

LAGUNA VISTA/PEDERNALES BEND
SUBDIVISION NEIGHBORHOOD ASSOCIATION

BYLAWS

Article I

Name

The name of this organization shall be Laguna Vista/Pedernales Bend Subdivisions Neighborhood Association (hereinafter referred to as the "Association").

Article II

Purpose

To preserve and maintain the integrity of the Laguna Vista and Pedernales Bend Subdivisions in accordance with their respective Restrictive Covenants, to promote a community spirit, and to protect the health, safety, and welfare of the owners and residents within the subdivisions.

Article III

Definitions

- A. Laguna Vista Subdivision: A subdivision located within Travis County, Texas, according to the plat thereof recorded in Book 9, Page 130, of the Plat Records of Travis County, Texas.
- B. Pedernales Bend Subdivision: A subdivision located within Travis County, Texas, according to the plat thereof recorded in Book 77, Page 243 of the Plat Records of Travis County, Texas.
- C. Subdivision: The term Subdivision shall refer to both the Laguna Vista Subdivision and the Pedernales Bend Subdivision.
- D. Owner: The term "owner" shall mean the owner of the fee simple title to a lot or lots in the Subdivision. In the case of a Contract for Deed or Contract of Sale in which the Seller thereunder is the owner of a fee simple title to the lot(s) described therein, the Seller shall be deemed to be Owner of such lot(s) until all obligations provided in said Contract for Deed or Contract of Sale have been fully performed.
- E. Lot: The term "lot" shall mean any platted lot or resubdivision of a lot shown on the plats referred to in Definitions above and also any tract or lot created as a result of subsequent resubdivision of a platted lot in accordance with the provisions of the recorded Restrictive Covenants for said Subdivision and acquired by an Owner subsequent to such resubdivision.

Article IV

Membership and Voting Rights

Section 1. Membership in the Association shall be open to all owners of lots in the Subdivision. An owner shall become a member of the Association upon payments of the annual dues.

Section 2. The annual dues shall be set annually by the Association, payable in advance on or before the 1st day of May of each year. Those whose dues are not paid by the Annual Meeting of Members will automatically lose voting privileges in the Association. Dues will not be spent for the enforcement of deed restrictions.

Section 3. All members whose dues are currently paid at time of voting shall be entitled to one vote: provided, however, when more than one person holds an undivided interest in any lot or lots, all such persons shall be members but shall be entitled collectively to only one vote, to be exercised as they among themselves shall determine and in no event shall more than one vote be cast with respect to any properties owned in undivided interests.

Section 4. Vote by proxy will be allowed as to any vote. All proxies must be in writing and must be submitted to the Executive Board prior to the meeting where the vote will be taken.

Article V

Officers

Section 1. The officers of the Association shall be a President, Secretary, Treasurer, and Co-Chairs of the Restrictions Committee. The officers shall perform the duties prescribed by these bylaws and by the parliamentary authority adopted by the Association.

Section 2. Nominations for election to offices of the Association shall be made by a Nominating Committee consisting of a Chairperson and two additional members, one representing Pedernales Bend Subdivision and the other representing Laguna Vista Subdivision. Nominations may also be made from the floor at the Regular Annual Meeting of Members. The President shall appoint a Nominating Committee for the following year.

Section 3. The Nominating Committee shall report its selection of nominees as part of the meeting notice for the Regular Annual Meeting of Members.

Section 4. Officers shall be elected at the Regular Annual Meeting of Members to serve for one year or until their successors are elected, and their term of office shall begin at the close of the annual meeting at which they are elected.

Sections 5. No member shall hold more than one office at a time.

Sections 6. No officer shall receive compensation for performance of the duties of that office. However, any officer may be reimbursed for actual expenses incurred in the performing of duties. Such expenses shall be ratified at the next Executive Board Meeting.

Section 7. Duties of the officers are as follows:

- A. President - preside at all meetings; see that orders, resolutions and actions of the Association are carried out; shall appoint committees and chairpersons therefor as deemed appropriate; shall have authority to sign with the Treasurer all documents on behalf of the Association which are necessary to carry out the business of the Association.
- B. Secretary - record votes and keep minutes of all meetings and proceedings of the Executive Board and of the members; serve notice of meetings of the Executive Board and of the members; keep appropriate current records showing the members of the Association together with their addresses. In the absence of the President, the Secretary shall assume the President's responsibilities.
- C. Treasurer - shall receive and deposit in bank accounts designated by the Executive Board all monies of the Association and disburse such funds as required in carrying out the business of the Association; keep proper books of account; comply with all audit requirements as directed by the Executive Board or the members; prepare an annual budget and a statement of income and expenditures to be presented to the members at its Regular Annual Meeting of Members; shall have the authority to sign checks; perform such other duties required by the Executive Board.
- D. Co-Chairs of the Restriction Committee - shall appoint two committee members each with approval of the Executive Board. The Laguna Vista Co-Chair shall be an owner in Laguna Vista Subdivision, as defined herein. The Pedernales Bend Co-Chair shall be an owner in Pedernales Bend Subdivision, as defined herein. Duties of the Co-Chairs will be to investigate and follow up on reported Restrictive Covenants violations and perform the architectural review functions for the Association.

Article VI

Meetings

Section 1. The regular meeting of members of the Association shall be held at least once annually at such place and time as may be fixed by the Executive Board. Such meetings shall be held in the second quarter (April-June) of each year and shall be known as the

Regular Annual Meeting of Members. Officers shall be elected at the Regular Annual Meeting of Members.

Section 2. Special meetings may be called by the President or by the Executive Board or may be called upon the written request of ten members of the Association. The purpose of the special meetings shall be stated in the call.

Section 3. Regular meeting schedules may be revised or suspended by the Executive Board as deemed appropriate except for the Regular Annual Meeting of Members.

Section 4. At least two weeks notice of all meetings or changes in meeting schedules shall be given to members. Notices will be mailed to addresses on the membership roster.

Section 5. At meetings of members, the presence of members entitled to cast five votes (including proxy votes) shall constitute a quorum.

Article VII

The Executive Board

Section 1. The Officers of the Association shall constitute the Executive Board.

Section 2. The Executive Board shall have general supervision of the affairs of the Association between its Regular Annual Meetings of Members, fix the hour, place of meetings, and make recommendations to the Association.

Section 3. If a vacancy occurs in any office, the Executive Board shall fill such vacancy by appointment, to serve the remainder of the unexpired term.

Article VIII

Parliamentary Authority

The rules in the current edition of Robert's Rules of Order Newly Revised shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with these bylaws.

Article IX

Amendments of Bylaws

These Bylaws may be amended at any meeting of members of the Association by two-thirds vote, provided the amendment has been submitted in writing at least two weeks prior to the meeting.