

**BY-LAWS
OF
OAK VILLAGE NORTH PROPERTY OWNERS ASSOCIATION**

ARTICLE I

The name of this corporation is OAK VILLAGE NORTH PROPERTY OWNERS ASSOCIATION (hereinafter referred to as the "Association").

**ARTICLE II
PURPOSE**

SECTION 1: The purposes for which the corporation is organized are: to collect and to hold assessments collected from the property owners in Oak Village North, Unit No. 1; Oak Village North, Unit No. 2; and Oak Village North, Unit No. 3, Subdivisions in Comal County, Texas, as provided in the Deed Restrictions applicable to property in said subdivisions, and to disburse these funds as and when necessary to comply with the usage thereof as designated in said Deed Restrictions, and to take over and stand in the shoes of the original subdivider of said Subdivisions with reference to any act or thing necessary in connection with providing maintenance and preservation of the appearance of the public areas in said Subdivisions as contemplated and provided for in the Deed Restrictions aforesaid.

SECTION 2: Furthermore, it shall be the purpose of the corporation to own and maintain the non-residential, non-commercial properties and areas within said Subdivisions dedicated for the general use and benefit of property owners therein. The Corporation is a non-profit corporation. The operations aforesaid are to be exclusively limited to the type of operations contemplated by Section 501(c) (4) of the Internal Revenue Code.

**ARTICLE III
MEMBERSHIP**

SECTION 1: Membership in the corporation shall be composed of all persons now or hereafter owning property in Oak Village North, Unit No. 1; Oak Village North, Unit No. 2; and Oak Village North, Unit No. 3, Subdivisions in Comal County, Texas, according to Plats thereof recorded in the Map and Plat Records of Comal County, Texas. "Member" for the purpose of the By-Laws is defined as follows:

a. Every lot owner (whether one or more, a natural person, or otherwise) owning fee simple title and/or a contract to acquire fee simple title, and required by contract, deed, or other restriction or lien to pay the full property maintenance and assessment set out in any of the covenants and restrictions of record affecting the title to property in said Subdivisions.

b. If more than one owner has a fee simple interest and/or a contract to acquire fee simple interest in any one lot, it is specifically provided that such multiple owners are considered as a unit to be one member.

SECTION 2: Each member shall, regardless of the number of lots owned, have the right to cast one vote per Director for the elections of Directors and one vote in the determination of any other matters properly presented to the membership of the corporation.

ARTICLE IV
ASSOCIATION: MEETINGS, QUORUM, VOTING, PROXIES

SECTION 1. Meetings of the Association will be held at the principal office of the Association or at such other suitable places as may be designated by the Board or will be held in such other manner as allowed by law and approved by the Board.

SECTION 2. The annual meeting of the Association and the election for the Board of Directors will be held each year on a date, at a time, and at a place designated by the Board. The members present at said annual meeting shall constitute a quorum for the transaction of business at such a meeting. No business will be transacted at the annual meeting except as stated in the annual meeting notice.

SECTION 3. Special meetings of the Members may be called at any time by the President of the Board. In addition, it shall be the duty of the President to call a special meeting of the Association if so, directed by vote of a majority of a quorum of the Board or upon a petition signed by Members representing at least ten percent (10%) of the total votes of the Association. When a special meeting is requested by at least ten percent (10%) of the Members, the request must include the proposed purpose of the special meeting. When a special meeting of the Members is called by the President, the Board or at least ten percent (10%) of the Members, the Board will set the date, time, and place of the special meeting. When a special meeting is requested by at least ten percent (10%) of the Members: (a) the Board will cause the notice of the special meeting to be given within thirty (30) business days of receipt of the request; and (b) the special meeting must be held within sixty (60) business days of the date the Board receives the special meeting request. The notice of any special meeting will state the date, time, and place of such a meeting and the purpose thereof. A minimum of fifteen (15) members present at a special meeting shall constitute a quorum for the transaction of business at such a meeting. No business will be transacted at a special meeting except as stated in the special meeting notice.

