

CORPORATE CERTIFICATE
RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION

The undersigned certifies that he is the Attorney for RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION (the "Association"). The Association is the property owners' association for Ranch Crest, Section Two, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas nonprofit corporation, and attached to this certificate is a true and correct copy of the Association's **BYLAWS**.

Signed this the 25th day of September, 2024.

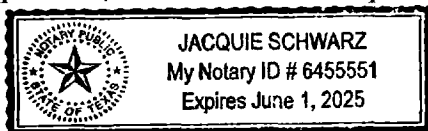
**RIVER PARK COUNTRY HOMEOWNERS
ASSOCIATION**

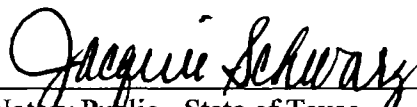


BRYAN P. FOWLER, Attorney

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 25th day of September, 2024, by BRYAN P. FOWLER, Attorney for RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.

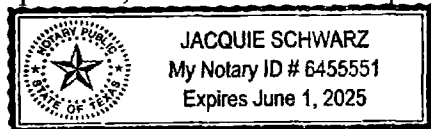


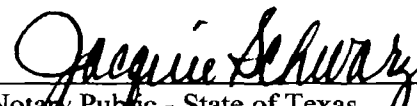


Notary Public - State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 25th day of September, 2024, by BRYAN P. FOWLER, Attorney for RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.





Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301

**BYLAWS
OF
RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION
(Amended July 2024)**

These Bylaws of RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION (Amended July 2024) (the "Bylaws") amend and replace the document entitled Bylaws of River Park Country Homeowners Association (Amended 2015), recorded under Clerk's File No. 2015-112646, in the Official Public Records of Montgomery County, Texas. The Bylaws govern the affairs of RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, a nonprofit corporation organized under the Texas Non-Profit Corporation Act. (the "Association").

**ARTICLE 1
OFFICES**

1.1 The principal office of the Association in the state of Texas shall be located at the residence of the current Association President. The Association may have other such offices in Texas as the Board of Directors may determine. The Board of Directors may change the location of any office of the Association. Meetings of members and the Board of Directors may be held at such places within Montgomery County, Texas as may be designated by the Board of Directors.

**ARTICLE 2
DEFINITIONS**

2.1 "Association" shall mean and refer to River Park Country Homeowners Association, its successors and assigns.

2.2 "Common Areas" shall mean and refer to all real property and improvements owned or controlled by the Association for the common use and enjoyment of the members.

2.3 "Members" shall mean and refer to all persons who are record property owners in the Subdivision.

2.4 "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any Lot defined in section 2.5 herein, located in the Subdivision, whether hereinbefore or hereinafter platted, but excluding those having such interest merely as a security for the performance of an obligation.

2.5 "Lot" shall mean and refer to Block 1, Lots 24 through 88; Block 4, Lots 11 through 67; Block 5, Lots 1 through 12 of that certain real property commonly known as River Park Country situated in Ranch Crest, Section Two Subdivision, as described in the original Declaration of Restrictions and Covenants, recorded under Clerk's File No. 2006-1000067 in the Official Public Records of Real Property of Montgomery County, Texas as same may be amended from time to time, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

2.6 "Assessments" shall mean and refer to the Annual and Special Assessments or dues approved by the Board of Directors of the Association.

2.7 "Restrictions" shall mean and refer to the declaration of covenants, conditions and restrictions applicable to the subdivision as recorded in the Official Public Records of Real Property of Montgomery County, Texas, currently being the *Restrictions & Covenants for Ranch Crest Section Two* - Clerk's File Nos. 2003-069002; *Amended Restrictions & Covenants for Ranch Crest Section Two* - Clerk's File Nos. 2004-093028; and *Second Amended Restrictions & Covenants for Ranch Crest Section Two* - Clerk's File Nos. 2006-100067 and 2006-100068 (collectively the "Restrictions"), as same may be amended from time to time.

2.8 "Subdivision" shall mean and refer to Ranch Crest, Section Two, a subdivision situated in Montgomery County Texas, recorded in Cabinet T, Sheets 188--196, of the Map Records of Montgomery County, Texas.

