

BRIDGEVIEW PROPERTY OWNERS' ASSOCIATION, INC.

2021-AMENDED BYLAWS

ARTICLE I

DEFINITIONS

1. Association. "Association" shall mean and refer to the BRIDGEVIEW PROPERTY OWNERS ASSOCIATION, INC., a nonprofit corporation organized under the laws of Texas, its successors and assigns.

2. Board of Directors. "Board of Directors" shall refer to the board of directors elected by the members of the Association.
Common Facilities. "Common Facilities" shall mean the roads, streetlights, parks, and entrance features of the Subdivision, and landscaped areas established by the Developer for use as Common Facilities,

4. County Clerk. "County Clerk" shall mean the County Clerk of Polk County, Texas.

5. Declarations and/or Restrictions. "Declarations" and/or "Restrictions" shall mean the declarations and restrictions filed of record with the County Clerk for the Subdivision.

6. Dedictory Instrument. "Dedictory Instrument" shall mean each instrument governing the establishment, maintenance, and operation of the BRIDGEVIEW PROPERTY OWNERS ASSOCIATION, INC., and includes a declaration or similar instrument subjecting real property to restrictive covenants, certificate of formation, bylaws, or similar instruments governing the administration or operation of a property owners association, to properly adopted rules and regulations of the property owners' association, or to all lawful amendments to the covenants, bylaws, instruments, rules, or regulations, including but not limited to those identified above under "Declaration". Dedictory Instrument further shall mean the Articles of Incorporation (now known as Certificate of Formation), Bylaws, and other rules, regulations, and resolutions filed of record with the County Clerk.

7. Directors. "Directors" shall mean and refer to any duly elected or appointed member of the Board of Directors.

8. Electronic Ballot. "Electronic ballot" means a ballot: (a) given by: (1) e-mail; (2) facsimile; or (3) posting on an Internet website; (b) for which the identity of the property owner submitting the ballot can be confirmed; and (c) for which the property owner may receive a receipt of the electronic transmission and receipt of the owner's ballot. (Source: Section 209.00592 (d), Texas Property Code).

9.Lot. "Lot" shall mean any residential lot in the Subdivision, and identified in the documents filed of record, identified herein, and on record with the County Clerk.

10.Maintenance Charge. "Maintenance Charge" shall mean the periodic charge collected by the Association. (Also known as maintenance fee) for each Lot in the Subdivision for the purpose of maintaining and improving the Subdivision.

11.Maintenance Fund. "Maintenance Fund" shall mean the amounts collected from time to time by the Association, upon payment of Maintenance Charges by the owners.

12.Member. -Member" or "Members" shall mean and refer to all those Owners who are members of the Association as provided for in the Restrictions and/or in these Bylaws.

13.Owner. "Owner" shall mean and refer to the record owner, whether one or more persons or entities. of the fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation

14.Plats. "Plats" shall mean the plat of the subdivision recorded in the County Clerk's office.

15.Record Date. "Record Date" shall be the business date preceding the date on which notice of the meeting is mailed. the date that the notice of any annual or special meeting is mailed.

16.Regular Assessment. "Regular Assessment and/or "Annual Charge" shall mean the annual amount that each owner of property within a residential subdivision is required to pay to the Association, which is designated for use by the Association for the benefit of the property owners of the Subdivision, as provided by the Restrictions, and include maintenance charges and maintenance fees.

17.Special Assessment. "Special Assessment" shall mean any fee and/or due, other than a regular assessment, that each Member is required to pay to the Association, as established by the Members at an annual or special meeting of the members of the Association at which a quorum is present and at which at least thirty (30) days' notice is given, of the intent to establish a Special Assessment and which action of the Members authorizes the Association to charge for:

- (a) Defraying, in whole or in part, the cost, whether incurred before or after the assessment of any construction or reconstruction, repair, or replacement of a capital improvement in the Common Areas owned by the Association, including the necessary fixtures and personal property related to such Common Areas, to the extent such expense is not sufficiently provided for with Regular Assessment funds;
- (b) Maintenance and improvement of Common Areas owned by the Association; and/or
- (c) Such other purposes of the property owners' association as stated in the Association's Certificate of Formation or the dedicatory instrument for the Subdivision.

18.Subdivision. "Subdivision" shall mean the Bridgeview Subdivision, Polk County, Texas, as shown on the respective Plats on file with the County Clerk's office.

ARTICLE II

IDENTIFICATION AND PURPOSE

1. The name of the Association is Bridgeview Property Owners Association, Inc.

2. The Association as a Non-Profit Corporation organized under the provisions of the Texas Non-Profit Corporation Act, shall have and continuously maintain in the State of Texas a registered office and a registered agent, whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but not need be, identical with the principal office of the Association in the State of Texas, and the address of the registered office may be changed from time to time by the Officers.

3. Purpose of Association. In addition to the purposes set forth in the Articles of Incorporation and/or Certificate of Formation for the Association, the purposes for which the Association is organized, subject to any Texas law providing otherwise, are:

(a) The primary and specific purpose for which the Association is formed is to be a property owners association as defined by the Texas Property Code, and shall discharge the duties and obligations of a property owners association in interpreting and enforcing the Restrictions applicable to the Subdivision, according to the plats of said subdivision recorded in the Map Records of the County Clerk: and the entire income and principal of the endowment and assets of this corporation shall be held and distributed solely for such purposes, except for the modest amount needed for the expenses of administration of this corporation in order to effectuate the said purposes; and the making of distributions to organizations having the same purpose qualifying as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law);

(b) Subject to the provisions of the Texas Business Organizations Code, to purchase, lease, or otherwise acquire, improve, construct, own, hold, use, maintain, operate, exchange, mortgage and encumber, sell, convey, or otherwise dispose of, real and personal property of every kind, nature or description, as may be necessary or desirable to promote the primary purpose of the Association.

