

Amended and Restated Bylaws of the:

LONE STAR RANCH PROPERTY OWNERS ASSOCIATION, INC.
a Texas Nonprofit Corporation

Effective:

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Contents

LONE STAR RANCH PROPERTY OWNERS ASSOCIATION, INC..... 1

ARTICLE I 5

 OFFICES..... 5

 1.01 Principal Office 5

ARTICLE II 5

 DEFINITIONS..... 5

 2.01 “Association” 5

 2.02 “Subdivision” 5

 2.03 “Common Areas” 5

 2.04 “Lot” 5

 2.05 “Owner” 5

 2.06 “Declarant” 5

 2.07 “Declaration” 5

 2.08 “Member” 5

 2.09 “Resident Member” 5

 2.10 “Good Standing” 6

ARTICLE III..... 6

 QUALIFICATIONS FOR MEMBERSHIP 6

 3.01 Membership 6

 3.02 Proof of Membership 6

 3.03 No Additional Qualification..... 6

ARTICLE IV 6

 VOTING RIGHTS 6

 4.01 Voting 6

 4.02 Proxies and Absentee Ballots..... 7

 4.03 Quorum 7

 4.04 Required Vote 7

 4.05 Cumulative Voting..... 7

ARTICLE V 8

 MEETING OF THE MEMBERS 8

 5.01 Annual Meeting 8

 5.02 Special Meeting 8

 5.03 Place 8

 5.04 Notice of Meetings..... 8

5.05 Order of Business at Meetings 8

5.06 Action without Meeting 8

5.07 Vote Tabulator 8

5.08 Recount of Votes..... 9

ARTICLE VI 10

 BOARD OF DIRECTORS 10

 6.01 Number and Qualification..... 10

 6.02 Term..... 10

 6.03 Removal 10

 6.04 Vacancies 10

 6.05 Compensation 10

 6.06 Powers and Duties..... 10

 6.07 Actions of Board of Directors..... 11

ARTICLE VII 11

 NOMINATION OF DIRECTORS 11

 7.01 Nomination and Solicitation 11

 7.02 Election 12

ARTICLE VIII 12

 MEETINGS OF DIRECTORS 12

 8.01 Meeting Requirements 12

 8.02 Special Meeting 13

 8.03 Notice to Members..... 13

 8.04 Quorum 13

 8.05 Voting Requirement..... 13

 8.06 Open Meetings..... 13

 8.07 Board Action..... 13

ARTICLE IX 14

 OTHER COMMITTEES 14

 9.01 Appointed by Board of Directors..... 14

 9.02 Authority of Committees 14

 9.03 Discharge of Committees and Committee persons..... 14

ARTICLE X..... 15

 OFFICERS 15

 10.01 Enumeration of Officers..... 15

 10.02 Term..... 15

| | |
|----------------------------------------------------|----|
| 10.03 Resignation and Removal | 15 |
| 10.04 Multiple Offices | 15 |
| 10.05 Compensation | 15 |
| ARTICLE XI | 15 |
| PRESIDENT | 15 |
| 11.01 Election | 15 |
| 11.02 Duties | 15 |
| ARTICLE XII | 16 |
| VICE PRESIDENT | 16 |
| 12.01 Election | 16 |
| 12.02 Duties | 16 |
| ARTICLE XIII | 16 |
| SECRETARY | 16 |
| 13.01 Election | 16 |
| 13.02 Duties | 16 |
| ARTICLE XIV | 16 |
| TREASURER | 16 |
| 14.01 Election | 16 |
| 14.02 Duties | 16 |
| ARTICLE XV | 17 |
| BOOKS AND RECORDS | 17 |
| 15.01 Maintenance | 17 |
| 15.02 Inspection | 17 |
| ARTICLE XVI | 17 |
| AMENDMENTS | 17 |
| 16.01 Amendments | 17 |
| ARTICLE XVII | 18 |
| MISCELLANEOUS | 18 |
| 17.01 Alternate Notice to Members | 18 |
| 17.02 Membership Voting Outside of a Meeting | 18 |

ARTICLE I

OFFICES

1.01 *Principal Office.* The Board of Directors shall designate the principal office and place of business of the Association. Such designation from time to time shall replace any prior designation of principal office and place of business.