ARTICLE 3 **MEMBERSHIP IN ASSOCIATION**

3.1 All Owners are required to be members in the Association. Such membership shall terminate without any formal Association action whenever such person ceases to own a Lot, but such termination shall not relieve or release any such former Member from any liability or obligation incurred under or any way connected with the properties during the period of such ownership and membership in the Association, or impair any rights or remedies which the Board of Directors of the Association or others may have against such former owner and member arising out of, or in any way connected with, such ownership and membership and the covenants and obligations incident thereto. Any owner leasing his property to another will retain his obligation to adhere to the Association Bylaws and shall pay the Annual Assessment and any Special Assessment. Said Owner leasing his property to another will be subject to the same provisions set out in these Bylaws.

3.2 All Owners shall pay the Annual Assessment and any Special Assessment as set out in the Restrictions, and as set out herein. Assessments shall start accruing upon the first day of the month following the month in which the Owner becomes a member. And those assessments shall be due and payable on said commencement date.

3.3 The Annual Assessment shall be \$150.00 per lot per year.

- (a) The Annual Assessment may be increased each year not more than 10% of the previous year's Annual Assessment, when approved by an affirmative vote of the Members voting at a duly called Membership meeting.
- (b) In addition to the Annual assessments authorized above, the Association may have a Special Assessment applicable to that year only for the purpose, in whole or in part, for additional expenses as may be incurred or needed by the Association.
- (c) Written notice of any meeting called for the purpose of taking any action authorized under this Article shall be sent to all Members not less than ten (10) days or more than thirty (30) days in advance of the meeting. At such meeting, the presence of Members, or of proxies, entitled to cast ten percent (10%) of all votes of the

membership shall constitute a quorum.

- (d) All Annual Assessments must be fixed at the same rate for all Members on an annual basis.
- (e) Assessments shall be paid directly to the Association on either a semi-annual or annual basis to be determined by the Board of Directors.
- (f) Any installment of the Annual or Special Assessment not paid within sixty (60) days after the due date shall accumulate late fees in an amount set by the Board of Directors. The Association may bring legal action against the Member personally obligated to pay the same. No member may waive or otherwise escape liability for the Assessments by the non-use of the common areas or abandonment of his lot once he has become a member.
- (g) The Association shall be entitled to collect from each Owner the costs of the Association for the collection of any past due assessments or charges, including a reasonable fee for the preparation, recordation or release of any notice, and reasonable attorney's fees incurred in the collection of the account and any court costs and fees.
- (h) Any money received will initially be credited against any outstanding debt the Member may have with the Association.

ARTICLE 4 **MEETING OF THE MEMBERS**

4.1 Annual Meeting. The annual meeting of the membership shall be held in April of each year, on a date, time and location selected by the Board, at which time Directors shall be elected and other business outlined as necessary. Notwithstanding this section 4.1 of these bylaws, elections to the Board of Directors in 2024 shall take place at the October Bi-Annual Meeting, as set out in section 5.3 of these bylaws.

4.2 Bi-Annual Meeting. There shall be an additional Bi-Annual meeting of the membership in October of each year, on a date, time and location selected by the Board.

4.3 Special Meetings. Special meetings may be called as necessary by the Board of Directors provided at least ten (10) days notice has been given to the membership. Special meetings may be called by the membership provided written notice containing the signatures of ten percent (10%) of the qualified voting members is provided requesting such a meeting. The request must be presented to the Board of Directors at least fourteen (14) days prior to the date of the requested special meeting.

4.4 Notice of Meetings. Written notice of all meetings of the Members shall be given by, or at the direction of the Secretary or person authorized to call the meeting by mailing a copy of such notice at least ten (10) days and not more than fifty (50) days before such meeting to each member entitled to vote, 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 notices. Such notice

shall specify the place, day and hour of the meeting, and the purpose of the meeting.

4.5 Voting. 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 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 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 who are not present; provided, if one of the nonattending co-owners has given the Association notice of objection to the attending co-owner's vote, no vote shall be cast for the Lot 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 by an Owner, none of the votes so cast shall be counted and all of such votes shall be deemed void.