(c) To promote the safety, welfare and enjoyment of the residents of and owners of property within the Subdivision:

(d) To the extent authorized by the Restrictions to compute, assess, collect and enforce the payment of all charges to which the property within the Subdivision is subjected or may be subjected hereby and/or under or by virtue of any reservations, restrictions and covenants applicable to the Subdivision on file in the Official Records of the County Clerk;

(e) To operate, maintain, supervise and protect all areas and facilities owned by or conveyed to the corporation from time to time for the common use of its members, and to install or construct improvements upon such areas and facilities:

(f) To the extent authorized by the Restrictions, to approve or disapprove plans,

specifications and elevations for any building, structure or improvement and for any structural alterations or additions, or other alterations or additions affecting exterior appearance, in or to any building, fence, structure or other improvement within the Subdivision, and to establish design and construction criteria and requirements in connection therewith;

(g) To exercise and perform any and all other rights, powers, duties and remedies granted to or imposed upon the corporation by the Restrictions, by any easement granted to the corporation, or by any other instrument granted to or for the benefit of the corporation; and

(h) To do or cause to be done all things and all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of the Association, and/or permitted by the laws of the State of Texas incident to, necessary, or proper to carry out the purposes for which non-profit corporations may be formed and to have all the powers enumerated in the Texas Property Code for property owners associations and in the Texas Business Organizations Code for -profit corporations, including but not limited to for any lawful purpose or purposes not expressly prohibited under chapters 2 or 22 of the Texas Business Organizations Code, including any purpose described by section 2.002 of the Code, including the right to make and perform contracts of every kind for any lawful purpose without limit as to amount with and person, firm, association, corporation, municipality, state, government, or political subdivision.

5. Texas Tax Code Statement. Pursuant to Texas Tax Code Section 171.082, and in extension of and not limitation of the purposes set forth in the Certificate of Formation for the Corporation, (1) the corporation is organized and operated primarily to obtain, manage, construct, and maintain the property in or of a residential condominium or residential real estate development; and (2) the owners of individual lots, residences, or residential units control at least 51 percent of the votes of the corporation and that voting control, however acquired, is not held by: (A) a single individual or family; or (B) one or more developers, declarants, banks, investors, or other similar parties.

6. Limitations on Distributions and Activities. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, Directors, Officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence Legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from Federal Income Tax under Section 501

(c) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by an organization, contributions to which are

deductible under Section 170 of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law).

7. Dissolution. Upon dissolution of the Association or the winding up of its affairs, the assets of the Association shall be distributed exclusively to charitable, scientific or educational organizations or such successor organization which would then qualify under the provisions of Section 501 (c) of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended.

8. Prohibition on Activities. Notwithstanding any of the foregoing statements or purposes and powers, this Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this Association as set forth in Paragraph 1.02 of this Article 1 and nothing contained in the foregoing statements or purposes shall be construed to authorize the Association to carry on any activity for the profit of its members, or to distribute any gains, profits or dividends to its members as such.

9. Mortgage of Association Properties. The Association shall have power to mortgage its properties with the assent of a majority of the votes of the Members who are voting in person or by proxy at a meeting called for such purpose, written notice of which shall be mailed to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE III

OFFICES AND LOCATION

1. Principal Office Location. The principal office and meeting place of the Association shall be located in the Bridgeview Subdivision in Polk County, Texas, or in the general area thereof as the officers may determine and the affairs of the Association may from time to time require.

2. Mailing Address. The mailing address of the Association is P.O.Box 1144, Onalaska, Texas 77360, or at such other address the Board of Directors shall determine.

3. Email. Bridgeviewpoa21@gmail.com

ARTICLE IV

BOARD OF DIRECTORS

1. Management of Association. The business and affairs of the Association shall be managed by its Board of Directors which may exercise all such powers of the Association and do all such lawful acts and things as are allowed by statute, the Articles of Incorporation, these Bylaws or the Restrictions directed or required to be exercised or done by the Members.

2.Powers of the Board of Directors. Notwithstanding anything seemingly to the contrary contained in any provision of these Bylaws, the Association shall act through its Board of Directors, which shall manage the affairs of the Association. By way of illustration, but not in limitation, the Board of Directors shall have the power, subject to any Texas law providing otherwise, to:

a. To adopt and publish rules and regulations governing the use of the Common Areas and facilities located within the Subdivision, and the personal conduct of the members and their guest thereon, and to establish penalties for the infraction thereof;

b. To exercise for the Association all power, duties and authority vested in or delegated to this Association and not reserved to the membership by other provision of these By-Laws, the Articles of Incorporation or the Restrictions;

c. To establish, and disburse and maintain such petty cash fund as necessary for efficiently carrying on the business of the Association, and to delegate such duties to the Officers of the Association as are necessary to effectuate this provision;

d. To engage the services of a manager, independent contractors, or such employees as it deems necessary, and to prescribe the conditions, compensation, and duties of their work. Such power shall include authority to enter into management agreements with other parties to manage, operate or perform all or any part of the affairs and business of the Association.

e. Except as otherwise provided by the Texas Property Code, suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association, as hereinbefore stated. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations:

f. Declare the office of a member of the Board of Directors to be vacant in the event each such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

g. Employ a manager, secretary, attorneys, independent contractors, and/or such other employees as they deem necessary, and to prescribe and oversee their duties.

3.Duties. It shall be the duty of the Officers:

(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 or at any special meeting, when such statement is requested in writing by one-fourth of the members who are entitled to vote;

(b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) As more fully provided in the Restrictions: (1) To send written notices of each assessment to every Owner subject thereto at least thirty (30) days in advance of due date.

(d) To issue, or to cause an appropriate Officer to issue, upon demand by any person, a certificate of setting forth whether any assessment has been paid. Reasonable charge may be made by the Officers for the issuance of these certificate. Such certificates shall be conclusive evidence of any assessment therein stated to have been paid.

(e) To procure and maintain adequate liability and/or hazard insurance on property owned by the Association, as the officers may deem necessary.
To cause all Officers, employees or agents, having fiscal responsibility to be bonded, as it may deem appropriate; and
To cause the Common Areas of the Subdivision to be maintained.

4. Number of Directors. The number of directors shall be four (4) and may be enlarged or decreased by the members of the Association by amendment to this Bylaw, provided that, in no event, shall the number of directors be reduced to be less than three (3).

5. Terms of Directors. Directors shall be elected for terms of two (2) years.

6. Election of Board Members. Any board member whose term has expired must be elected by owners who are members of the property owners' association. A board member appointed by the board to fill any vacancy.

7. Current Directors and Length of Terms. The current Directors are as follows:

President: Kay Fore (term ends 2023)

Vice President: Gary Flynn (term ends 2022)

Treasurer: MaryJane Schulte (term ends 2023)

Secretary: Pam DeBlasio (term ends 2022)

Schedule for Election of Directors. The following Schedule is established for the annual election of directors, starting with the annual meeting of the members in 2021.

