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AMENDMENT

20 Pages

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STATE OF TEXAS
COUNTY OF HARRISON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Harrison County, Texas.

Patsy Cox, Harrison County Clerk

Record and Return To:

A TRUE COPY

ATTEST:

COUNTY CLERK

LAKE DEERWOOD POA
P.O. BOX 698

HARLETON, TX 756510698



THE INSTRUMENT TO WHICH THIS
CERTIFICATE IS AFFIXED IS A FULL, TRUE
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ATTEST: March 11, 2011

PATSY COX, COUNTY CLERK
HARRISON COUNTY, TEXAS

DEPUTY

A TRUE COPY
ATTEST:

Wickie Smith
COUNTY CLERK

AMENDED BY-LAWS
OF
LAKE DEERWOOD ESTATES
PROPERTY OWNERS ASSOCIATION, INC
(A Texas Non-Profit Corporation)

ARTICLE 1
DEFINITIONS

1.01. Definitions- The words defined in the Declaration of Restrictive Covenants for Lake Deerwood Estates Unit 1 through Units A through F as record in the Deed Records of Harrison County, Texas (the "Declaration") shall have the same meaning in these Bylaws.

ARTICLE II
NAME

2.01. Name- The name of the corporation shall be Lake Deerwood Property Owners Association (hereinafter called the "Association").

ARTICLE III
OFFICES

3.01. Registered Office- The registered office of the Association shall be as designated with the Secretary of State of the State of Texas, as it may be changed from time to time.

3.02 Other Offices- The Association may also have offices at such other places both within and without the State of Texas as the Board of Directors may from time to time determine or the business of the Association may require.

ARTICLE IV
PURPOSES AND PARTIES

4.01. Purposes- The purpose or purposes for which the Association is organized are to act as agent for the Owners of Lake Deerwood Estates and for any and all other property which is accepted by this Association for similar purposes, those purposes being as follows:

- (a). To exercise all of the power and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration
- (b). To affix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and as agent, pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association including all of the business of this Association including all licenses, taxes or governmental charges levied or imposed against the property of this Association and to make disbursements, expenditures and payments on behalf of the Owners as required by the Declaration and the Bylaws of the Association; and to hold as agent for the Owners reserves for periodic repairs and capital improvements to be made as directed by the Owners acting through the Board of Directors of the Association;
- (c). To acquire by gift, purchase or otherwise, to own, hold, improve, build upon, operate, maintain, convey, sell, lease transfer, dedicate for public use or to otherwise dispose of real or personal property in connection with the affairs of this Association subject to the limitations, if any, set forth in the Declaration;

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- (d). To borrow money, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred subject to the limitations, if any, set forth in the Declaration;
 - (e). To provide general sanitation and cleanliness of Common Areas and Landscape Areas;
 - (f). To provide upkeep and maintenance of Common Areas and of lots as provided in the Declaration.
 - (g). To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the Affairs of Lake Deerwood Estates Property Owners Association in accordance with the Declaration; and
 - (h). To have and to exercise any and all powers, rights and privileges a corporation organized under the Non-Profit Corporation Law of the State of Texas, may now or hereafter exercise.
- 4.02. Parties- All present or future Owners, tenants, future tenants of any lot, or any other person who might use in any manner the facilities of the Property are subject to the provisions and any regulations set forth in these Bylaws. The mere acquisition, lease or rental of all or any portion of a lot or the meter act of occupancy of all or any portion of a lot will signify that these Bylaws are accepted, approved, ratified, and will be complied with.

**ARTICLE V
MEMBERSHIP, MEMBER IN GOOD STANDING,
VOTING RIGHTS, VOTING, QUORUM, PROXIES**

- 5.01. Membership- Each and every Owner of a lot, or a subdivision portion thereof, shall automatically become, and must remain, a Member In Good Standing of the Association during such Owners period of ownership of such lot. Such membership shall be appurtenant to each lot and may not be severed from or held separately there from. The membership of a person or entity in the Association shall terminate automatically whenever such person or entity ceases to be an Owner, except that such obligation incurred under or in any way connected with the Association or the Declaration during the period of ownership, nor impair any rights or remedies which the Association or any other Owner has with regard to such former Owner.
- 5.02. Member In Good Standing- A Member of the Association shall be considered to be a Member In Good Standing and eligible to vote if such Member:
- (a) Has, not less than seven (7) days prior to the taking of any vote by the Association, fully paid all assessments or other charges levied by the Association then due and payable, as such assessments or charges are provided for hereunder;
 - (b) Does not have a lien filed by the Association against its lot;
 - (c) Has discharged other obligations to the Association as may be required of Members hereunder; and
 - (d) Has met the proof of ownership requirement, if any, provided for in Section 12.01 of these Bylaws.

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The Board shall have sole responsibility and authority for determining the Good Standing stature of any Member as any time, and shall make such determination with respect to all Members prior to a vote being taken by the Association on any matter. The Board shall have the right and authority, in its sole discretion, to waive the seven (7) days prior payment requirement established herein and require only that such payment be made at any time before such vote is taken if the Board shall determine, in its own judgment, that extenuating circumstances exist which have prevented a particular Member from meeting any or all of the four requirements stated herein at or before seven (7) days in advance of any vote. Any Member not conforming with the provision of this Section shall be declared by the Board to be not a Member In Good Standing and unless the time requirement required hereunder is specifically waived by the Board in writing prior to any particular vote being taken, shall be disqualified from voting on matters before the association until such time as Member In Good Standing status is attained and so declared by the Board.

5.03. Voting Rights in the Association- The Association shall have only one class of voting membership.

Each member shall be entitled to only one (1) vote for all lots in which it holds an interest as is required for Association membership. Where more than one person or entity holds such interest in any lot or lots, all such persons collectively shall be a single Member, and the vote for such Member shall be exercised as the several parties shall determine among themselves, provided, however, that in aggregate no more than one vote shall be cast with respect to all lots owned.