4.6 Methods of Voting:

The voting rights of a Member may be cast or given:

- (1) in person or by proxy at a meeting of the Association;
- (2) by absentee ballot; or
- (3) by electronic ballot by electronic mail or facsimile.

Absentee ballots may not be counted, even if properly delivered, if the Member attends any meeting to vote in person so that any vote cast at a meeting by the Member supersedes any vote submitted by absentee or electronic ballot previously submitted for that proposal. Absentee or electronic ballots may not be counted on the final vote of a proposal if the motion was amended at a meeting of the Members to be different from the exact language on the absentee or electronic ballot. Any solicitation for votes by absentee ballot by the Association must include an absentee ballot that contains each proposed action and provides an opportunity to vote for or against the proposed action, instructions for delivery of the completed absentee ballot, including the delivery location, all of which are required by Section 209.00592 of the Texas Property Code.

4.7 Quorum. A quorum represents ten percent (10%) of the Members entitled to cast, or of proxies entitled to vote, for any action except as otherwise provided in the articles of these Bylaws. Absentee and electronic ballots shall constitute the Member's presence at the meeting for items appearing on the ballot. If, however, any such quorum shall not be present or represented at any meeting, the Members entitled to vote shall have the power to ask that the meeting be adjourned at that time. In the absence of a quorum at a meeting of Members, the meeting may nevertheless be convened for the sole purpose of conducting Director elections. The quorum required for election of Directors at such convened meeting shall be the number of votes cast in person, by proxy, by absentee ballot, or electronic ballot.

4.8 Recount Procedures. A Member may, not later than the fifteenth (15th) day after the date of a meeting at which an election was held, require a recount of votes in accordance with Section 209.0057 of the Texas Property Code.

4.9 Election Vote Tabulators. A person who is a candidate in an Association election or who is otherwise the subject of an Association vote, or a person related to that person within the

third degree of consanguinity or affinity, as determined under Chapter 573 of the Texas Government Code, may not tabulate or otherwise be given access to the ballots cast in the election or vote.

4.10 Proxies. All proxies will be in writing, signed by the member giving the proxy and filed with the Secretary. A proxy shall be revocable and shall automatically cease upon termination of the Member's membership in the Association. No proxy shall be valid for a period in excess of thirty days from the date of such proxy.

4.11 Leasing. An owner leasing his Lot to another may designate his Lessee to vote his proxy, however the owner must inform the Board of Directors by written letter and signed proxy. An owner giving his proxy or voting rights to his Lessee may sign a proxy that is valid for a period of up to one (1) year.

ARTICLE 5

BOARD OF DIRECTORS

5.1 Number and Qualification of Directors. A Board consisting of five (5) Directors, who must be Members of the Association, shall manage the affairs of the Association. A member may not serve on the Board if the member cohabits at the same primary residence with another of the Association. Board member Members with a felony conviction or a conviction for a crime involving moral turpitude, within twenty (20) years before the date of election, are not eligible to serve.

5.2 Nomination of Directors. At least ten (10) days before the Association disseminates absentee ballots to Association members for the purpose of voting in a Board member election, the Association must provide notice to the Association 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 notice must also state (a) the number of positions available on the Board that will be filled at the upcoming election; (b) the phone number, fax number, email address and/or physical address at which the member may notify the Association that he or she wishes to have his or her name placed on the ballot for the election; and (c) any other information necessary to inform the members how to have their name listed on the ballot for the election. The deadline may not be earlier than the 10th day after the date the Association provides the notice required herein. The Association shall include on each absentee ballot for a Board member election the name of each eligible candidate from whom the Association received a request to be placed on the ballot.

5.3 Election and Term of Office. At the 2024 Bi-Annual Meeting to be held in October, there shall be an election held for five (5) Directors. At the Bi-Annual Meeting, the three (3) candidates receiving the highest number of votes shall be elected for an initial term expiring at the 2027 Annual Meeting in April, and the two (2) candidates receiving the fourth and fifth place number of votes shall be elected for an initial term expiring at the 2026 Annual Meeting in April, and each shall serve those terms and until their successors are elected and qualified. After these initial terms set out above, all Directors thereafter shall be elected to serve two (2) year terms, with three (3) Directors being elected in odd-numbered years, and two (2) Directors being elected in even-numbered years.