(a) At the 2021 annual meeting of the members of the Association, the members shall elect a President and Treasurer, who shall serve for two (2) years until their successors are elected at the annual meeting in 2023.

(b) At the 2022 annual meeting of the members of the Association, the members shall elect a Vice president and Secretary, who shall serve for two (2) years until their successors are elected at the annual meeting in 2024.

9. Nomination: Nominations for directors shall be made at the annual meeting by any qualifying member.

10. The Ballot. When ballots are used, the ballot shall be printed, and shall clearly describe the office, position, or vacancies for which the candidates are running and the names of the candidates to be voted upon. Election to the Board of Directors shall be written ballot: the ballots shall show the name of the member voting and the number of lots to be voted. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to cast under the provisions of these Bylaws. The person receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted. If

any director position is uncontested, a ballot is not required, and the director is automatically elected to the position in question.

11. Removal of Director.

(a) Except as hereinafter provided in Section 4, any Directors may be removed either for or without cause, at any special meeting of the Members of the Association by the affirmative vote of a majority in number of votes present in person or by proxy at such meeting and entitled to vote for the election of Directors, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting

(b) If the Board of Directors is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a board member has been convicted of a felony or crime involving moral turpitude, the board member is immediately ineligible to serve on the board of the Association, automatically considered removed from the board, and prohibited from future service on the board. (Source: Section 209.00591, Texas Property Code).

12. Vacancies on Board of Directors.

(a) Notwithstanding any provision in a dedicatory instrument, any board member whose term has expired must be elected by owners who are members of the association.

(b) Any Directorship to be filled by reason of any increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting called for that purpose.

(c) Except as provided by subsections (a) and (b), the Board of Directors may fill any vacancy on the Board.

(d) A board member appointed to fill a vacant position shall serve the unexpired term of the predecessor board member. (Source: Section 209.00593 (a), Texas Property Code, as amended 2013).

13. No Compensation for Directors. The Directors shall serve without compensation. Upon resolution by the Board of Directors, any Director may be reimbursed for any out of pocket expenses approved by the Board of Directors; the Director to whom such reimbursement is to be made shall recuse himself or herself and abstaining from any vote on such reimbursement of out-of-pocket expenses

ARTICLE V

MEETINGS OF THE BOARD OF DIRECTORS

1. Place of Meeting. The Directors of the Association shall hold their meetings, both regular and special, within the State of Texas.

2. Annual Meeting of Directors. The regular Annual Meeting of the Board of Directors shall be held without other notice than this By-Law, immediately after and at the same place as the Annual Meeting of the members, for election of Association Directors and such other business as shall come before the Directors at such meeting. Other meetings of the Directors shall be held at the Bridgeview Subdivision in Polk County, Texas, or elsewhere as the Directors may be a majority vote from time to time designate as its regular meeting place. No action at such annual meeting, other than the election of officers, shall take place unless notice of such additional action is given as required by Section 209.0051, Texas Property Code.

3. Regular Meetings of Directors. Regular meetings of the Board of Directors may be held without notice at such time and place as shall from time to time be determined by the Board of Directors.

4. Special Meetings of Directors. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, either personally or by mail, electronic message (i.e. e-mail), or by telegram; special meetings shall be called by the President or Secretary in like manner and on like notices on the written request of two (2) Directors. Except as may be otherwise expressly provided by Texas law, the Articles of Incorporation (and/or Certificate of Formation), these Bylaws or the Restrictions, neither the business to be transacted at, nor the purpose of, any special meeting need be specified in a notice or waiver of notice.

5. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the President or Vice President. Notice of such meeting shall be mailed to each Director, addressed to him at his last known post office address, or shall be delivered personally, or communicated by telephone, at least three (3) days before the day on which the meeting is to be held. Each such notice shall state time and place, and the purpose, as required by these Bylaws. Notice of any meeting need not be given to any officers, if waived by him in writing or by telegram and the presence of any Directors at any meeting shall be considered as a waiver by him of notice of such meeting.

6. Manner of Acting. The act of a majority of the Officers present at a meeting at which a quorum is present shall be the act of the Officers, unless the act of a greater number is required by law or by these By-Laws.

7. Vacancies. A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Directors for the unexpired portion of the term.

8. Quorum. A majority of the Directors shall constitute a quorum for the transaction of business at any meeting of the Directors. If less than a majority of the Directors are present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice, other than announcement at the meeting, until a quorum shall be present.

9. Action Without Meeting. Any action required by law to be taken at a meeting of the

directors, or any action which may be taken at a meeting of 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 the directors.

10. Open Board Meetings.

(a) "Board Meeting"(1) means a deliberation between a quorum of the voting board of the Association, or between a quorum of the voting Board of Directors and another person, during which the Association's business is considered and the Board of Directors takes formal action; and (2) does not include the gathering of a quorum of the Board of Directors at a social function unrelated to the business of the Association or attendance by a quorum of the Board of Directors at a regional, state, or national convention, ceremonial event, or press conference, if formal action is not taken and any discussion of association business is incidental to the social function, convention, ceremonial event, or press conference.

(b) Regular and special meetings of the Board of Directors must be open to owners, subject to the right of the Board of Directors to adjourn a Board of Directors meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters that are to remain confidential by request of the affected parties and agreement of the Board of Directors. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

(c) Except for a meeting held by electronic or telephonic means under Subsection (h), a Board of Directors meeting must be held in a county in which all or part of the property in the subdivision is located or in a county adjacent to that county.

(d) The Board of Directors shall keep a record of each regular or special Board of Directors meeting in the form of written minutes of the meeting. The Board of Directors shall make meeting records, including approved minutes, available to a member for inspection and copying on the member's written request to the property owners' association's managing agent at the address appearing on the most recently filed management certificate or, if there is not a managing agent, to the Board of Directors.

(e) Members shall be given notice of the date, hour, place, and general subject of a regular or special Board of Directors meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

(1) grant access to each property owner at least 144-hours before the start of a regular board meeting and at least 72 hours before the start of a special board meeting by:

(A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members:

(i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision: or

(ii) on any Internet website maintained by the association or other Internet media; or sending the notice by e-mail to each owner who has registered an e-mail address with the association.

As required by Section 209.0051 sect 12,e (2), Texas Property Code. Amended June 18, 2021.

(f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e) (2) (B).