ARTICLE II

DEFINITIONS

2.01 *"Association"* shall mean and refer to Lone Star Ranch Property Owners Association, Inc., its successors and assigns.

2.02 *"Subdivision"* shall mean and refer to that certain real property known as Lone Star Ranch Subdivision as described in the Declaration of Covenants, Conditions and Restrictions for all sections of Lone Star Ranch (the "Declaration"), filed with the County Clerk of Montgomery County, Texas, as may be amended in the Real Property Records of Montgomery County, Texas and such additions thereto as may hereafter be brought within the jurisdiction of the Association pursuant to said Declaration or Subsequent Declarations filed for record by the Declarant.

2.03 *"Common Areas"* shall mean all real property designated on the plat of the Subdivision and owned by the association for the common use and enjoyment of the Owners of property in the Subdivision.

2.04 *"Lot"* shall mean and refer to the lots of land shown upon the recorded plat of the subdivision and described in the Declaration.

2.05 *"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 Subdivision, including contract purchasers, but excluding those having such interest merely as security for the performance of an obligation as more fully described in the Declaration.

2.06 *"Declarant"* shall mean and refer to the Lipar Group, Inc., Trustee, its successors and assigns if such successors or assigns should acquire the undeveloped lots from the Declarant for the purpose of development.

2.07 *"Declaration"* shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for all sections of Lone Star Ranch applicable to the Subdivision as filed in the office of the County Clerk of Montgomery County, Texas, Real Property Records, together with any amendments thereto.

2.08 *"Member"* shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

2.09 *"Resident Member"* shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration and that resides in the Subdivision of Lone Star Ranch

2.10 "Good Standing" shall mean and refer to those persons who have a zero (\$0.00) or positive balance on their property account with Lone Star Ranch Property Owners Association.

ARTICLE III

QUALIFICATIONS FOR MEMBERSHIP

3.01 *Membership.* The membership of the Association shall consist of all the owners of the Lots within the Subdivision or brought within the scheme of the Declaration for the Subdivision pursuant to the provisions and authority of said Declaration, which is subject to a maintenance charge assessment by the Association, including contract purchasers. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association under the Declaration.

3.02 *Proof of Membership.* The rights of membership shall not be exercised by any person until satisfactory proof has been furnished to the Secretary of the Association that the person is qualified as a Member. Such proof may consist of a copy of a duly executed and acknowledged deed or title insurance policy evidencing ownership of a Lot or Lots in the Subdivision. Such deed or policy shall be deemed conclusive in the absence of a conflicting claim based on a later deed or policy.

3.03 *No Additional Qualification.* The sole qualification for membership shall be ownership of a Lot or Lots in the Subdivision. No initiation fees, costs, or dues shall be assessed against any person as a condition of membership except such assessments, levies, and charges as are specifically authorized under the Declaration.

ARTICLE IV

VOTING RIGHTS

4.01 *Voting.* Voting shall be a one vote per Lot basis. The owner or owners of each lot are entitled to one vote for each lot owned in the Subdivision, if record title to a particular Lot or Lots is in the name of two or more persons, all co-owners shall be Members and may attend any meeting of the Association but the voting rights appurtenant to each such Lot or tract may not be divided and fractional votes shall not be allowed. Any one of said co-owners may exercise the vote appurtenant to each such Lot or tract so owned at any meeting of the Members and such vote shall be binding and conclusive on all of the other co-owners of said Lot or tract who are not present; provided, if one of the non-attending co-owners has given the Association notice of objection to the attending co-owner's vote, no vote shall be cast for said Lot or tract except upon notice of unanimous consent by all such co-owners being given to the Association. In the event more than one vote is cast for a single Lot or tract by an owner, none of the votes so cast shall be counted and all of such votes shall be deemed void.