5.4 Removal. Any Director may be removed from the Board, with or without cause, by a vote of two thirds of the Members of the Association who are voting in person, by proxy or absentee ballot, at a meeting called for such purpose, provided a quorum has been established.

5.5 Vacancies. A Board member may be appointed by the remaining members of the Board, even if less than a quorum, to fill any vacancy, including a resignation, death or disability, as provided in these Bylaws. A Board member appointed to fill a vacant position shall serve the unexpired term of the predecessor Board member.

5.6 Compensation. No Director shall receive compensation for any service rendered to the Association. However, a Director may be reimbursed for his actual expenses incurred in the performance of his duties with prior approval of the Board.

5.7 Indemnification. The Association shall indemnify (insure) every Director, manager, or officer, his heirs, executors, administrators, personal representatives, successors, and assigns against all loss, costs and expense including counsel fees to the fullest extent permitted by Texas Civil Law as it exists on the date of these Bylaws. The Association shall be entitled to procure insurance to cover the entire Association's obligation of indemnification.

5.8 No Cumulative Voting. Cumulative voting is not permitted.

ARTICLE 6

MEETING OF DIRECTORS

6.1 Regular Meetings. Board of Directors meetings shall be held at a date and time determined by the President each month.

6.2 Special Meetings. Special meetings may be called as necessary by the Board of Directors.

6.3 Quorum. The majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision made by the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

6.4 Open Board Meetings. Regular and special Board meetings shall be open to Members, subject to the right of the Board to adjourn a 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 Association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board. Following any executive session, any decision made in the executive session shall 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 shall include a general explanation of any expenditures approved in executive session.

6.5 Meetings with Notice to Members. Members shall be given notice of the date, hour, place, and general subject of a regular or special meeting of the Board, 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 tenth (10th) day or earlier than the sixtieth (60th) day before the date of the meeting; or (b) provided at least one hundred forty-four (144) hours before the start of the meeting for regular Board meetings and at least seventy-two (72) hours before the start of the meeting for special Board meetings by (i) posting the notice in a conspicuous manner reasonably designed to provide notice to the members in a place located on the Association's common property, or on conspicuously located private property within the subdivision, or (ii) by posting the notice on an Internet website maintained by the Association; and (iii) by sending the notice by e-mail to each owner who has registered an e-mail address with the Association.

A board meeting may be held by electronic or telephonic means provided that (1) a board member may hear and be heard by every other board member, (2) except for any portion of the meeting conducted in executive session, (a) that all owners in attendance at the meeting may hear all board members, and (b) Owners are allowed to listen using any electronic or telephonic communication methods used or expected to be used by the board member to participate, and (3) notice of meeting includes instructions for owners to access any communication method required to be assessable hereunder.

6.6 Board Action Outside of Board Meeting. A board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to owners as required herein, if each board member is given a reasonable opportunity to express the board member's opinion to all other board members and to vote. Any action taken without notice to the Members must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes at the next regular or special meeting of the Board. The Board may not, unless done in an open board meeting for which prior notice was given to owners as required herein, consider or vote on fines; damage assessments; initiation of foreclosure actions; initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; increases in assessments; levying of special assessments; appeals from a denial of architectural control approval; or the 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, lending or borrowing, the adoption of an amendment to any dedicatory instruments, the approval of an annual budget, sale or purchase of real property, the filling of a vacancy on the board, the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements, or the election of an officer.

ARTICLE 7

POWERS AND DUTIES OF BOARD OF DIRECTORS

7.1 Powers. The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Association Common Areas and the personal conduct of the members and their guests and to establish penalties for the infractions thereof. The Board may:

- (a) Suspend the right to use the Common Areas of a member during any period in which such Member shall be in default in the payment of the Annual or Special Assessments.
- (b) Exercise all powers, duties and authority delegated to this Association and not reserved to the membership by other provisions of the Bylaws or the Articles of

Incorporation.