(g) If the Board of Directors recesses a regular or special Board of Directors meeting to continue the following regular business day, the Board of Directors is not required to post notice of the continued meeting if the recess is taken in good faith and not to circumvent this section. If a regular or special Board of Directors meeting is continued to the following regular business day, and on that following day the Board of Directors continues the meeting to another day, the Board of Directors shall give notice of the continuation in at least one manner prescribed by Subsection (e) (2)(A) within two hours after adjourning the meeting being continued.

(h) A Board of Directors may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Subsection (e), if each director may hear and be heard by every other director, or the Board of Directors may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate Board of Directors action. Any action taken without notice to owners under Subsection (e) must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting and documented in the minutes of the next regular or special Board of Directors meeting. The Board of Directors may not, without prior notice to owners under Subsection (e), consider or vote on:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;
- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval; or
- (8) a suspension of a right of a particular owner before the owner has an opportunity to attend a Board of Directors meeting to present the owner's position, including any defense, on the issue.

(Source: Section 209.0051, Texas Property Code Amended June 18th, 2021).

ARTICLE VI

MEMBERS

1. One Class of Members. The Association shall have only one class of voting members.

2. Membership Qualification. Every person or entity who is an Owner of a Lot shall be a Member of the Association, provided that any such person or entity who holds such interest merely as security for the performance of obligation shall not be a Member.

3. Voting Rights. Each family unit owning a lot or lots in Bridgeview Subdivision shall be entitled to one vote on each matter submitted to a vote of the members. Ownership of more than one lot shall not entitle a member to more than one vote. Subject to the provisions of Section 209.0059, Texas Property Code, if such Member is not current by the Record Date of any year, then that Member shall not be entitled to vote at the annual meeting of the members and shall be deemed to have his/her rights and privileges automatically suspended until such member has paid all assessments current.

4. Membership Rights Dependent on being in Good Standing. Subject to any Texas law to the contrary, the rights of membership are subject to the payment of assessments and special assessments required by the Restrictions and/or as may be levied by the Association. The obligation of payments thereof is imposed against each Owner and becomes a lien upon the property against which such assessments are made as provided in the Restrictions.

5. Suspension of Membership Rights. Except as otherwise provided by Texas law, the membership rights of any person whose interest in the Subdivision is subject to assessments under the Restrictions may be suspended by action of the Board of Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, such At the current time, the Section 209.0059 (a) Texas Property Code provides that "a provision in a dedicatory instrument that would disqualify a property owner from voting in an association election of board members or on any matter concerning the rights or responsibilities of the owner is void."

At the current time, the Texas Property Code provides that an Association cannot prevent a person who is delinquent in payment of maintenance fees from voting or running for director. member's rights and privileges shall be automatically restored.

ARTICLE VII

MEETINGS OF MEMBERS

1. Annual Meetings. The Annual Meeting of the Association shall be held at such date and time as may be noticed by the Board of Directors, commencing with the year 2021 for the purpose of electing Directors and for the transaction of other business which may come before the meeting. If the election of Directors shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof, the Directors shall cause the election to be held at a special meeting of the members as soon thereafter as possible.

2.Failure to Hold Annual Meeting. The following Bylaw is intended to comply with Section 209.014. Texas Property Code.

(a) In the event the Board of Directors does not call an annual meeting of the association members, an owner may demand that a meeting of the association members be called not later than the 30th days after the date of the owner's demand.

(b).The owner's demand must be made in writing and sent by certified mail, return receipt requested to the registered agent of the property owner's association and to the association at the address for the association according to the most recently filed management certificate. A copy of the notice must be sent to each property owner who is a member of the association.

(c) If the board does not call a meeting of the members of the property owners association on or before the 30th day after the date of a demand under Subsection (b), three or more owners may form an election committee. The election committee shall file written notice of the committee's formation with the county clerk of each county in which the subdivision is located.

(d). A notice filed by an election committee must contain:

(1) A statement that an election committee has been formed to call a meeting of owners who are members of the property owners' association for the sole purpose of electing board members;

(2) The name and residential address of each committee member; and

(3) the name of the subdivision over which the property owners' association has jurisdiction under a dedicatory instrument.

(e) Each committee member must sign and acknowledge the notice before a notary or other official authorized to take acknowledgments.

(f)The county clerk shall enter on the notice the date the notice is filed and record the notice in the county's real property records.

At the current time, the Texas Property Code provides that an Association cannot prevent a person who is delinquent in payment of maintenance fees from voting or running for director

(g) Only one committee in a subdivision may operate under this section at one time. If more than one committee in a subdivision files a notice, the first committee that files a notice, after having complied with all other requirements of this section, is the committee with the power to act under this section. A committee that does not hold or conduct a successful election within four months after the date the notice is filed with the county clerk is dissolved by operation of law. An election held or conducted by a dissolved committee is ineffective for any purpose under this section.

(h) The election committee may call meetings of the owners who are members of the property owners' association for the sole purpose of electing board members. Notice, quorum, and voting provisions contained in the bylaws of the property owners association apply to any meeting called by the election committee. (Source: Section 209.014. Texas Property Code).

3.Special Meetings. Special meetings of the members may be called by the President, the Officers by a majority vote, or upon written request of the Members who have a right to vote one-tenth (1/10th) of all of the votes of the entire membership.

4. Place of Meeting. Any place in Bridgeview Subdivision in Polk County, Texas, or the nearby town of Onalaska, Texas, suitable for attendance by members may be designated as the place for such annual or special meetings of the members.

5. Notice of Meetings. Written notice of any meetings shall be given to the Members through mail or email Members personally at least 144-hours before the start of a regular board meeting and at least 72 hours before the start of a special board meeting by:

(B) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members:

(ii) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision: or

(ii) on any Internet website maintained by the association or other Internet media; ~~and~~ or sending the notice by e-mail to each owner who has registered an e-mail address with the association.

As required by Section 209.0051 sect 12,e (2), Texas Property Code. Amended June 18, 2021.

(f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e) (2) (B).

(6) Member Contact Information. Each member shall register his/her address and email with the secretary, and notices of meetings, regular or special, shall be mailed or emailed to such address. It is the responsibility of the Member to provide the Association with current mailing and email addresses, and the Association assumes no responsibility should any notices not be received by the Member provided that the Association forwards such notice to the address provided the Association by the Member.

(7) Notice by e-mail. Any Member may request that notice be transmitted electronically by providing the Association's Secretary a valid e-mail address. Upon providing such e-mail address the Association may transmit any and all notices to such member at such e-mail address. Members are encouraged to provide an e-mail address to help reduce the operational cost of postage and mail-out required by these Bylaws and Texas Law.