4.02 Proxies and Absentee Ballots. At all meetings of members, each Member may vote in person or by proxy, absentee ballot, or electronic ballot (e-mail, facsimile, or posting on an internet website). Electronic votes constitute written and signed ballots. All Members may vote; no member may be disqualified from voting for any reason. Proxies submitted by members and votes cast by members must be in writing signed by the Member.

Absentee ballots must contain each proposed action with an opportunity to vote for or against, ballot mailing or delivery instructions, and a disclaimer that the ballot will not be counted if the proposal is changed at the meeting. Absentee ballots will not be counted if the member attends the meeting and votes in person or if the language of the vote changes from what was listed on the absentee ballot. Individual ballots may be disqualified for any of the following reasons, including, but not limited to, failure to sign the written ballot, failure to identify property to validate ownership, conflict between votes of two members of the same property, unreadable or ambiguous markings for vote, or voting for more candidates than open positions.

Proxies shall be revocable; no proxy shall be valid after eleven (11) months from the date of its execution. The proxy of any owner shall automatically terminate on conveyance by a Lot, or on receipt of notice by the Secretary of the death or judicially declared incompetence of a Member.

The Association is not required to provide a member with more than one voting method; however, a member must be allowed to vote by absentee ballot or proxy.

4.03 Quorum. The presence, either in person, absentee ballot, or by proxy, at any meeting, of Members entitled to cast at least ten (10%) percent of the total votes of the Association shall constitute a quorum for any action. In the absence of a quorum at a meeting of Members, a majority of those Members present in person or by proxy may adjourn the meeting to a time not more than forty-five (45) days from the meeting date.

If, however, the quorum identified above shall not be present or represented at any meeting of the Members at which a Director or Directors will be elected, the Members present in person or by proxy at the meeting shall constitute a quorum for the purpose of conducting elections.

4.04 Required Vote. The vote of the majority of the votes entitled to be cast by the Members present, absentee ballot, or represented by proxy, at a meeting at which a quorum is present shall be the act of the meeting of the Members, unless the vote of a greater number is required by statute.

4.05 Cumulative Voting Cumulative voting shall not be permitted during the election of Directors.

ARTICLE V

MEETING OF THE MEMBERS

5.01 Annual Meeting. The annual meeting of the Members of the Association shall be held before the 31st day of January of each year at a time designated by the Board of Directors.

5.02 Special Meeting Special meetings of the Members may be called by the President of the Board of Directors, or by Members representing at least ten (10%) percent of the total votes entitled to be cast by the Members.

5.03 Place. Meetings of the Members shall be held within the Subdivision or at a meeting place as close thereto as possible as the Board may specify in writing.

5.04 Notice of Meetings. Written notice of all Members' meetings shall be given by or at the direction of the Secretary of the Association (or other persons authorized to call the meeting) by mailing, electronic delivery, or personally delivering a copy of such notice at least ten (10) but not more than sixty (60) days before such meeting to each Member entitled to vote at such meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the nature of the business to be undertaken. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the Member at the address last appearing on the books of the Association with postage thereon paid.

5.05 Order of Business at Meetings. The order of business at all meetings of the Members shall be, but not limited to, as follows:

- Roll call;
- Proof of notice of meeting or waiver of notice;
- Reading of Minutes of preceding meeting;
- Reports of officers;
- Reports of committees;
- Election of directors;
- Unfinished business; and
- New business.

5.06 Action without Meeting. Any action required by law to be taken at a meeting of the Members, or any action, which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members and filed with the Secretary of the Association.

5.07 Vote Tabulator. A person who is a candidate in an election to the Board or who is otherwise the subject of an Association election, or a person related to that person within the third degree by consanguinity or affinity, may not tabulate or otherwise be given access to the ballots cast in that election except as provided by law. The person who tabulates votes in the election may not disclose to any other person how an individual voted. Only a person who tabulates votes or who performs a recount under Section

209.0057(c) of the Texas Property Code, may be given access to the ballots cast in the election or vote. This Section may not be construed to affect the Association's obligation to comply with a court order for the release of ballots or other voting records.

5.08 Recount of Votes. Any member may, not later than the 15th day after the later of the date of the meeting at which the election or vote was held or the date of the announcement of the results of the election or vote, require a recount of the votes.