The Lake Deerwood Property Owners Association shall not be a voting member of the Association by virtue of its ownership of any lot.

5.04. Voting- Only Members In Good Standing shall be entitled to vote, and voting membership shall be decreased by the number of Members who are not Members In Good Standing to determine the votes entitled to be cast for the purpose of establishing a quorum, such determination of the total number of Members In Good Standing to be as of the date of which a vote is taken. The vote of the majority of those votes entitled to be cast by the Members In Good Standing present or voting by legitimate proxy at a duly called meeting at which a quorum of Members are represented shall be sufficient for the transaction of any business, unless otherwise provided by law or an amendment as provided herein or in the Declaration.

5.05. Majority- As used in these Bylaws, the term "Majority of Owners" or "Majority of Members" shall mean those voting Members holding fifty-one percent (51%) of the votes of the Association.

5.06. Quorum- Members holding Ten Per-Cent (10%) of the votes entitled to be cast, shall constitute a quorum for voting on matters brought before the Association at meetings of Members called by the Board. In the event a quorum is not present, then a notice for a meeting for the same purposes shall be called within two (2) to four (4) weeks shall be sent by mail, at which meeting the number of Members In Good Standing represented in person or by proxy shall be sufficient to constitute a quorum. The Members In good Standing present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members In Good Standing to leave less than a quorum.

5.07. Proxies- Votes may be cast in person or by written proxy. No proxy shall be valid after eleven (11) months from the date of its execution unless specifically provided in the proxy. All proxies must be filed with the Secretary or Assistant Secretary of the Association before the appointed time of each meeting.

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ARTICLE VI
ASSOCIATION RESPONSIBILITIES
AND MEETINGS OF MEMBERS

6.01. Association Responsibilities- The Members will constitute the Association which will have the responsibility of administering and enforcing the covenants, conditions and restrictions contained in the Declaration, assessment created therein, through a Board of Directors. In the event of any dispute or disagreement between any Members relating to the Property, or any questions of interpretation or application of the provision of the Declaration, Articles of Incorporation or these Bylaws, such dispute or disagreement shall be submitted to the Board. The determination of such dispute or disagreement by the Board shall be binding on each and all such Members.

6.02. Place of Meeting- Meetings of the Association shall be held at such suitable place, convenient to the Members, as the Board of Directors may determine.

6.03. Annual Meetings- The first of two annual meeting of the Association shall be held on or before the 1st Saturday in March of each year. The second of two annual meetings of the Association shall be held on or before the 1st Saturday in October of each year. At the October meeting there shall be elected by ballot of the Members, A Board of Directors in accordance with the requirements of Paragraph 5 of Article VII of these Bylaws. The Members may also transact such other business of the Association as may properly come before them.

6.04. Special Meetings- It shall be the duty of the President to call a special meeting of the Members as Directed by resolution of the Board of Directors or upon a petition signed by a majority of Members and having been presented to the Secretary or Assistant Secretary of the Association. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business, except as stated in the notice, shall be transacted at a special meeting. Any such meetings shall be held after the first annual meetings and shall be held with thirty (30) days after receipt by the President of such resolution or petition.

6.05. Notice of Meetings- It shall be the duty of the Secretary or assistant Secretary of the Association to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time an place it is to be held, to each Member entitled to vote at such meeting, at least ten (10) days, but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.

6.06. Order of Business- The order of business at all meetings of the Members shall be as follows and shall be published on the agenda which shall be available to the membership at the Membership meetings. Agenda items must be submitted no later than 96 hours prior to the meeting. No action will be taken on items not listed on the agenda.

- (a) Roll Call and Certifying Proxies;
- (b) Proof of Notice of Meeting or Waiver of Notice;
- (c) Reading and disposal of unapproved Minutes;
- (d) Reports of officers;
- (e) Reports of committees;
- (f) Election of Directors;
- (g) Unfinished business;
- (h) New Business;
- (i) Adjournment

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ARTICLE VII
BOARD OF DIRECTORS

7.01. Number and Qualification- The affairs of this Association shall be governed by a Board of Directors consisting of no less than three (3) nor no more than five (5) Members In Good Standing of the Association who have been duly elected in accordance with Article VII Paragraph V to the Board of Directors, who shall thereafter govern the affairs of this Association until their successors have been duly elected and qualified.

- (a) **POA Board Members and/or Nominees must be current on County Taxes on property they own in Lake Deerwood Estates, to within one year for all owed properties in Lake Deerwood by at least 5 days prior to election at any Annual, Semi-Annual, Board Meeting or other Special Called Meeting. Proof O Tax Payments must be provided reflecting that Payment has been made for any Delinquent County Property Taxes Appraisal/ Land Records, to within one year, if the online Appraisal District record reflects Delinquent Property Taxes within the last 30 days.**
- (b) **A Director or Candidate for Directorship must not be a convicted Felon or have any outstanding, unresolved Felony Warrants anywhere. Candidates and/or Board Members must sign an affidavit stating they meet this standard and shall be removed if it is determined that they are not eligible.**

7.02. Powers 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 the Property in keeping with the character and quality of the area in which it is located. The Board of Directors may do all such acts and things except as by law or by these Bylaws or by the Declaration may not be delegated to the Board of Directors.