8. Waiver of Notice. Any meeting may be waived in writing by any member entitled to such notice. Such written waiver may be given before or directly after the meeting and shall be filed with the Secretary. Attendance at a meeting shall constitute a waiver of notice. except where the person attends for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

9. Quorum. At any meeting of the members. the presence in person or by proxy of 10 of the voting members of the Association shall constitute a quorum for any action governed by these Bylaws. In the absence of a quorum any meeting may be adjourned.

10. Adjournment. If any meeting of the members be adjourned for not more than twenty (20) days, no notice as to the time or place of such adjourned meeting shall be required other than an announcement of same at the meeting at which such adjournment is additional notice to the members as it deems proper to secure their attendance at the adjourned meeting.

11. Voting by Proxy. Any member may vote by proxy. A proxy shall be valid for a one (1) year period of time from the date executed by the member, and shall be filed with and maintained in the permanent records of the Secretary. If a member has a proxy on record with the Secretary and is able to attend the meeting, that member may void the proxy with regard to that meeting and vote in person if he or she desires. Any proxy must be given to a member of the Association in attendance at the meeting, which may include any Officers of the Association. All proxies must be authenticated to the satisfaction of the Secretary of the Association in whatever reasonable manner the Secretary deems necessary.

12. Action Required. At a meeting at which a quorum present, the vote of the majority of the members in person or represented by proxy shall decide any question brought before the meeting, unless the question is one upon which the vote of a greater number is required by law, the Articles of Incorporation, or these Bylaws. The members present or represented at a meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal of enough shareholders to leave less than a quorum.

ARTICLE VIII

OFFICERS

1. Directors. The Directors of the Association shall be a President, Vice President, Secretary & Treasurer. The Directors may elect or appoint such other Officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such Officers to have the authority and perform the duties prescribed, from time to time by the Directors. Any two or more offices may be held by the same person, except that the offices of President and Secretary shall not be held by the same person.

2. Election at Annual Meeting of Board. The Board of Directors, at its first meeting after each annual meeting of Members, shall choose a President, a Secretary, and a Treasurer, any one or all of whom may be members of the Board. The Board of Directors may also elect such Vice Presidents. Assistant Secretaries and Assistant Treasures as it may determine.

3. Term of Office. Officers shall be elected at the Annual Meeting of the members of the Association and shall hold office for the term elected and until their successors shall have been elected and evidenced their consent to serve in such capacity.

4. Removal. Any Officer elected or appointed by the Officers may be removed by the Board of Directors whenever in its judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the Officer so removed.

5. Vacancies. Vacancies by Officers may be filled by the affirmative vote of a majority of the Board of Directors. An Officer elected to fill a vacancy shall be elected for the unexpired term of office of his predecessor in office.

6. President. The President shall be the principal executive Officer of the Association and shall in general supervise and control all of the business and affairs of the Association. He shall preside at all meetings of the members and of the Officers. He may sign, with the Secretary or any other proper Officer of the corporation authorized by the Officers, any deeds, mortgages, bonds, contracts, or other instruments which the Officers have authorized to be executed, except in cases where the Officers have authorized to be executed, except in cases where the signing and the execution thereof shall be expressly delegated by the Officers or by these By-Laws or by statute to some other Officer or agent of the Association, and in general he shall perform all duties incident to the Office of President and such other duties as may be prescribed by the Officers from time to time.

7. Vice President. In the absence of the President or in the event of his inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or the Board of Directors.

8. Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of this duties in such sum and with surety or sureties as the Officers shall determine She/ He shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for moneys due and payable to the Association from any source whatsoever, and deposit all such moneys in the name of the Association in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of these By-Laws, and in general preform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

9. Secretary. The Secretary shall keep the minutes of the meetings of the members and of the Board of Directors and Officers in one or more books provided for the purpose; give all notices in accordance with the provisions of these By-Laws or as required by law; be custodian of the records and of the seal of the Association, and affix the seal of the Association to all documents, the execution of which on behalf of the Association under its seal is duly authorized in accordance with the provisions of these By-Laws; keep a register of the post office address of each member which shall be furnished to the Secretary by each member: maintain records of maintenance funds owed and received; and, in general, perform all duties as from time to time may be assigned to him by the President or by the Board of Directors.

10. Assistant Treasurers and Assistant Secretaries. If required by the Officers, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Officers shall determine. The Assistant Treasures and Assistant Secretaries in general shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Officers.

11. Additional Officers and Agents. The Board of Directors may appoint such other officers

and agents as it shall deem necessary, who shall be appointed for such terms and shall exercise powers and perform such duties as shall be determined from time to time by the Board of Directors.

12. Compensation. Officers shall not receive any compensation for service in such capacity. Except as otherwise may be determined by the Board of Directors. Officers shall receive no compensation for their services, but shall be reimbursed for all out-of-pocket expenses incurred on behalf of the Association. The salaries (if any) of all officers and agents of the Association shall be fixed by the Board of Directors.

ARTICLE IX

COMMITTEE AND SERVICES

1. Appointment of Committees Consisting of Directors. The Board of Directors may, by resolution passed by a majority of the entire board, designate one or more committees, to consist of two or more of the Directors of the Association. Any such committee, to the extent provided in said resolution, shall have and may exercise all of the authority of the Board of Directors in the management of the business and affairs of the Association, except where action of the full Board of Directors is required by Texas law, the Restrictions or by the Articles of Incorporation.

2. Appointment of Committees Not Limited to Directors or Members. Other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the Association may be designated and appointed by a resolution adopted by a majority of the Directors at a meeting at which a quorum is present, or by like resolution of the Board of Directors. Membership on such committee, may, but need not be limited to Directors or members of the Association.

3. Minutes of Committee Proceeding. All committees shall keep regular minutes of their proceedings and shall report the same to the Board of Directors when required.

4. Employment of Management Agent. The Board of Directors may employ for the Association a management agent at a compensation established by the Board of Directors and such management agents shall perform such duties and services as the Board of Directors shall authorize. The Board of Directors may employ as management agent the Developer, its subsidiaries or affiliates, provided that the compensation to the Developer, its subsidiaries or affiliates shall not exceed the fair market rate for such services.