- a. A demand for a recount must be submitted in writing either: (1) by verified mail or by delivery by the United States Postal Service with signature confirmation service to the Association's mailing address as reflected on the most recently filed management certificate; or (2) in person to the Association's managing agent as reflected on the most recently filed management certificate or to the address to which proxies and absentee ballots are mailed.
- b. The Association must estimate the costs for performance of the recount by a person qualified to tabulate votes under Subsection (c) below and must send an invoice for the estimated costs to the requesting member at the member's last known address according to Association records not later than the 20th day after the date the Association receives the member's demand for the recount. The member demanding a recount under this section must pay the invoice described by this Section in full to the Association on or before the 30th day after the date the invoice is sent to the member. If the invoice is not paid by the deadline prescribed in this Section, the member's demand for a recount is considered withdrawn and a recount is not required.
- c. If the estimated costs under Subsection (b) are lesser or greater than the actual costs the Association must send a final invoice to the member on or before the 30th business day after the date the results of the recount are provided. If the final invoice includes additional amounts owed by the member, any additional amounts not paid to the Association before the 30th business day after the date the invoice is sent to the member may be added to the member's account as an assessment or charge. If the estimated costs exceed the final invoice amount, the member is entitled to a refund. The refund shall be paid to the owner at the time the final invoice is sent under this subsection.
- d. Following receipt of payment under subsection (b) above, the Association shall, at the expense of the member requesting the recount, retain for the purpose of performing the recount, the services of a person who:
 1. Is not a member of the Association or related to a member of the Board within the third degree by consanguinity; and (i) a current or former county judge, county elections administrator, justice of the peace, or county voter registrar; or (ii) a person agreed on by the Association and the member requesting the recount.
- e. On or before the 30th day after the date of receipt of payment for a recount in accordance with subsection (b), the recount must be completed, and the Association must provide each member who requested the recount with notice of the results of the recount. If the recount changes the results of the election, the Association shall reimburse the requesting member for the cost of the recount not later than the 30th day after the date the results of the recount are provided. Any action taken by the Board in

the period between the initial election vote tally and the completion of the recount is not affected by any recount.

ARTICLE VI

BOARD OF DIRECTORS

6.01 Number and Qualification. The affairs of the Association shall be managed by the Board of Directors consisting of at least five (5) persons, four (4) of whom must be Resident Members.

Notwithstanding anything contained herein to the contrary, if the Board is presented with written documented evidence from a database or other record maintained by a governmental law enforcement authority that a Director was convicted of a felony or crime of moral turpitude not more than 20 years before the date the Board is presented with the evidence, that Director is immediately ineligible to serve on the Board and is automatically considered removed from the Board, and prohibited from future service on the Board.

6.02 Term. Each Director shall be elected to a three (3) year term. The terms of the Directors shall be staggered so that the terms of the Directors shall not result in more than three (3) Directors being elected in any one year, each Director shall hold office until a successor is elected and qualified.

6.03 Removal. Directors may be removed from office with or without cause by a majority vote of the Members of the Association.

6.04 Vacancies. In the event of a vacancy on the Board caused by death, resignation, removal of a Director, the remaining Directors shall, by majority vote, elect a successor who shall serve for the unexpired term of his predecessor in office. Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting or at a special meeting of Members called for that purpose.

6.05 Compensation. No Director shall receive compensation for any service he may render to the Association. A Director may, however, be reimbursed by the Board for actual expenses incurred by him in the performance of his duties.

6.06 Powers and Duties. The Board shall have the powers and duties, and shall be subject to limitations on such powers and duties, as enumerated in these Bylaws or as set forth in the Articles of Incorporation of the Association. In addition, the Board of Directors shall have the powers and following duties:

- a. cause to be kept a complete record of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Members who are entitled to vote;
- b. 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 Declaration to:

1. fix the amount of the annual maintenance assessment against each lot at least thirty (30) days in advance of each annual assessment period as provided in the Declaration
 2. send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 3. foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;
- d. Issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
 - e. procure and maintain, if possible, adequate Liability and Hazard insurance on property owned by the Association;
 - f. cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate;
 - g. cause the Common Area to be maintained;
 - h. cause the Declaration of the Subdivision to be enforced and administered;
 - i. employ such accountants, attorneys, contractors or other persons or entities as they deem necessary to manage and administer the affairs of the Association; and
 - j. manage the affairs of the Association.