- (c) Declare the office of a Member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors.
- (d) Enter into management agreements and shall keep a complete record of all its acts and corporate affairs and to present a statement to the Members at the annual meeting of the Members.
- (e) Foreclose the lien against any property for which Annual Assessments are not paid within one year (365) days after the due date, or bring legal action in a court of competent jurisdiction against the owner personally obligated to pay the same.
- (f) Enforce and administer the Restrictions of the Subdivision.
- (g) Employ such accountants, attorneys, contractors, or other persons or entities, as they deem necessary to manage and administer the affairs of the Association.
- (h) Supervise all officers, agents, and employees of the Association and to see that their duties are properly performed.

7.2 Association Contracts. 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 (51%) of profits, or a company in which a person related to a current Association 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 (51%) of profits, if the following conditions are satisfied:

- (a) the Board member, relative, or company bids on the proposed contract and the Association has received at least two other bids for the contract from persons not associated with the Board member, relative, or company, if reasonably available in the community; and
- (b) the Board member:
 - (1) is not given access to the other bids;
 - (2) does not participate in any Board discussion regarding the contract; and
 - (3) does not vote on the award of the contract.

Contracts for services that will cost more than \$50,000.00 shall require solicitation of bids according to a bid process established by the Association.

7.3 Appeals to Board.

- A. Architectural Review.** If an Application for construction of improvements is submitted by

an Owner and denied by the Architectural Control Committee, the following denial notice and hearing requirements are applicable:

1. **Denial Notice Requirements.** Denials of an application by an Owner for the construction of improvements in the Subdivision may be appealed to the Board (not a committee). A written notice of the denial must be provided to the Owner by certified mail, hand delivery or electronic delivery. The notice must describe the basis for the denial in reasonable detail and include changes, if any, to the application or improvements required as a condition to approval. The notice must also inform the Owner that the Owner may request a hearing on or before the 30th day after the date the denial notice was mailed to the Owner.
 2. **Denial Hearings.** If an Owner requests a hearing to appeal the denial, the Board (not a committee) shall hold a hearing no later than the 30th day after receipt of the Owner's request for hearing, and shall notify the Owner of the date, time and place of the hearing not later than the 10th day before the hearing. Only one hearing is required. Each side must be provided an opportunity to discuss and potentially resolve the denial. The Board or the Owner may request a postponement of not more than 10 days, and otherwise only by agreement. Either party may make an audio recording of the hearing. The Board may affirm, modify, or reverse, in whole or in part, any decision of the Architectural Control Committee as consistent with the Restrictions.
- B. **Deed Restriction Violation.** If an Owner requests a hearing under Chapter 209.007 of the Texas Property Code to appeal an alleged deed restriction violation, the Board shall hold a hearing no later than the 30th day after receipt of the Owner's request for hearing, and shall notify the Owner of the date, time and place of the hearing not later than the 10th day before the hearing. Not later than 10 days before the hearing, the Association must furnish the Owner a packet containing all documents, photos and communications related to the violation. If the Association does not provide the packet with that time, the Owner is entitled to an automatic 15-day postponement. During the hearing, the Association first presents its case against the Owner. Thereafter, the Owner or Owner's representative may respond and present the Owner's information and issues relevant to the dispute.

ARTICLE 8 **OFFICERS AND THEIR DUTIES**

8.1 Officers. The officers of the Association shall be a President, Vice President, Secretary, Treasurer, and shall be selected each year by the Board of Directors to serve one (1) year terms.

8.2 Election of Officers. Officer appointments shall take place at the first Board of Directors meeting following the Board elections.

8.3 Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period as required, have such authority, and perform such duties as the Board may determine.

8.4 Resignation and Removal. The Board may remove any officer from office with or without cause.

Any officer may resign at any time by giving written notice to the Board, The President, or Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. The acceptance of such resignation shall not be necessary to make it effective. All resignations shall be kept on file for a period of (5) years.

8.5 Vacancy. A vacancy in any office may be filled by Appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer that he or she replaces.