5. Special Committees. The "Architectural Committee" shall exercise the functions required of such a committee under the recorded Restrictive covenants applicable to Bridgeview Subdivision and there shall be Three (3) members from the Association. Any member of such committee may be removed by a majority vote of the architectural committee when in the judgment the best interests of the Association and the lot owners in Bridgeview Subdivision shall be served by such removal. Replacement of the architectural committee members who

have been removed or resign, will be replaced by appointment by the remaining architectural committee members.

6. Services. No Director or Officer of this Association shall be required to devote his time or render services exclusively to the Association. Each Director and/or Officer shall be free to engage in any and all other businesses and activities either similar or dissimilar to the business of this Association. Likewise, each and every Director and/or Officer shall be free to act for and service any other corporation or corporations, entity or entities, in any capacity, whether or not the purposes, business and activities thereof be similar or dissimilar to those of the Association, without breach of any duty to this Association or its members. Any contracts entered into between the Association and any member, director or office shall comply with the provisions of the Texas Property Code. No contract or other transaction of this Association shall ever be affected by the fact that any Director and/or Officer of this Association is interested in, or connected with any party to such contract or transaction, provided that such contract or transaction shall be approved by a majority of the Directors and/or Officers at which such contract or transaction shall be authorized or confirmed, which majority shall consist of Directors not so interested or connected.

ARTICLE X

BOOKS AND RECORDS

1. The Association adopts this Article XIV of these Bylaws to comply with Section 209.005. Texas Property Code. In the event of a conflict between this Article XIV and Section 209.005, Section 209.005 shall control.

2. The Association shall make the books and records of the Association, including financial records, open to and reasonably available for examination by an owner, or a person designated in writing signed by the owner or the owner's agent, attorney, or certified public accountant, in accordance with this section. An owner is entitled to obtain from the Association copies of information contained in the books and records, except as provided herein.

3. An attorney's files and records relating to the Property Owner's Association, excluding invoices requested by an owner under Section 209.008 (d) of the Texas Property Code, are not records of the Association and are not subject to inspection by the owner, or production in a legal proceeding. If a document in an attorney's files and records relating to the Association would be responsive to a legally authorized request to inspect or copy Association documents, the document shall be produced by using the copy from the attorney's files and records if the Association has not maintained a separate copy of the document. This Bylaw does not require production of a document that constitutes attorney work product or that is privileged as an attorney-client communication.

4. An owner or the owner's authorized representative described by Section 2 of this Bylaw must submit a written request for access or information under Section 2 by certified mail, with sufficient detail describing the property owners' Association's books and records requested,

to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed with the County Clerk. The request must contain an election either to inspect the books and records before obtaining copies or have the property owners' Association forward copies of the requested books and records. If an inspection is requested, the Association, on or before the 10 business day after the date the Association receives the request, shall send written notice of dates during normal business hours that the owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association. If copies of identified books and record are requested, the Association shall, to the extent those books and records are in the possession, custody, or control of the Association, produce the requested books and records for the requesting party on or before the 10th business day after the date the association receives the request, except as otherwise provided by Section 209.005 of the Texas Property Code.

5.If the Association is unable to produce the books or records requested under Article XIV, Section 4 on or before the 10th business day after the date the Association receives the request the Association will provide to the requestor written notice that:

(a) informs the requestor that the Association is unable to produce the information on or before the 10th business day after the date the Association received the request; and

(b) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the 15th business day after the date notice under this subsection is given.

6.If an inspection is requested or required, the inspection shall take place at a mutually agreed on time during normal business hours, and the requesting party shall identify the books and records for the Property Owners' Association to copy and forward to the requesting party

7.The Association may produce books and records requested under this section in hard copy, electronic, or other format reasonably available to the Association.

8.The Board of Directors shall adopt a records production and copying policy that prescribes the costs the Association will charge for the compilation, production, and reproduction of information requested under this section. The prescribed charges may include all reasonable costs of materials, labor, and overhead but may not exceed costs that would be applicable for an item under 1 T.A.C. Section 70.3. The policy required by this subsection shall be recorded as a dedicatory instrument in accordance with Section 202.006. Texas Property Code. The Association may not charge an owner for the compilation, production, or reproduction of information requested under this section unless the policy prescribing those costs has been recorded as required by the Association's Records Policy filed with the County Clerk. An owner is responsible for costs related to the compilation, production, and reproduction of the requested information in the amounts prescribed by the policy adopted under this Bylaw. The Association may require advance payment of the estimated costs of compilation, production, and reproduction of the requested information. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the owner on or before the 30th business day after the date the information is delivered. If the final invoice includes additional amounts due from the owner, the additional amounts, if not reimbursed to the

Association before the 30th business day after the date the invoice is sent to the owner, may be added to the owner's account as an assessment. If the estimated costs exceeded the final invoice amount, the owner is entitled to a refund, and the refund shall be issued to the owner not later than the 30th business day after the date the invoice is sent to the owner.

9.A Property Owners' Association must estimate costs under this section using amounts prescribed by the policy adopted under Section 8 of this Article XIV.

10.Except as provided by this Article XIV, and to the extent the information is provided in the meeting minutes, the Association is not required to release or allow inspection of any books or records that identify the dedicatory instrument violation history of an individual owner of an association, an owner's personal financial information, including records of payment or nonpayment of amounts due to the Association, an owner's contact information, other than the owner's address, or information related to an employee of the Association, including personnel files. Information may be released in an aggregate or summary manner that would not identify an individual property owner.

11.The books and records described by Section 10 of this Article XIV shall be released or made available for inspection if:

- (a) the express written approval of the owner whose records are the subject of the request for inspection is provided to the property owners' Association; or
- (b) a court orders the release of the books and records or orders that the books and records be made available for inspection.

12.The Board shall adopt and comply with a document retention policy that includes, at a minimum, the following requirements:

- a.certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently;
- b. financial books and records shall be retained for seven years;
- c.account records of current owners shall be retained for five years;
- d. contracts with a term of one year or more shall be retained for four years after the expiration of the contract term;
- e. minutes of meetings of the owners and the board shall be retained for seven years, and
- f. tax returns and audit records shall be retained for seven years.