SECTION 4. It will be the duty of the Secretary to send to each Member written notice of each annual or special meeting of the Association stating the purpose of the meeting, as well as the time and place where it is to be held. Such written notice will be delivered by: (a) regular mail to Members who have not registered an electronic mail ("e-mail") address with the Association; and (b) by e-mail to Members who have registered an e-mail address with the Association. If agreed upon by both the Board and the Member, the Association may also provide notice in any other method authorized by statute. All meeting notices sent by regular mail will be sent to the Member's address last appearing on the books of the Association. All meeting notices sent by e-mail will be sent to the Member's e-mail address last appearing on the books of the Association. It is the Member's obligation to notify the Association in writing of the Member's current mailing and/or e-mail address. Any change in the Member's mailing address or e-mail address must be provided in writing to the Association's Secretary or to such other party as designated by the Board. For an election or vote to be taken at a meeting of the Members, notice will be served not less than ten (10) no more than sixty (60) days before the meeting. If mailed, the notice of a meeting will be deemed to be delivered when deposited in the United States mail, first class postage pre-paid, addressed to the Member. If sent by e-mail, the notice will be deemed to be delivered when the electronic message is transmitted [See Texas Business and Organizations

Code Section 6.051(b)(2)]. The Board may designate the management agent, if any, as the party responsible for sending meeting notices. Notwithstanding any other language in these Bylaws, the Board may, at its discretion, choose to send a meeting notice by regular mail only to all Members.

SECTION 5: Meeting Notification. Such written notice will be delivered by: (a) regular mail to Members who have not registered an electronic mail (“e-mail”) address with the Association; or (b) by e-mail to Members who have registered an e-mail address with the Association. If agreed upon by both the Board and the Member, the Association may also provide notice in any other method authorized by statute. All meeting notices sent by regular mail will be sent to the Member’s address last appearing on the books of the Association. All meeting notices sent by e-mail will be sent to the Member’s e-mail address last appearing on the books of the Association. It is the Member’s obligation to notify the Association in writing of the Member’s current mailing and/or e-mail address. Any change in the Member’s mailing address or e-mail address must be provided in writing to the Association’s Secretary or to such other party as designated by the Board.

SECTION 6. Waiver of notice of meeting of the Members will be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such a meeting. Attendance at a meeting by a member, whether in person or by proxy (if applicable), will be deemed waiver by such Member of notice of the time, date, and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting will also be deemed waiver of notice of all business transacted at such meeting unless objection to the calling or convening of the meeting is raised before the business (of which proper notice was not given) is put to a vote.

SECTION 7. (a) If absentee ballots are the only voting method authorized by the Board for an Association wide vote, said ballots will be prepared and mailed to the Members at least twenty (20) days before the latest date on which a ballot may be submitted to be counted. Completed ballots must be returned to the Association in accordance with the instructions contained on the ballot. Per Texas Property Code Section 209.00592 (or its successor statute), an absentee ballot will be counted as a Member present and voting for the purpose of establishing a quorum only for items appearing on the ballot. If utilized, absentee ballots must be signed by at least one Owner of the Lot. A Member shall not assign the Member’s right to sign an absentee ballot to a third party.

Or (b) Proxies. If utilized, all proxies will be in writing and filed with the Secretary or other designated person at or before the meeting at which proxies will be utilized. Every proxy will be revocable and will automatically cease upon: (a) conveyance by the Member of the Member's interest in a Lot; (b) receipt of notice by the Association of the death or judicially declared incompetence of a Member; (c) receipt of written revocation; or (d) expiration of eleven (11) months from the date of the proxy. In the event a member executes more than one (1) proxy, the proxy with the most current date will be valid. If a member executes more than one (1) proxy and none of the proxies are dated, all proxies submitted by that Member will be invalid. The Board may announce for any vote or any meeting at which proxies are to be utilized a deadline for accepting proxies. Proxies not delivered or submitted prior to the announced deadline, if any,

will not be valid and will not be counted for quorum or any other purpose. Only the proxy approved by the Board and distributed by the Association will be valid at any meeting of the Members at which proxies are utilized. If utilized, proxies may be submitted to the Association in person, by email, by fax, by mail, by delivery, or by photograph sent by electronic means.

SECTION 8. All ballots for an Association election or vote will be tabulated in accordance with Section 209.00594 of the Texas Property Code (or its successor statute). **Per Texas Property Code Section 209.00594(b-1) (or its successor statute), a person who tabulates votes may not disclose to any other person how an individual voted.**

ARTICLE V BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

SECTION 1. The affairs of the Association will be governed by a Board of Directors. Each Director must be a Member of the Association. No more than one (1) representative of a particular corporation or other entity that is a member may serve on the Board at any given time. Any Director who ceases to be a Member of the Association is immediately ineligible to serve on the Board and is automatically considered removed from the Board. A person is not eligible to serve on the Board if the person has been convicted of a felony or crime involving moral turpitude within the previous twenty (20) years and there is written, documented evidence of such a conviction from a database or other record maintained by a governmental law enforcement authority. Per the Texas Property Code, a person is not eligible to serve on the Board if the person cohabits at the same primary residence with another Board member of the Association. If persons who cohabit are elected to the Board in the same election, the person with the most votes will serve on the Board and the other person(s) is disqualified from serving on the Board.