Directors shall exercise ordinary business judgment in managing the affairs of the Association. In acting in their official capacity as Directors of this Association, Directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Association and that are not unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written or verbal financial and legal statements provided by an accountant or attorney retained by the Association.

6.07 Actions of Board of Directors The Board of Directors shall try to act by consensus; however, the vote of a majority of Directors present and voting at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors unless the act of a greater number is required by law or the Bylaws. A Director who is present at a meeting and abstains from a vote is considered to be present and voting for the purpose of determining the decision of the Board of Directors for the purpose of determining the decision of the board of Directors.

ARTICLE VII

NOMINATION OF DIRECTORS

7.01 Nomination and Solicitation. Nomination for election of Directors to the Board shall be solicited from the membership as follows:

At least ten (10) days before the date the Association disseminates absentee ballots or other ballots to members for the purpose of voting in a Board election, the Association must provide notice to the members soliciting candidates interested in running for a position on the Board. The notice must contain instructions for an eligible candidate to notify the Association of the candidate's request to be placed on the ballot and the deadline to submit the candidate's request. The deadline may not be earlier than the 10th day after the date the Association provides the notice required by this section. Every name received must be listed in the ballot if the candidate qualifies.

The notice required by section must be mailed to each member or provided by:

- a. posting the notice in a conspicuous manner reasonably designed to provide notice to Members:
 1. in a place located on the Association's common area or an area of common or shared responsibility or, with the member's consent, on other conspicuously located privately owned property within the Subdivision; or
 2. on any Internet website maintained by the Association or other Internet media; and
- b. sending the notice by e-mail to each member who has registered an e-mail address with the association.

Nominations may also be made from the floor at the annual meeting.

7.02 Election. Directors are elected at the annual meeting of Members. Members or their proxies, may cast, in respect to each vacant directorships as many votes as they are entitled to exercise under the provisions of the Declaration, The nominees receiving the highest number of votes shall be elected. No Member may cumulate votes.

ARTICLE VIII

MEETINGS OF DIRECTORS

8.01 Meeting Requirements. Regular and special meetings of the Board must be open to members, subject to the right of the Board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association's attorney, matters involving the invasion of privacy of individual members, or matters that are to remain confidential by request of the affected parties and agreement of the Board. Following 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 members, 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, if any. Regarding all Board meetings that are open to the members, members other than Directors may not participate in any discussion or deliberation unless permission to speak is requested on his or her behalf by a Director. In such case, the president may limit the time any member may speak.

- a. Board meetings may be held by electronic or telephonic means provided that:
- b. Each Director may hear and be heard by every other Director;
 - 1. Except for any portion of the meeting conducted in executive session:
 - 2. All members in attendance at the meeting may hear all Directors; and
- c. Members are allowed to listen using any electronic or telephonic communication method used or expected to be used by a Director to participate; and
- d. The notice of the meeting includes instructions for members to access any communication method required to be accessible under subsection (b)(2) listed above.

8.02 Special Meeting. The President or a majority of the Board may call a special meeting of the Board at any time. Notice of a special Board meeting must be given to each Director not less than three (3) days in advance of the time set for such meeting.

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

- a. mailed to each member not later than the 10th day or earlier than the 60th day before the date of the meeting; or
- b. provided at least 144 hours for a regular Board meeting or 72 hours for a special Board Meeting before the start of the meeting by:
 - 1. posting the notice in a conspicuous manner reasonably designed to provide notice to the members: in a place located on the Association's common areas; or, with the member's consent, on other conspicuously located privately owned property within the Subdivision; or on any internet website maintained by the Association or other Internet media; and
 - 2. sending the notice by e-mail to each member who has registered an e-mail address with the Association for this purpose.