13.A member of the Association who is denied access to or copies of Association books or records to which the member is entitled under this Article XIV of these Bylaws may file a petition with the justice of the peace of a justice precinct in which all or part of the property that is governed by the Association is located requesting relief in accordance with Article XIV of these Bylaws. If the justice of the peace finds that the member is entitled to access to or copies of the records, the justice of the peace may grant one or more of the following remedies:

- (a) a judgment ordering the Property Owners Association to release or allow access to the books or records;
- (b) a judgment against the Property Owners' Association for court costs and attorney's

fees incurred in connection with seeking a remedy under this section; or
(c) a judgment authorizing the owner or the owner's assignee to deduct the amounts awarded under Subdivision (2) from any future regular or special assessments payable to the Property Owners' Association.

14.If the Property Owners Association prevails in an action under Section 13 of this Article XIV of the Bylaws, the Association is entitled to a judgment for court costs and attorney's fees incurred by the Association in connection with the action.

15.On or before the 10th business day before the date a person brings an action against the Association under this section, the person must send written notice to the Association of the person's intent to bring the action. The notice must:

- (a) be sent certified mail, return receipt requested, or delivered by the United States Postal Service with signature confirmation service to the mailing address of the Association or authorized representative as reflected on the most current management certificate filed under Section 209.004; and
- (b) describe with sufficient detail the books and records being requested.

16.For the purposes of this Article XIV of these Bylaws, "business day" means a day other than Saturday, Sunday, or a state or federal holiday. (Source: Section 209.005, Texas Property Code)

ARTICLE XI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

1.Contracts.

(a) These Bylaws are intended to comply with Section 209.0052 of the Texas Property Code.

(b) Except as otherwise provided by these Bylaws, the Board of Directors may authorize any other Director or Directors, Officer or Officers, agent or agents of the Association, in addition to the Officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association. Such authority may be general or confined to specific instances.

(c)The following conditions control any transactions between the Association and any of these: (1) a current director (2) a person related to a current director by consanguinity or affinity within three degrees (3) a company in which a current director has a 51% share of the profits (4) a company in which a director's third degree relative has a 51% share of the profits.

The Association may enter into an enforceable contract with a current association board member, a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, a company in which a current association board member has a financial interest in at least 51 percent of profits, or a company in which a person

related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code, has a financial interest in at least 51 percent of profits only if the following conditions are satisfied: (1) the board must receive at least 2 other bids from disinterested bidders for the contract from persons not associated with the board member, relative, or company, (if reasonably available in that market); (2) the interested director does not have access to the other bids and does not participate in discussion or voting; (3) the material facts regarding the relationship or interest with respect to the proposed contracts are disclosed to or known by the association board; (4) the board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the majority of the board members who do not have an interest governed by this subsection: and (5) a resolution certifying that the conditions required by Section 209.0052 have been fulfilled is approved by a majority of disinterested directors.

(d)The following is a summary regarding what the degrees of consanguinity (blood) and affinity (marriage) mean:

(1) First Degree by consanguinity: parents; children

(2) First Degree by affinity: Spouses of relatives listed above; spouse; spouse's parents; spouse's children; stepparents; stepchildren

(3) Second Degree by consanguinity: Grandparents: grandchildren: brothers & sisters

(4) Second Degree by affinity: Spouses of relatives listed above: spouse's grandparents: spouse's grandchildren; spouse's brothers & sisters

(5) Third Degree by consanguinity: Great grandparents, great grandchildren: nieces & nephews; aunts & uncles

(6) Third Degree by affinity: Spouses of relatives listed above; spouse's great grandparents: spouse's great grandchildren: spouse's nieces & nephews; spouse's aunts & uncles.

2.Checks and Drafts. All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Association shall be signed by such Officer or Officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Directors. In the absence of such determination by the Directors, such instruments shall be signed by any two (2) of the following: President, Vice President. Secretary or Treasurer of the Association.

3.Deposits. All funds of the Association shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Directors may select.

4.Gifts. The Directors may accept on behalf of the Association any contributions, gifts, bequests or devise for the general purpose or for any special purpose of the Association.

5.Charges. The Board of Directors shall compute, assess, collect and enforce the payment of all charges to which the Subdivision is subjected or may be subjected under or by virtue

of the Restrictions and Bylaws.

6.Dividends. No dividends shall be paid and no part of the income of the Association shall be disbursed to its Members, Directors, or Officers. The Association may pay compensation in a reasonable amount to its members or Officers for services rendered, but only as permitted by the applicable statutes.

ARTICLE XII

MISCELLANEOUS; FISCAL YEAR; SEAL; CERTIFICATE OF MEMBERSHIP

1.Fiscal Year. The fiscal year of the Association shall begin on the Saturday before Labor Day and end of the Friday before Labor Day of each year.

2.Seal. The Officers shall provide an Association seal, it shall have inscribed thereon the name of the Association.

3.Certificate of Membership. The Officers may provide for the issuance of certificates evidencing membership in the Association, which shall be in such form as may be determined by the Officers. Such certificates shall be signed by the President or Vice President and by the Secretary and shall be sealed with the seal of the Association. All certificates shall be consecutively numbered. The name and address of each member and the date of issuance of the certificates shall be entered on the records of the Association. If any certificates shall become lost, mutilated, or destroyed, a new certificate may be issued therefor on such terms and conditions as the Officers may determine.

4.Issuance of Certificates. When a member has been elected to membership and has paid the dues that may then be required, a certificate of membership may be issued in his name and delivered to him by the Secretary, if the Officers shall have provided for the issuance of certificates of membership under the provisions of these Bylaws.

5.Indemnification. Except as may otherwise be provided by Section 8.051. Texas Business Organizations Code, or as may be ordered by a court pursuant to Section 8.052. Texas Business Organizations Code, the Association shall indemnify any Director, Officer, or employee of the Association, against expenses actually and necessarily incurred by him and any amount paid in satisfaction of judgements in connection with any action, suit or proceedings, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a Director, Officer, or employee (whether or not a Director, Officer, or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be judged in such action, suit, or proceedings to be liable for gross negligence or willful misconduct in the performance of duty. The Association may also reimburse to any Director, Officer or employee the reasonable costs of settlement of any such action, suit or proceedings. if it shall be found by a majority of a committee of the Directors not involved in the matter in controversy, whether or not a quorum. that it was in the interest of the Association that such settlement

be made and that such Director, Officer or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, Officer, or employee may be entitled by law or under any Bylaw, agreement, vote of Members or otherwise. Nothing in this Section shall prevent permissive indemnification as authorized by Section 8.01 through 8.152. Texas Business Organizations Code.

6. Online Subdivision Information. The Association shall make dedicatory instruments relating to the association or subdivision and filed with the County Clerk records available on a website if the association has, or a management company on behalf of the association maintains, a publicly accessible website. (Source: Section 207.006, Texas Property Code).