7.03. Other Powers and Duties- Such powers and duties of the Board of Directors shall include, but shall not be limited to, the following, all of which shall be done solely for the benefit of the Property and for the mutual and reciprocal benefit of Members:

- (a) To set, collect and disburse Regular Assessments in any fiscal year or portion thereof for the following purposes:
 - (i) The employment of personnel or independent contractors;
 - (ii) The employment of legal, accounting, engineering, architectural or other independent professional services, including any services required to provide architectural review for any building or other development plans proposed for a lot;
 - (iii) The purchase of a policy or policies of insurance insuring the Association against any liability to the public, Owners, or Occupants incidental to operation of the Association;
 - (iv) The purchase of fidelity bonds if deemed necessary, and
 - (v) Anything which the Board deems appropriate and proper in fulfilling its obligations and responsibilities under the terms of the Declaration or by law or which, in its reasonable opinion, shall be necessary or proper for the operation or protection of the Association or for the enforcement of the Declaration;

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- (b) To enter into agreements or contracts with insurance companies with respect to insurance coverage for Common Areas and improvements thereon and other property of the Association;
- (c) To enter into contracts with utility companies with respect to utility installation, consumption and service matters;
- (d) To borrow funds to pay any costs of operation, secured by assignment or pledge of rights against Owners for current, delinquent or future assessments, as the Board may determine in its sole discretion to be necessary and appropriate;
- (e) To enter into contracts for goods and service or other Association purposes, provide services it deems proper, maintain one or more bank accounts, and generally to have all the powers necessary or incidental as may be required for prudent operation and management of the Association;
- (f) To sue or to defend in any court of law on behalf of the Association;
- (g) To provide for and accumulate reserve funds to be used for repairs, replacement and/or maintenance, in such amounts and for such purposes as may reasonably be determined by the Board to be necessary and appropriate;
- (h) To make, or cause to be made, any tax returns, reports, or other filings required by Federal, State or local governmental authorities;
- (i) To make reasonable rules and regulations for the use of the Property, including, but not limited to, Common Areas, as the Board deems necessary and appropriate and create a high level of environmental and aesthetic quality within the Property;
- (j) To make available to each Owner within ninety (90) days after the end of any Association fiscal year a written annual report on financial affairs of the Association for the year preceding, and, upon written request of a least on-half (1/2) of the Members In Good Standing, to have such report audited by an independent certified public accountant selected by the Board, which audited report, if required, shall be completed and made available to each Member no later than ninety (90) days after such request is received by the Board. The cost of preparing and distributing such audit shall be paid by the Association from Regular Annual Assessments;
- (k) To adjust the amount, collect and use any insurance proceeds to repair or replace any damaged or lost property, or to reimburse persons or entities entitled to receive reimbursement for injury, damage or losses;
- (l) To enforce the provisions of the Declaration, and to seek damages and/or equitable relief or other remedial action from any Owner for violation of this Declaration or any of its individual provisions, and
- (m) To contract with any Owner(s) for performance of services which the Association is otherwise obligated or permitted to perform, such contracts to be at competitive rates then prevailing for such services and upon such terms and conditions, and for such considerations, as the Board may deem advisable and in the best interest of the Association. The Board also shall have full power and authority, but not an obligation, to contract with any Owner(s) to provide maintenance, repair or replacement service, or any combination thereof, through the Association for an individual lot.

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(n) **To require Financial Recordkeeping and Disclosures to POA Members at Semi-Annual, Annual and Special Called Meetings, requiring a Balance Sheet, Categorized by class Income/Disbursement Statement and Addendum reflecting any and all Assets taken in from any Source and Disbursed to any Source. No Asset, Real Property or Equipment of any kind can be accepted from any source without a duly executed deed, contract or other legal transfer document to be maintained in the records of the POA. No Asset, Real Property or Equipment of any kind can be disbursed, sold or transferred to any party without a duly executed deed, sale agreement, contract or other legal transfer document to be maintained in the records of the POA. All Donations to the POA shall be received and kept of record.**

7.04. No Waiver of Rights- The omission or failure of the association or any Member to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations or other provision of the Declaration, the Bylaws or the rules and regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification or release thereof, and the Board of Directors shall have the right to enforce the same thereafter.

7.05. Election and Term of Office- The term of office for the Directors elected at the October , 1996 meeting will be as follows;

- (a) Places One & Two – Two (2) Directors shall be fixed at One (1) Year;
- (b) Place Three – One (1) Director shall be fixed at Two (2) Years;
- (c) Place Four & Five – Two (2) Directors shall be fixed at Three (3) Years.

At the expiration of the initial term of office of each respective Director, his successor shall be elected to serve a term of three (3) years. The Directors shall hold office until their successors have been elected. He shall then surrender their position at the close of business of the meeting in which his successor was elected, except as is otherwise herein provided. Any Director may succeed himself and serve as many consecutive terms or non-consecutive terms as to which he may be elected.

7.06. Vacancies- Vacancies in the Board of directors caused by death, resignation or disqualification, i.e., 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 elected shall serve as a Director for the remainder of the term of the Director he replaces.

7.07. 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 a majority of Members entitled to vote, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting.

7.08. Organization Meeting- The first meeting of a newly elected Board of Directors following the annual meeting of the Members shall be held within ten (10) days thereafter at such place as shall be fixed by the Directors at the meeting at which such Directors elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

7.09. 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 such meeting shall be held during each calendar quarter. Notice of regular meetings of the Board of Directors

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shall be given to each Director, personally or by mail, or by telephone, at least five (5) days prior to the day named of such meeting.

7.10. Special Meetings- Special meetings of the Board of Directors may be called by the President on five (5) days notice to each Director, given personally or by mail, or by telephone, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary or Assistant Secretary of the Association in like manner and on like notice on the written request of one or more Directors.

7.11. Waiver of Notice- Before or after 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 of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

7.12. Board of Directors' Quorum- 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 adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

7.13. Compensation- No member of the Board of Directors shall receive any compensation for acting as such.

ARTICLE VIII FISCAL MANAGEMENT

8.01. Accounts- The funds and expenditures of the Members by and through the Association shall be credited and charged to accounts under the following classifications as shall be appropriate;

- (a) Normal operating expense, which shall include all funds and expenditures within the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves and to additional improvements.
- (b) Reserve for maintenance, repair and/or replacement relating to Common Areas or lots which shall include funds for maintenance, repair or replacement required because of damage, wear or obsolescence.