8.04 Quorum. A quorum for the transaction of business by the Board of Directors shall be a majority of the number of Directors constituting the Board of Directors as fixed by these Bylaws.

8.05 Voting Requirement. The act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless any provision of the Articles of Incorporation or these Bylaws requires the vote of a greater number.

8.06 Open Meetings. Regular and special meetings of the Board shall be open to all Members of the Association, excluding executive session,; provided, however, that Association Members who are not on the Board may not participate in any deliberation or discussion unless expressly so authorized by the vote of a majority of a quorum of the Board.

8.07 Board Action. The Board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to owners under this Article, if each Director is given a reasonable opportunity, considered 48 hours, to express the Director's opinion to all other Directors and to vote. Any action taken without notice to owners under this Section 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 meeting.

The Board may not, without prior notice to members, consider or vote on:

- a. fines;
- b. damage assessments;
- c. initiation of foreclosure actions;
- d. initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- e. increases in assessments;
- f. levying of special assessments;
- g. an appeal from denial of architectural control approval;
- h. a suspension of a right of a particular Member before the Member has an opportunity to attend a board meeting to present the Member's position, including any defense, on the issue.
- i. lending or borrowing money;
- j. the adoption or amendment of a Dedicatory Instrument;
- k. the approval of an annual budget or the approval of an amendment of an annual budget;
- l. the sale or purchase of real property;
- m. the filling of a vacancy on the board;
- n. the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements; or
- o. the election of an officer.

ARTICLE IX

OTHER COMMITTEES

9.01 Appointed by Board of Directors. The Board of Directors shall appoint such other committees as are required by the Declarations and not part of the Nominating Committee for the Board of Directors. The Board may from time to time establish and appoint to such other committees as it shall deem necessary and advisable to assist the Board in the general operation and management of the Association. The Chairman and all Members of each such committee must be a Member of the Association and in Good Standing.

9.02 Authority of Committees. The Board of Directors may grant to any committee thus established by the Board such authority and power consistent with these Bylaws as the Board shall deem required to carry out the intended purposes and functions of such committee.

9.03 Discharge of Committees and Committee persons. The Board of Directors may discharge any committee established by the Board and may remove and replace any committee member appointed to any committee.

ARTICLE X

OFFICERS

10.01 Enumeration of Officers. The Officers of this Association (who shall at all times be members of the Board of Directors) shall be a President, a Vice President, and a Secretary and Treasurer. The Board of Directors may, by resolution, create such other officers as it deems necessary or desirable.

10.02 Term. The Officers of this Association shall be elected annually by the Board of Directors and each shall hold office for a term of one year, unless such officer shall sooner resign, be removed, or be otherwise disqualified to serve.

10.03 Resignation and Removal. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect at the date of receipt of such notice or at any later time specified therein. Any officer may be removed from office by the Board whenever, in the Board's judgment, the best interests of the Association would be served by such removal.

10.04 Multiple Offices. Any two or more offices may be held by the same person, except the offices of President and Secretary.

10.05 Compensation. Officers shall not receive compensation for services rendered to the Association.

ARTICLE XI

PRESIDENT

11.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall select one of the members of the Board of Directors to act as President.

11.02 Duties. The President shall:

- a. Preside over all meetings of the Members and of the Board;
- b. Sign as President all deeds, contracts, and other instruments in writing which have been first approved by the Board, unless the Board, by duly adopted resolution, has authorized the signature of a lesser officer;
- c. Call meetings of the Board whenever he deems it necessary in accordance with rules and on notice agreed to by the Board. The notice period shall, with the exception of emergencies, in no event be less than three (3) days; and
- d. Have, subject to the advice of the board, general supervision, direction and control of the affairs of the Association and discharge such other duties as may be required of him by the Board.

ARTICLE XII

VICE PRESIDENT

12.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall select one of the members of the Board of Directors to act as Vice President.

12.02 Duties. The Vice-President shall:

- a. Act in the place and in the stead of the President in the event of his absence, inability, or refusal to act; and
- b. Exercise and discharge such other duties as may be required of him by the Board. In connection with any such additional duties, the Vice President shall be responsible to the President.

ARTICLE XIII

SECRETARY

13.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the members of the Board of Directors shall elect a Secretary.

13.02 Duties. The Secretary shall:

- a. Keep a record of all meetings and proceedings of the Board and of the Members;
- b. Keep the seal of the Association, if any, and affix it on all papers requiring said seal;
- c. Serve such notices of meetings of the Board and the Members required either by law or by these Bylaws;
- d. Keep appropriate current record showing the members of this Association together with their addresses and
- e. Sign as Secretary all deeds, contracts, and other instruments in writing which have been first approved by the Board if said instruments require a second Association signature, unless the board has authorized another Officer to sign in the place and stead of the Secretary by duly adopted resolution.

ARTICLE XIV

TREASURER

14.01 Election. At the first meeting of the Board immediately following the annual meeting of the Members, the members of the Board Of Directors shall elect a Treasurer.

14.02 Duties. The Treasurer shall:

- a. Receive and deposit in such bank or banks as the Board may from time to time direct, all of the funds of the Association;

- b. Be responsible for, and Supervise the maintenance of, books and records to account for such funds and other Association assets;
- c. Disburse and withdraw said funds as the Board may from time to time direct, and in accordance with prescribed procedures; and
- d. Prepare and distribute the financial statements for the Association required by the Declaration.

ARTICLE XV

BOOKS AND RECORDS

15.01 Maintenance Complete and correct records of account and minutes of proceedings of meetings of Members, Directors and committees shall be kept by the Association in accordance with the Association's Record Retention Policy. A record containing the names and lot addresses of all Members entitled to vote shall be kept at the registered office or principal place of business of the Association.

15.02 Inspection Records shall be made available to members or their agents for inspection in accordance with the Association's Records Production and Copying Policy.

ARTICLE XVI

AMENDMENTS

16.01 Amendments. These Bylaws may be modified, altered, amended, or repealed and new Bylaws adopted by a majority vote of the Board of Directors. Provided, however, that any such proposal by the Board of Directors shall not be effective unless prior written notice containing a statement of the proposed changes shall be sent to the Members of the Association by first class mail to the Members at the last known address on the books of the Association, at least ten (10) days prior to the meeting of the Board of Directors at which any such proposal will be considered as an agenda item.

The Bylaws may also be modified, altered, amended, or repealed at any Special Meeting of the Members upon presentation of signatures representing at least ten percent (10%) of the total votes entitled to be cast by the Members setting forth the agenda item, the place and time for such meeting. Furthermore, any Special Meeting called in response to presentation of said signatures shall be sent to the Members in strict compliance with the specific notice requirements of Section 5.04 of the Bylaws and shall comply with the quorum requirements set forth in Section 4.03 of the Bylaws.

ARTICLE XVII


MISCELLANEOUS

17.01 Alternate Notice to Members. The Association may utilize an alternative method to provide notice including personal delivery, email, or facsimile, for any notice to be provided from the Association to a member herein. The Association may use an alternative method to provide a notice for which another method is prescribed by law only if the member to whom the notice is provided has affirmatively opted to allow the Association to use the alternative method of providing notice to provide to the member notices for which another method is prescribed by law. A member may not be required to allow the Association to use an alternative method of providing notice. A consent to alternative notice by one (1) member of a Lot shall apply to all members and service of notice upon one (1) member of a Lot shall be consider valid notice upon all members of the Lot.


17.02 Membership Voting Outside of a Meeting. For any vote of the members, including an election, which is not conducted at a meeting, the Association shall give notice of the vote to all members entitled to vote on any matter under consideration. The notice shall be given not later than the 20th day before the latest date on which a ballot may be submitted to be counted.

Adopted by the Board of directors of The Lone Star Ranch Property Owners Association, Inc., in Conroe, Montgomery County, Texas on December 9, 2021.

Signed:



Jason Titter-Bell, President



Laura Sims, Vice President

Chris Hoffmeister, Secretary

Daniel Romero, Treasurer



Tammy Jenkins, Director