7. Texas Property Code Controls. To the extent that any of these Bylaw's conflict with the provisions of the Texas Property Code and/or the Texas Non-Profit Corporations Act and/or the Texas Business Organizations Code, as may be amended from time to time by the Texas Legislature, the Texas Property Code and/or the Texas Non-Profit Corporations Act and/or

the Texas Business Organizations Code shall control.

ARTICLE XIII

DUES

1. Annual Dues. Each member shall pay annual dues of \$120.00 per lot owned by him in Bridgeview Subdivision. Annual dues/maintenance fees are all one and the same.

2. Payment of Dues.

- (a) Dues shall be payable in advance on the first day of JANUARY of each year.
- (b) Dues of a new member shall be prorated from the first day of the month in which such new member becomes a member, for the remainder of the fiscal year of the Association.
- (c). Special assessments fees will be given a due date at time of appointment,

3. Late fee. All Annual dues/ maintenance fee will incur a late fee if not paid by the 45th day from its due date.

- (a) All dues not paid within 45 days of the due date are late and will incur a late fee of \$20 dollars per lot per month,
- (b) Special assessments not paid by the 45th day from its due date will incur a late fee of \$20 dollars per lot per month.
- (c) Late fees will continue to accrue until the member establishes a payment plan, and or payment is received in full. In compliance with Section 16 of Texas Property Code 209.015, Amended June 18th, 2021

4. Further Action. The association will provide a period of at least 45 days for the owner to cure the delinquency before further collection action is taken. As required by per Texas Property Code 209.015, section 16, Amended June 18th, 2021.

5. Default and Termination of Membership. Except as otherwise provided by the Texas Property Code, when any member shall be default in the payment of dues for a period of one (1) month from the beginning of the year of period for which such dues become payable, his membership may thereupon be terminated by the Officers in the manner provided in these By-Laws.

ARTICLE XIV

USE OF ADJACENT LOTS

1. This Article is intended to comply with Section 209.015, Texas Property Code, and the Board of Directors is authorized to adopt such rules, regulations and resolutions to effect the intend of this Article.

2. As used in this Bylaws, "Adjacent lot" means: (A) A) a lot that is contiguous to another lot that fronts on the same street; (B) with respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or a back property line; and/or (C) if permitted by the dedicatory instrument, any lot that is contiguous to another lot at the back property line

3. As used in these Bylaws, "Residential purpose" with respect to the use of a lot: (A) means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and (B) includes the location on the lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instrument, the parking or storage of a recreational vehicle.

4. An owner must obtain the approval of the Architectural Control Committee, based on criteria prescribed by the dedicatory instruments specific to the use of a lot for residential purposes. including reasonable restrictions regarding size, location, shielding, and aesthetics of the residential purpose, before the owner begins the construction, placement, or erection of a building, structure, or other improvement for the residential purpose on an adjacent lot.

5. An owner who elects to use an adjacent lot for residential purposes under this section shall, on the sale or transfer of the lot containing the residence: (a) include the adjacent lot in the sales agreement and transfer the lot to the new owner under the same dedicatory conditions; or (b) restore the adjacent lot to the original condition before the addition of the improvements allowed under this section to the extent that the lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the owner.

6. An owner may sell the adjacent lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the dedicatory instrument unless the lot has been restored as described by Subsection (5)(b) of this Article.

7. The Association may not adopt or enforce a provision in a dedicatory instrument that

prohibits or restricts the owner of a lot on which a residence is located from using for residential purposes an adjacent lot owned by the property owner.

ARTICLE XV

AMENDMENTS TO BY-LAWS

1. These By-Laws may be altered, amended, or repealed and new By-Laws may be adopted by a majority of the Directors present at any regular meeting or at any special meeting, if at least ten (10) days written notice is given of an intention to alter, amend or repeal these By-Laws or to adopt new By-Laws at such meeting and a majority of the members of the Association does not evidence in writing their disapproval of such change in the By-Laws prior to the expiration of such ten (10) day period.

ARTICLE XVI

AUDIT

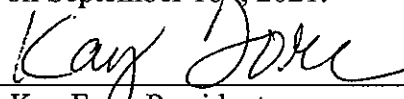
1. Audit. A yearly audit of funds shall be made annually by a committee selected by the Officers and an annual report concerning such audit shall be given at the annual meeting of the membership

ARTICLE XVII

FIREARMS


1. Firearms. The discharging of firearms within the Subdivision is not permitted.

THESE BYLAWS have been voted on and adopted by a majority vote of the Directors at a meeting of the Directors of the Association held on September 18th, 2021.



Kay Fore, President

ATTEST:

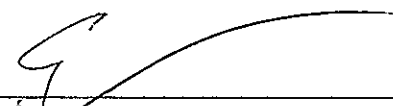


PAM DEBLASIO, Secretary

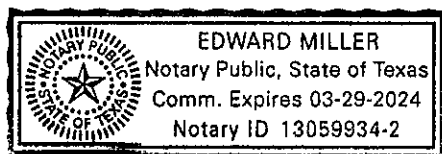
STATE OF TEXAS *

COUNTY OF POLK *

This instrument was acknowledged before me on the 15 day of August, 2022 by Kay Fore, President, BRIDGEVIEW PROPERTY OWNERS' ASSOCIATION, INC., a Texas non-profit corporation on behalf of said corporation.



NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS *

COUNTY OF POLK *

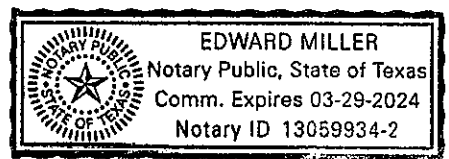
This instrument was acknowledged before me on the 15 day of August, 2022 by Pam Deblasio, Secretary, BRIDGEVIEW PROPERTY OWNERS' ASSOCIATION, INC., a Texas non-profit corporation on behalf of said corporation.

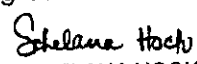


NOTARY PUBLIC, STATE OF TEXAS

After Filing return to:

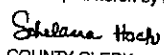

Bridgeview Property Owners Association, inc.
P.O. Box 1144
Onalaska TX, 77360



FILED FOR RECORD
Aug 15 2022 11:15:17

SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.


COUNTY CLERK  Aug 15, 2022
POLK COUNTY, TEXAS