8.02. Fiscal Year- The fiscal year for the Association shall be the calendar year.

ARTICLE IX OFFICERS

9.01. Designation- The officers of the Association shall be a President, a Vice President, A Secretary, and a Treasurer, all of who shall be elected by the Board of Directors, and such assistant officers as the Board of Directors shall, from time to time, elect. Such officers need not be members of the board of Directors, but shall serve at the direction of and pleasure of the Board of Directors. The office of President and Treasurer may be held by the same person, and the office of Vice President and Secretary or Assistant Secretary may be held by the same person.

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9.02. Election of Officers- The officers of the Association shall be elected annually by the Board of directors at the organization meeting of each new Board and shall hold office subject to the continuing approval of the Board.

9.03. Resignation and Removal of Officers- Upon an affirmative vote of a majority of the members of the Board of Directors, any office may be removed, either with or without cause, and his successor elected any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

9.04. Vacancies- A vacancy in any office because of the death, resignation, removal, disqualification or otherwise of the office previously filling such office may be filled by appointment by the Board. The office appointed to such vacancy shall serve for the remainder of the term of the office he replaces.

9.05. 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 of 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 Members from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association or as may be established by the Board or by the Members of the Association at any regular or special meetings.

9.06. Vice President- The Vice President shall have all the powers and authority and perform all the functions and duties of the President, in the absence of the President, or his inability for any to exercise such powers and functions or perform such duties, and also perform any duties he is directed to perform by the President.

9.07. Secretary- The Secretary shall keep all the minutes of the meetings of the Board of Directors and the minutes of all meetings of the Association, he shall have charge of such books and papers as the Board of Directors may direct, and he shall, in general, perform all the duties incident to the office of Secretary and as is provided in the Declaration and the Bylaws.

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 be open to inspection by Member and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.

9.08. Assistant Secretary- Assistant Secretary, if any, shall have all the powers and authority to perform all the functions and duties of the Secretary in the absence of the Secretary or in the event of the Secretary's inability for any reason to exercise such powers and functions or to perform such duties, and also to perform any duties he is directed to perform by the Secretary.

9.10. Nepotism- No person related within the second degree of affinity (marriage) or within the third degree of consanguinity (blood) to any member of the Board of Directors or any Officer of the Corporation shall be appointed to any office, position, or hired to perform any duty concerning the collection or disbursement of funds, or serve on the Board of Directors, or complete the term of any vacated office on the Board of Directors. Neither shall a person be eligible to run for, or be elected to, a place on the Board of Directors, if related within the second degree of affinity (marriage) or consanguinity (blood) to any member of the Board of Directors. (See Chart Attached)

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ARTICLE X
INDEMNIFICATION OF OFFICERS AND DIRECTORS

10.01. Indemnification-The Association shall have the power to indemnify any Office or Director thereof, who was or is a party, or is threatened to be made a party, to proceeding, whether civil, criminal, administrative, or investigative, (whether or not by or in the right of the Association) by reason of the fact that such person is or was a Director or Officer of the Association, against all loss, expenses (including but not limited to attorneys' fees and cost of proceeding), judgments, fines and amounts paid in settlement actually and reasonable incurred by him in connection with or in defense of such action, suit or proceeding if such person acted in good faith and in a manner which such person reasonably believed to be in or nor opposed to the best interest of the Association; provided that with respect to : 91) any criminal action or proceeding, such person had no reasonable cause to believe that his conduct was unlawful; or (2) any civil claim, issue or matter, such person shall not be guilty of gross negligence or willful misconduct in the performance of his duties to the Association. Termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo-contendere or its equivalent, shall not, of itself, create a presumption that such person had reasonable cause to believe that his conduct was unlawful. That such person did not act in good faith or in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, or that such person is guilty of gross negligence or willful misconduct in the performance of his duties to the Association, all such matters being determined solely and exclusively for the purpose of indemnification as herein provided.

Indemnification under the preceding paragraph shall be made by the Association only as authorized in each specific case upon the determination that indemnification of such person is proper in the circumstances because he has met the applicable standards of conducts as set forth herein. Such determination shall be made (1) by the board of Directors by a majority vote of a quorum consisting of Directors who were no parties to such action, suit or proceeding; or (2) if such a quorum is not obtainable, by (a) independent legal counsel in a written opinion, or (b) the Members In Good Standing of the Association and no Member shall be disqualified from voting because he is or was party to any such action, suit or proceeding. Indemnification so determined may be paid, in part, before the termination of such action, suite or proceeding upon the receipt by the Association of any undertaking by or on behalf of the person claiming such indemnification to repay all sums so advanced if it is subsequently determined that he is not entitled thereto as provided in this Article.

To the extent that a Director or Officer of the Association has been successful on the merits or otherwise in the defense of any action, suit or proceeding, whether civil or criminal, such person shall be indemnified against such expense (including costs and attorneys' fees) actually and reasonably incurred by him in connection therewith.

Indemnification provided herein shall be exclusive of any and all other rights and claims to which those indemnified may be entitled as against the Association, and ever Director, Officer of employee thereof under any Bylaw, resolution, agreement or law and any request or payment hereunder shall be deemed a waiver of all such other rights, thereof. The Indemnification provided herein shall inure to the benefit of the heirs, executors, administrators and successors of any person entitled thereto under the provision of this Article.