8.6 Duties. The duties of the officers shall be as follows.

- (a) **President.** The President shall preside at all meetings of the Board of Directors and of the Members, and shall see that orders and resolutions of the Board are carried out. The President shall sign all leases, mortgages, deeds and other written instruments, and shall sign all checks and promissory notes.
- (b) **Vice President.** The Vice President shall act in place and instead of the President in the event of the President's absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.
- (c) **Secretary.** The Secretary shall record the votes and keep the Minutes of all the meetings and proceedings of the Board and of the members, serve notice of meetings of the Board and of the members, keep appropriate current records showing the Members of the Association, together with their addresses, and shall perform such other duties as required by the Board.
- (d) **Treasurer.** The Treasurer shall receive and deposit in the Association's bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors. The Treasurer may have the right to sign all checks and promissory notes of the Association if so directed in writing by the President. The Treasurer must keep proper books of accounts and perform an audit or review of the Associations books as requested by a quorum of the Members or a majority of the Board, no more than once a year. All records are to be approved by a public accountant at the completion of each year. The Treasurer shall prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members at that time.

ARTICLE 9 **COMMITTEES**

The Board of Directors shall appoint those committees deemed appropriate in carrying out its purposes.

9.1 The Board of Directors shall appoint such committees as are required by the Restrictions. The chairman of each committee must be a Board Member. A person may not be appointed or elected to serve on the Architectural Control Committee if the person is a current Board member, spouse of a current Board member, or a person residing in a current Board members' household. 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 purpose and function of such committee.

9.2 The Board of Directors may discharge any committee established by the Board and may remove or replace any committeemen appointed to any committee. The designation of any committee and the delegation of authority shall not operate to relieve the Board of Directors or any member of any responsibility imposed by law.

ARTICLE 10 **BOOKS AND RECORDS**

The books, records, and papers of the Association and the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at a reasonable cost, in accordance with the Association's Records Production Policy.

ARTICLE 11 **CORPORATE SEAL**

The Association shall have no seal.


ARTICLE 12 **AMENDMENTS**

The Board of Directors is expressly authorized to amend these Bylaws. These Bylaws may also be amended by the affirmative vote of the membership at an Annual, Biannual or Special meeting of the Members. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall take precedence.

ARTICLE 13 **FISCAL YEAR**

The fiscal year of the Association shall be based on a calendar year, beginning April 1st and ending on March 31st.

IN WITNESS WHEREOF, we, being all of the current Directors of RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, have hereunto set our hands as of this the 6th day of July, 2024.


Director MARC VASQUEZ

Mark Sellers / Mark Sellers
Director

Brandi Mulenore-Nagvi / Brandi Mulenore-Nagvi
Director

Director

Director

ATTEST:

Secretary

**RESOLUTION ADOPTED BY THE Board OF Directors
OF
RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION
REGARDING BYLAWS**

STATE OF TEXAS

COUNTY OF MONTGOMERY

§
§
§

We the undersigned, being a majority of the members of the Board of Directors of RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation (the "Association") organized under the Texas Non-Profit Corporation Act, do by this writing approve the following resolution:

WHEREAS, Section 22.102 of the Texas Business Organizations Code provides as follows:

- A. The initial bylaws of a corporation shall be adopted by its Board of Directors or, if the management of the corporation is vested in its members, by the members.
- B. The bylaws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with law or the certificate of formation.
- C. A corporation's Board of Directors may amend or repeal the corporation's bylaws, or adopt new Bylaws, unless:
 - (1) the certificate of formation or the Code reserves the power exclusively to the members in whole or in part;
 - (2) the management of the corporation is vested in its members; or
 - (3) the members in amending, repealing, or adopting a particular bylaw expressly provide that the Board of Directors may not amend or repeal that bylaw.

WHEREAS, the current Board of Directors desire to amend the Bylaws for the Association.

NOW THEREFORE, the undersigned Board of Directors of the Association does hereby adopt the above and foregoing Bylaws to which this resolution is attached as the Bylaws of the Association.

This Resolution may be executed in multiple counterparts, which, when placed together shall constitute the fully executed original instrument.

BOARD OF DIRECTORS
RIVER PARK COUNTRY
HOMEOWNERS ASSOCIATION

8/6/24
Date

8/6/24
Date

8/6/24
Date

Date

Date

ATTEST:

Secretary

Martin R. Fero / Martin R. Fero
Director

Brandi McLemore-Nagui / Brandi McLemore-Nagui
Director

Jessie McHugh
Director

Mark Sellers / Mark Sellers
Director

Director

E-FILED FOR RECORD

09/25/2024 03:34PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

09/25/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas