a professional person or management firm to manage the Corporation, the officers shall have the power to delegate to such person or firm,

or an employee thereof, the authority to sign and indorse checks on behalf of the Corporation, subject to such reasonable limitations as the officers may in their discretion deem necessary or appropriate.

## ARTICLE XII

### MEETINGS OF MEMBERS

Section 1. Meetings of the Members for the election of directors shall be held at the offices of the Corporation in the County of Dallas, State of Texas, or at such other location within the State of Texas, as shall be stated in the notice thereof. Meetings of Members for any other purpose may be held at such place within or without the State of Texas and at such time as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof.

Section 2. ~~An annual meetings of Members commencing with the year following the calendar year in which these Bylaws are adopted shall be held during the month of on the first Tuesday of February, at a date, time and place determined by the board of directors to be reasonably convenient to at least a majority of the Members, if not a legal holiday, and if a legal holiday, then on the next secular day following at 7:30 o'clock P.M., at which they shall elect by a plurality vote, which shall be by secret written ballot, a board of directors, and transact such other business as may properly be brought before the meeting.~~

Section 3. Special meetings of the Members may be called by the president of the board of directors and shall be called by the secretary upon written request of Members entitled to cast one-fourth (1/4) of all the votes of the entire membership or who are entitled to cast one-fourth (1/4) of the votes of the Class A membership.

Section 4. Written or printed notice stating the place, day and hour of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than thirty (30) nor more than sixty (60) days before the day of meeting, either personally or by mail, by or at the direction of the president, the secretary or the officer or person calling the meeting, to each Member entitled to vote at such meeting.

Section 5. Business transacted at any special meeting shall be confined to the purposes stated in the notice thereof.

Section 6. The presence at any meeting of Members entitled to cast ~~thirty six~~ percent (360%) of the votes of each class of membership, represented in person or by proxy, shall constitute a quorum at meetings of Members except as otherwise provided in the Declaration, the Articles or these Bylaws. If, however, a quorum shall not be present or represented at any meeting of the Members, the Members present in person or represented by proxy shall have power to adjourn the meeting and immediately after such adjournment (without necessity for additional notices to Members) to reconvene a meeting of Members, at which a quorum shall consist of fifty percent (50%) of the quorum required at the prior meeting, and if a quorum is present, any business may be transacted which might have been transacted at the meeting as

originally notified; provided that, no such second meeting shall be held more than sixty (60) days following the first meeting.

Section 7. Other than for the election of directors, the vote of members entitled to cast a majority of the votes thus represented at a meeting at which a quorum is present shall be the act of the Members meeting, unless the vote of a greater number is required by law, the Declaration, the Articles or other provisions of these Bylaws.

Section 8. Each Member may cast as many votes as he is entitled to exercise under the terms and provisions of the Articles or the Declaration on each matter submitted to a vote at a meeting of Members except to the extent that the voting rights of any Member have been suspended in accordance with these Bylaws or the Declaration. At each election for directors, every Member entitled to vote at such election shall have the right to cast as many votes as he is entitled to exercise under the terms and provisions of the Articles or the Declaration, in person or by proxy, for as many persons as there are directors to be elected and for whose election he has a right to vote, and Members of the Corporation are expressly prohibited from cumulating their votes in an election for directors of the Corporation.

Section 9. A Member may vote in person or by proxy executed in writing by the Member or by his duly authorized attorney in fact. No proxy shall be valid after eleven (11) months from the date of its execution unless expressly provided therein to be irrevocable, and in no event shall it remain irrevocable for a period of more than eleven (11) months from the date of its execution.

Section 10. The officer or agent having charge of the corporate books shall make at least ten (10) days before each meeting of Members a complete list of the Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of each, which list, for a period of ten (10) days prior to such meeting, shall be kept on file at the principal office of the Corporation and shall be subject to inspection by any Member at any time during the usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member during the whole time of the meeting.

Section 11. The board of directors may fix in advance a date not exceeding fifty (50) days preceding the date of any meeting of Members as a record date for the determination of the Members entitled to notice of and to vote at any such meeting and any adjournment thereof, and in such case, such Members and only such Members as shall be Members of record on the date so fixed shall be entitled to such notice of and to vote at such meeting and any adjournment thereof, notwithstanding any change of membership on the books of the Corporation after any such record date fixed as aforesaid.

Section 12. Any action required by the statutes to be taken at a meeting of the Members or any action which may be taken at a meeting of the Members may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Members required to vote affirmatively with respect to the subject matter thereof, and such consent shall have the same force and effect as the required affirmative vote of Members.

Section 13. Any conflict between one or more provisions of these Bylaws and one or more provisions of the Articles shall be resolved in favor of the provision(s) set forth in the Articles. Any conflict between one or more provisions of these Bylaws and one or more provisions of the Declaration shall be resolved in favor of the provision(s) set forth in the Declaration.

## ARTICLE XIII

### GENERAL PROVISIONS

#### REPORT TO SHAREHOLDERS

Section 1. The board of directors must, when requested by Members entitled to cast at least one-third (1/3) of all of the votes of the entire membership or who are entitled to cast one-third (1/3) of the votes of the Class A Members, present written reports of the business and condition of the Corporation.

#### FISCAL YEAR

Section 2. The fiscal year of the Corporation shall begin of January 1<sup>st</sup> and end on December 31<sup>st</sup>, unless changed by resolution of the board of directors.

## ARTICLE XIV

### ASSESSMENTS

The rights of membership in the Corporation are subject to the payment of regular and special assessments levied by the Corporation, the obligation of which assessments is imposed against the Owner of and becomes a lien upon each Affected Lot against which such assessments are made as provided in the Declaration, which is incorporated herein by reference and made a part hereof for all purposes.

## ARTICLE XV

### BOOKS AND RECORDS

Section 1. The Declaration, Articles, these Bylaws, and other books, records and papers of the Corporation shall at all times during reasonable business hours be subject to inspection by any Member. The Declaration, the Articles and the Bylaws of the Corporation shall be available for inspection by any Member at the principal office of the Corporation where copies may be purchased at reasonable cost.

Section 2. If residential structures have been built on more than fifty (50) Affected Lots the Association shall upon written request provide each holder, insurer or guarantor of any first mortgage secured by an Affected Lot an annual audited financial statement for the fiscal year preceding the year of the request therefor reflecting the financial condition of the Corporation. If residential structures have been built on less than (50) Affected Lots and no audited statement is

available, any such mortgage holder, insurer or guarantor will be allowed access to the Corporation's books during normal business upon not less than five (5) days' written notice for purposes of preparing an audited statement at its own expense.

## ARTICLE XVI

### INDEMNIFICATION

Section 1. The Corporation shall have the power to indemnify any director or officer or former director or officer of the Corporation for expenses and costs (including attorneys' fees) actually and necessarily incurred by him in connection with any claim asserted against him, by action in court or otherwise, by reason of his being or having been such director or officer, except in relation to matters as to which he shall have been guilty of gross negligence or misconduct in respect of the matter in which indemnity is sought.

Section 2. If the Corporation has not fully indemnified him, the court in the proceeding in which any claim against such director or officer has been asserted or any court having the requisite jurisdiction of an action instituted by such director or officer on his claim for indemnity may assess indemnity against the Corporation, its receiver or trustee for the amount paid by such director or officer in satisfaction of a judgment or in compromise of any such claim (exclusive in either case of any amount paid to the Corporation) and any expenses and costs (including attorneys' fees) actually and necessarily incurred by him in connection therewith to the extent that the court shall deem reasonable and equitable; provided, nevertheless, that indemnity may be assessed under this section only if the court finds that the person indemnified was not guilty of gross negligence or misconduct in respect of the matter in which indemnity is sought.

## ARTICLE XVII

### AMENDMENTS

Section 1. These Bylaws may be altered, amended or repealed at any regular meeting of the Members or at any special meeting of the Members if notice of such proposed action be contained in the notice of such special meeting. All such alterations, amendments or repeals of any Bylaw shall be subject to disapproval by the U.S. Department of Housing and Urban Development ("HUDD") acting through the Area office having jurisdiction over the Subdivision, prior to Members' approval thereof. Such right of disapproval shall be deemed to have been waived, and the Members' action with respect to the Bylaw approved for all purposes, if HUD is given written notice of the proposed action and fails to give written notice to the Association of its disapproval thereof within fifteen (15) business days after its receipt of notice of the proposed action.

Section 2. Notwithstanding any term or provision hereof to the contrary, any amendment to the Declaration, Articles or to these Bylaws causing a Material Change (hereinafter defined) in Member's rights under such instrument shall not become effective unless approval of such amendment shall have been voted by at least:

~~a.67Sixty seven percent (67%) of the total number of Members entitled to vote thereon, and 51Fifty one percent (51%) of the holders (“Eligible Holders; provided, however, that at least 67 percent of the Eligible Holders must approve dissolution of the Corporation for a reason other than destruction or condemnation of the Common Areas”) of valid and subsisting first mortgage liens on Affected Lots who have made written requests of the Association c/o Fox & Jacobs, Inc. 2800 Surveyor Boulevard, P.O. Box 110934, Carrollton, Texas 75011-0934, Attn: Land Acquisition Department for notification of proposed Material Changes by the Corporation (sixty seven percent where the Material Change in question is dissolution of the Corporation for a reason other than destruction or condemnation of the Common Areas).~~

Section 3. For purposes hereof, a “Material Change” in a Member’s rights shall mean:

- a. a reduction, impairment or elimination of such Member’s voting rights hereunder;
- b. an increase in maximum permitted regular level of assessments, reduction in the amount of any capital reserve or working fund held by the Corporation or change in the Corporation’s lien rights under the Declaration;
- c. a reduction of the maintenance responsibilities of the Corporation with respect to the Common Areas;
- d. any expansion or contraction of the number of Affected Lots subject to the jurisdiction of the Corporation, by withdrawal, annexation or otherwise;
- e. impairment of Members’ rights to lease, transfer, sell or mortgage their Affected Lots, or the use the Common Areas as provided in the Declaration, except as permitted in the Declaration;
- f. dissolution of the Corporation;
- g. reduction of casualty and liability insurance coverage carried by the Corporation, or amendment or elimination of the requirement that such coverage be carried;
- h. amendment of any provision in the Declaration, Articles or these Bylaws expressly intended for the benefit of the holders of valid and subsisting first mortgage liens on Affected Lots;
- i. establishment of self-management by the Corporation at any time after professional management has been required by any Eligible Holder.

Section 4. The consent of a majority of eligible Holders shall be required for any amendment to the Declaration, the Articles r these Bylaws effecting a change which is not a Material Change, provided that an Eligible Holder shall be deemed to have given its consent to any such amendment if it fails to express its disapproval to the Corporation in writing within thirty (30) days after the Corporation notifies it of the proposed amendment.