All liability, loss, damage, cost and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as an expense subject to Special Group Assessment, provided, however, that nothing in this Article X contained shall be deemed to obligate the Association to indemnify any Member or Owner who is or have been a director or officer of the Association with respect to any duties or obligations assumed or liability incurred by him under and by virtue of the Declaration and these Bylaws that were

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assumed or incurred outside of his conduct specifically related to the fulfillment of his duties as an Officer or Director of the Association.

10.02. Other- The Members, Board of Directors, Officers or representatives of the Association shall enter into contracts or other commitments as agents for the Association, and they shall have no personal liability for any such contract or commitment (except such liability as may be ascribed to them in their capacity as Owners.)

**ARTICLE XI
AMENDMENTS TO BYLAWS**

11.01. Amendments to Bylaws- These Bylaws may be amended in writing by a majority of the Members In Good Standing, provided, however, that such authority may be delegated to the Board by a majority of the Members In Good Standing at a regularly scheduled meeting of the membership, as allowed by the Texas Non-Profit Corporation Act.

**ARTICLE XII
EVIDENCE OF OWNERSHIP, REGISTRATION
OF MAILING ADDRESS AND DESIGNATION OF VOTING REPRESENTATIVE**

12.01. Proof of Ownership- Any person, on becoming an Owner of a lot shall furnish to the Board of Directors a true and correct copy of the original or a certified copy of the recorded instrument vesting that person with an interest or ownership in the lot, which copy shall remain in the files of the Association. A Member shall not be deemed to be in Good Standing nor shall he be entitled to vote at any annual or special meeting of Members unless this requirement is first met.

12.02. Registration of Mailing Address- The owner or several Owners of a lot shall have one and the same registered mailing address to be used by the Association for mailing of monthly statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons to be used by the Association. Such registered address of an Owner or Owners shall be deemed to be the mailing address of the lot owned by said Owner or Owners unless a different registered address is furnished by such Owner(s) to the Board of Directors within fifteen (15) days after transfer of title, or after a change of address; and such registration shall be in written form and signed by all of the Owners of the lot or by such persons as are authorized by law to represent the interest of all of the Owner(s) thereof.

**ARTICLE XIII
ASSESSMENTS AND LIENS**

13.01. Purpose of Assessments- The Assessments levied hereunder by the Association shall be used exclusively for the purpose of protecting and promoting the comfort, collective mutual enjoyment, health, safety and welfare of the Owners of the Property, including, but not limited to, the following:

- (a) The maintenance, repair or replacement of any and all Common Area improvements, including, but not limited to, Landscaped Areas and Easements, along with the cost of any associated management or supervisory services, fees, labor, equipment, and materials.
- (b) The special maintenance, repair or replacement of improvements located in Common Areas or on lots;
- (c) The design, purchase and installation of Common Area improvements;

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- (d) The purchase of insurance coverage relating to Common Areas and any improvements thereon, and other property of the Association;
- (e) The carrying out of duties of the Board as provided herein and in the Declaration and Articles of Incorporation of the Association;
- (f) The carrying out of purposes of the Association as stated herein and in its Declaration and Articles of Incorporation; and
- (g) The carrying out of all other matters set forth or contemplated in the Declaration

13.02. Annual Budget and Regular Assessments- Each fiscal year while the Declaration is in force, the Board shall adopt an annual budget and set the amount of the Regular Annual assessment to be levied for the next year, taking into consideration Association operating costs for the then current year, expected normal increases in such costs over the next year, and additional future needs of the Association, including the establishment and maintenance of an Association reserve fund as provided for herein. The annual budget shall be adopted by the Board not later than fifteen (15) days prior to the commencement of each fiscal year. Notwithstanding the above, in the event the Board fails for any reason to adopt an annual budget covering the succeeding fiscal year, then and until such time as an annual budget shall have been adopted for such succeeding fiscal year, the annual budget currently in effect shall continue and the Regular Annual Assessment shall be deemed the same as for the current year.

The Regular Annual Assessment for each fiscal year shall be determined by the Board upon its adoption of the annual budget for such fiscal year in the following manner;

- (a) The Regular Annual Assessment with respect to any fiscal year shall equal the total amount of the annual budget approved by the Board with respect to such fiscal year; and
- (b) Each lot's pro rata share of the Regular Annual Assessment shall be determined by multiplying the Regular Annual Assessment by a fraction, the numerator of which is one and the denominator of which is the total lots in the subdivision.

(c) **ALL property owners are required to pay the Lake Deerwood Property Owners Association Annual Assessment, as described in the Amended By-Laws of Lake Deerwood Estates Property Owners Association, Inc. and shall make null and void any prior actions, if any, by any Board of Directors or prior Meetings of the Membership to exempt anyone for owing and being required to pay their pro-rata Annual Assessment based on the number of lots owned by a property owner or singular entity. Annual Assessment, hence forth, shall be established annually by a Majority Vote, whether in person or by proxy, of the Members In Good Standing at the October Annual Membership Meeting each year and that NO Exemption exist for Any property owner or singular entity. The Board is required to send notice of such billing to all property owners annually, where a valid address exist. In the event that no Annual Assessment is adopted in any year, the Annual Assessment shall be equal to the Annual Assessment of the prior year. The Annual Assessment, and until changed, shall be \$60 annually covering up to 4 lots and to additionally, \$15 per lot annually for each other lot(s) in excess of the first four lots. (example: one \$60 assessment covers the first four lots) and \$15.00 for each additional lot that is owned. This Annual Assessment Amount shall be the Annual Assessment Amount of the association until changed by the Board of Directors.**

Should any surplus exist at the end of any year, the Board may, at its own discretion, reduce the amount required for the Regular Annual Assessment by an amount not more than said surplus, provided, however, that reserve fund requirements are first met as stipulated in Section 8.01 of these Bylaws.

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13.03. Special Group Assessments- In addition to the Regular Annual Assessments provided for herein, the Board may levy in and for any year, applicable to that year only, a Special Group Assessment for the purpose of:

- (a) Defraying the cost of any new construction or reconstruction, unexpected repair or replacement of capital improvements for and within Common Areas, including the necessary fixtures and personal property related thereto;
- (b) Defraying the cost of repairs or replacements resulting from an uninsured loss or damage or insured loss or damage where there are insufficient insurance proceeds as provided in the Declaration; and
- (c) Responding to unusual or emergency needs of the Association as may be expected to occur from time to time.

Special Group Assessments shall be allocated and prorated among the Owners at the date each such Special Group Assessment is levied in the same manner as Regular Annual Assessments are allocated and prorated among the lots under Sections 13.01 of these Bylaws.

13.04. Special Member Assessments- In addition to the Regular Annual Assessments and any Special Group Assessments, the Association, by vote of its Board, may levy a special assessment ("Special Member Assessment") on any Member for the purpose of:

- (a) Defraying the cost of any unexpected damage or loss requiring maintenance, repairs, or replacement of improvements associated either with a Common Area or with a lot not owned by the Member causing such damage or loss, which damage or loss has been determined by the Board to have been caused, either directly or indirectly by the willful or negligent acts of such Member, or its agent, Occupant or Visitor. In reaching a decision to levy such Special Assessment upon any Member the Board shall first determine, in its sole discretion, that reasonable evidence exists to support a determination that said damage or loss was caused, directly or indirectly by a particular Member, his agent, Occupant or visitor. Prior to making such determination, the Board shall inform such Member of its findings and afford the Member the reasonable opportunity (not less than seven (7) days) to (i) introduce evidence regarding such damage or loss and the cause thereof, or (ii) remedy such loss or damage.
- (b) Reimbursing the association for an and all direct or indirect costs incurred by the Association with regard to the maintenance, repair or replacement of Landscaping or lot improvements on any particular lot owned by such Member, when
 - (i) It has been determined by the Board that the Maintenance, repair or replacement of Landscaping or lot improvements associated with such Member's lot has been neglected to the point where conditions existing on such lot are not in conformance with the maintenance obligations set forth in the Declaration;
 - (ii) The Member owning such lot shall have been informed in writing of deficiencies found to exist and shall have been afforded a specific and reasonable period of time (not less than seven (7) days) to respond to said notice and/or remedy such deficiencies, the determination of what constitutes a reasonable period of time for remedial action to be made by the Board in its sole discretion;
 - (iii) Those deficiencies determined by the Board and reported in writing to the Member owning such lot are not fully corrected within the time period established by the Board for such corrective action to be completed; and

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- (iv) Due to the failure of the Member owning such lot to take corrective action with the period of time established by the Board, it's been necessary or appropriate for the Association to contract for, initiate or complete such corrective action to meet the maintenance requirements of the Declaration. In the event such Member shall start corrective action on a lot after the Association has either contracted for such work to be done or actually accomplished such work in whole or in part, such Member shall be obligated to the Association for the reimbursement of any costs actually incurred by the Association, including: release from contract settlements; design, legal or other professional fees; labor, equipment, materials or guarantees required to accomplish corrective work; management or supervisory services; and any other costs directly or indirectly attributable to the work.

13.05. Payment of Regular Assessments- The Regular Annual Assessments provided for herein shall commence on October 15th each year, or on the next Monday following the Annual Membership Meeting for that year and thereafter shall be due and payable each year, in advance, by December 31st of that year. Late Fees and Interest may be accrued after January 31st of the coming year.

13.06. Payment of Special Assessments- Special Group Assessments or Special Member Assessments shall be due and payable in full thirty (30) days following the date at which any such assessment is set by the Board in the resolution adopting such assessment, except that, if it is specifically determined by the Board that any such assessment is to be paid instead in deferred installments, then the payment dates and amounts of such installments shall be fixed in the resolution authorizing such assessment.

13.07. Enforcement and Personal Obligation of Owners for Payment of Assessments- The Regular Annual Assessments, Special Group Assessments and Special Member Assessments provided for herein shall be the personal and individual debt of the Owner of a lot covered by such assessments. No Owner may, for any reason, exempt himself from liability for such assessments levied in accordance with the provisions of the Declaration and these Bylaws. In the event that any assessment or installment thereof is not paid when due and remains unpaid for a period of thirty (30) days thereafter, then the unpaid amount of any such assessment or installment thereof shall become delinquent and shall, together with interest thereon as herein provided and costs of collection thereof, become a continuing personal obligation and debt of the non-paying Owner secured by a self-executing lien on the lot, including all improvements thereon, to which such assessment or installment thereof pertains. The Association shall have the right to reject any partial payment or any assessment or installment thereof and demand full payment thereof, or the Association may, at its sole discretion, elect to accept any such partial payment on account only, without in so doing waiving any rights established hereunder with respect to any remaining balance due.

The obligation of any Owner to pay any assessment imposed on a lot during such Owner's period of ownership shall remain his personal obligation, and a sale or other transfer of title to such lot shall not release such former owner from said liability by the purchased or transferee. The lien for any unpaid assessments shall be unaffected by any sale or transfer of full or partial ownership interest in a lot, or subdivided portion thereof, and shall continue in full force and effect. In the event of full or partial sale or transfer of an ownership interest in a lot, it shall be the sole obligation of the Owner selling or transferring such interest (and not the Association) to disclose to any buyer or transferee that an unpaid assessment and associated lien against the ownership interest exist prior to that date at which such sale or transfer is to be consummated. A copy of such notice shall be sent to the Association at the same time. Upon written request, the Association shall provide an Owner with a statement reflecting the amount of any unpaid or delinquent assessments with respect to a lot owned by said Owner.

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The unpaid amount of any assessment shall bear interest from its due date a ten percent (10%) per annum or the maximum legal rate of interest then prevailing, whichever is lesser. In addition, the Board may elect to retain the services of an attorney of its choice for the purposes of collecting any unpaid assessment and interest charges thereon, and/or to foreclose the lien against the property subject thereto and/or to pursue any other legal or equitable remedy which the Association may have and there shall be added to the amount of unpaid assessment and interest charges thereon, an and all collection costs incurred by the Association, whether judicial or not judicial, and including but not limited t, reasonable attorney fees and costs of legal suit.

13.08. Lien and Foreclosure- Upon delinquency, all sums assessed in the manner provided in these Bylaws, together with all interest costs as herein provided, shall be secured by the lien provided for under Section 13/07 of these Bylaws. As further evidence and notice of such assessment lien, the Association may prepare a written notice of such lien setting forth the amount of delinquent indebtedness, the name of the Owner of property covered by such lien, and a description of the property. Such notice, shall be signed by a duly authorized Officer of the Association and shall be recorded in the office of the County Clerk of Harrison County, Texas, or such other place as may be required by law for the recording of liens affecting real property at such time as such notice is recorded. Such lien for payment of assessments shall attach from the date such payment becomes delinquent and may be enforced after recording said notice through (i) foreclosure of such lien on the lot, and any improvements thereon in like manner as a mortgage on real property, (ii) suit against the Owner personally obligated to pay the assessment and/or (iii) foreclosure of the aforesaid lien judicially. In any foreclosure proceeding, whether judicial or non-judicial, the Owner shall be required to pay the costs, expenses and reasonable attorney's fees incurred by the Association. The Association shall have the power to bid on the property being foreclosed.

13.09. Lien Subordination- Any lien established as provide for in these Bylaws, shall be subordinate and inferior to any mortgage or deed of trust in favor of any bank, savings and loan association, insurance company, pension fund, or other similar financial institution or other lender approved by the Board; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a foreclosure sale (whether public or private) of any such lot pursuant to the terms and conditions of any such mortgage or deed of trust. Such foreclosure sale shall not relieve any new Owner taking title at such sale from liability for the amount of any assessments thereafter becoming due or from a lien arising from any such subsequent assessment.

At the time any mortgage financing or refinancing is obtained for any lot, which will as provided above be superior to any existing or future assessment lien of the Association, the Owner of such lot shall within thirty (30) days prior to consummation of any such mortgage or financing deliver to the Association written notice identifying the lender making such mortgage loan in terms of its full legal name, its current address and telephone number and the name of an officer or other person within the entity who is responsible for that particular loan account. Upon the written request of any such lender holding a superior lien on any lot as provided herein, the Association shall report to such lender any unpaid assessments which are delinquent as herein defined. The Association may form time to time, at its own initiative, elect to report delinquent assessments to such mortgage lenders.

13.10. Common Areas Exempt- All Common Areas dedicated on a recorded Plat or otherwise, shall be exempted from any assessments and any lien created herein.

13.110 Notice of Lien or Suit- An Owner shall give notice to the Association of every lien or encumbrance upon his lot, other than for taxes and Assessments, and notice of every suit or other proceeding which may affect the title to his lot or subdivided portion, thereof and such notice shall be given within five (5) days after the Owner has knowledge thereof.

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13.12. Mechanic's Lien- Each Owner agree to indemnify and to hold each of the other Owners harmless from any and all claims of mechanic's liens filed against other lot improvements for labor, materials, services or other products incorporated in the Owner's lot improvements.

**ARTICLE XIV
ABATEMENT AND ENJOINMENT
OF VIOLATIONS BY OWNERS**

14.01. Abatement and Enjoinment- The violation of any rule or regulation, or the breach of any Bylaw, or the breach of any provision of the Declaration, shall give the Board of Directors the right, in addition to any other rights set forth in the Declaration or herein, (i) to enter the lot in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Owner, any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, and the Board of Directors shall not be deemed guilty in any manner of trespass; and to expel, remove and put out, using such force as may be necessary in so doing, without being liable to prosecution or any damages thereof; and (ii) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

**ARTICLE XV
NON-PROFIT ASSOCIATION**

15.01. Non-Profit Association- This Association is not organized for profit. No Member, member of the Board of Directors, officer 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, officer or Member; provided, however, always (1) that reasonable compensation may be paid to any Member, director or officer 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, director or officer, 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 XVI
EXECUTION OF DOCUMENTS**

16.01. Execution of Documents- The persons who shall be authorized to execute any and all contracts, documents, instruments of conveyance or encumbrances, including promissory notes, shall be two, one of each of the President or any Vice President and the Secretary or any Assistant Secretary of the Association.

**ARTICLE XVII
CONFLICTS OR INVALID PROVISIONS**

17.01. Conflicts or Invalid Provisions- Notwithstanding anything contained herein to the contrary, should all or part of an Article of these Bylaws be in conflict with the provisions of the Texas Non-Profit Corporation Act or any other Texas law or the Recorded Covenants and Restrictions for the subdivision, such act or law shall control, and should any part of these Bylaws be invalid or inoperative for any reason, the remaining parts, so far as is possible and reasonable, shall be valid and operative.

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ARTICLE XVIII
NOTICES

- 18.01. Notices- All notices to Members of the Association shall be given by delivering the same to each Owner in Person or by depositing the notices in the U.S. Mail, postage prepaid, addressed to each Owner at the address last given by each Owner to the secretary of the Association. If an Owner shall fail to give an address to the Secretary for mailing of such notices, all such notices shall be sent to the lot of such Owner, and all Owners shall be deemed to have been given notice of the meetings upon the proper mailing of the notices to such addresses irrespective of the actual receipt of the notices by the Owners.

ARTICLE XIX
HEALTH AND SAFETY

19.01. Pet Registration and pets At-Large-

- (a) Residents of Lake Deerwood subdivision, and all of its units, are responsible for registering their pets with the Board of Directors at Lake Deerwood POA office. Upon registration, each animal shall be issued an identifying tag provided by the association, and the owner's name and address, shall be kept with the registration number of each animal. In order to defer the cost of providing this service, each registration shall bear a cost of \$5.00. Each pet shall be registered separately.
- (b) Any animal running at-large within Lake Deerwood, or any of its units, without bearing a tag sufficient to identify the name and address of its owner, shall be subject to being captured and turned over to the proper humane authority for Harrison County, Texas.
- (c) If any dog/cat/pet running at-large acts in such a manner so as to become a nuisance or problem to any member, resident, or guest of Lake Deerwood, the person aggrieved shall report the incident to Lake Deerwood POA office. Lake Deerwood POA shall issue a warning to the owner of such animal if such animal is wearing a tag sufficient to identify the name and address of owner. If the animal bears no such tag, it shall be subject to immediate capture. If a properly tagged animal again creates a nuisance or problem to any member, resident or guest off Lake Deerwood, the animal shall be captured and turned over to the appropriate authority for Harrison County, Texas,
- (d) Any domesticated animal or pet which attacks or bites any person, or pet, shall be immediately reported to the Lake Deerwood POA, captured and turned over to the appropriate humane authority for Harrison County, Texas, without prior notice to the owner. If the animal captured is properly identified by a tag worn on the animal sufficient to identify the identity and address of its owner, the owner of such animal shall be entitled to notice with 24 hours of the capture of such pet that the pet can be located at the animal shelter used by Harrison County, Texas.
- (e) Pet owners allowing their animals to run at-large without having upon them a tag sufficient to identify the name and address of the owner do so at their own risk, and shall not be entitled to notification of warning nor of capture of the animal.

19.02. Traffic Regulations-

- (a) Lake Deerwood was created to provide a safe and quiet place for its residents and guests. Excessive speed or reckless driving constitutes a threat to the quietude of the community and the

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safety of its inhabitants and guest. Therefore, the speed limit upon all roads within the Lake Deerwood subdivision and all its Units, shall be as posted upon signs erected by the Board of Directors. Personal and vehicles violating such posted speed limits shall be subject to prosecution, and persons witnessed operating a vehicle upon the roads of the subdivision, or any of its units, in a reckless and dangerous fashion shall be reported to the appropriate authorities for prosecution.

- (b) Vehicles include (but are not limited to): Any vehicle driven within the confines of the subdivision, including 4-wheelers, 3-wheelers, motorcycles, dirt bikes, cars, trucks, etc. All vehicles must be kept within the designated streets and roadways and will not be allowed to operate on common grounds (i.e.: parks, beaches, playgrounds, etc owned by the Association) or lots owned by another property owner. Vehicles not registered with the State of Texas for travel upon public roads shall not be allowed to operation upon the roads with Lake Deerwood.

ARTICLE XX
For Sale Signs

20.01. For Sale Signs- Property Owners may be allowed to 'Post' on their contiguous lots (properties) no more than 1 For Sale sign, whether By Owner or By Realtor, not to exceed the dimensions of 2 ft x 2 ft in size. 'For Sale Signs by Owner' must legibly bear the words on the face of the sign "this property is subject to Property Owners Association Rules & Regulations" in no less than letters of 3/4" in size. Owner is responsible for this verbiage to remain permanently visible for the entire usage of the sign on their lots in Lake Deerwood Estates. Non-maintained signs may be removed upon the vote and Direction of the POA Board.

By our signatures hereto the undersigned, being all of the Directors of the Association, hereby adopt the foregoing Amended Bylaws for the Association as of the 10 day of March, 2011.

Philip Smith
Philip Smith, President

David Frazier
David Frazier, Vice President

Danny Rivers
Danny Rivers, Secretary/Treasurer

Herb Warren
Herb Warren, Director

David Hostettler
David Hostettler, Director

STATE OF TEXAS

COUNTY OF HARRISON
COUNTY OF MARION



THE INSTRUMENT TO WHICH THIS
CERTIFICATE IS AFFIXED IS A FULL, TRUE
AND CORRECT COPY OF THE ORIGINAL
ON FILE AND OF RECORD IN MY OFFICE
ATTEST March 11, 2011
PATSY COX, COUNTY CLERK
HARRISON COUNTY TEXAS

Don Huff
DEPUTY



The instrument to which this certificate is affixed is a full, true and correct copy of the original on file or of record in my office.

Attest March 11, 2011

VICKIE SMITH, COUNTY CLERK
MARION COUNTY, TEXAS

Erica E. Johnson
Deputy

SIGNED and ACKNOWLEDGED before me by the said Philip Smith, this the 8th day of February, 2011.



Pamela Michelle Warner

SIGNED and ACKNOWLEDGED before me by the said David Frazier, this the 10th day of February, 2011.



Pamela Michelle Warner

SIGNED and ACKNOWLEDGED before me by the said Herb Warren, this the 4th day of March, 2011.



Pamela Michelle Warner

SIGNED and ACKNOWLEDGED before me by the said David Hostetter, this the 4th day of March, 2011.



Pamela Michelle Warner

SIGNED and ACKNOWLEDGED before me by the said Danny Rivers, this the 10th day of March, 2011.



Pamela Michelle Warner

I, PATSY COX, COUNTY CLERK OF HARRISON COUNTY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING, CONSISTING OF 20 PAGES, IS A TRUE CORRECT AND FULL COPY OF THE INSTRUMENT HEREWITH SET OUT AS APPEARS OF RECORD IN THE COUNTY CLERK'S OFFICE OF HARRISON COUNTY, TEXAS, THIS 11 DAY OF March, 2011.

PATSY COX, COUNTY CLERK
BY Erica E. Johnson DEPUTY