SECTION 2. The management of the Corporation shall be vested in a Board of Directors composed of not less than five (5) and not more than fifteen (15) people. Subject to the foregoing, the Board of Directors shall have the right to fill any vacancies that may occur on the Board during the calendar year. A full complement of Directors may be maintained providing the number conforms to the rule established in Section 3 below. The Directors will be elected by the majority of the membership present at the annual meeting.

SECTION 3. The term of office of Director shall be two (2) years, staggering the terms of office of the Directors by electing up to seven Directors in odd numbered years, and electing up to eight in even numbered years at the annual meeting of the membership. The maximum number of Directors for any given year shall be established by the total of those sitting Directors whose terms are not up and not required to stand for election plus the total number of Directors elected at the immediate past annual meeting.

SECTION 4. All Members, in good standing, have the right to run for a position on the Board subject to the disqualifying factors in Article III, Section 1 of these Bylaws. Each year, prior to the date of the annual meeting of the Members or election for the Board and in the time prescribed by law, the Association will solicit candidates for the Board in accordance with Texas Property Code Section 209.00593 (or its successor statute). The notice will specify a date by

which a member must submit his/her name as a candidate for election to the Board. The date for a member to submit his/her name as a candidate may not be earlier than the tenth (10th) day after the date the Association provides the solicitation notice. The notice may be mailed to each Member or provided by: (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the Members in a place located on the Association's Common Area or, with the owner's consent, on private property located within the Association; or (b) on an Internet website maintained by the Association, and by sending notice by e-mail to each Member who has registered an e-mail address with the Association.

SECTION 5. Voting Procedure for the Election of Directors unless the election is conducted solely by absentee ballot or electronic voting (or a combination of both) outside of a meeting as provided in these Bylaws, the election of the Board will be conducted at the annual meeting of the Association or in such other manner allowed by law and approved by the Board.

SECTION 6. A vacancy on the Board arising because of death, resignation, removal or otherwise will, unless otherwise determined by the Board, be filled by a majority of the remaining Directors though less than a quorum or, when applicable, by a sole remaining Director. Any Director so appointed will hold office for the unexpired term of the Board position to which s/he was appointed. If by reason of death, resignation, or otherwise, the Association has no Directors in office, any Member of the Association may call for a meeting of Members for the purpose of electing a Board.

SECTION 7. A Director who does not perform his or her duties may be released from his or her position on the Board by a two-thirds (2/3) vote of the Board of Directors. Members of the Board may also be removed by the Board when in its judgment the best interests of the Corporation would be served thereby. If the Board is presented with written documented evidence from a database or other record maintained by a governmental law enforcement authority that a Board member was convicted of a felony or crime involving moral turpitude not more than 20 years before the date the Board is presented with the evidence, the Board member is immediately ineligible to serve on the Board and will, therefore, be immediately considered removed from the Board.

SECTION 8. Any Member may request a recount of the votes of an election or other Association wide vote. A request for a recount must be submitted not later than the 15th day after the date of the meeting of the Members at which an election or vote was held or the date of the announcement of the results of the election or vote if no meeting was held. For purposes of this section, the term "submitted" will mean the date on which the recount request is deposited in the mail or delivered in person in accordance with the requirements of this section. A demand for a recount must be submitted in writing either:

- a. by verified mail to the Association's mailing address as reflected on the last recorded management certificate; or
- b. in person to the Association's management agent as reflected on the last recorded management certificate or to the address to which absentee ballots and proxy ballots (if applicable) were mailed.

The Association must estimate the costs for performing a recount by a person qualified to tabulate votes as set forth below and must send an invoice for the estimated costs to the Member requesting a recount to the Member's last known address according to the Association records not later than the 20th day after the date on which the Association received notice of the request for a recount. The Member demanding a recount must pay such an invoice in full on or before the 30th day after the date the invoice is sent to the Member. If the Member does not pay the invoice timely, the demand for a recount is considered withdrawn and a recount is not required. If the actual costs are different than the estimate, the Association will 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 amount 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. If the estimated costs exceed the final invoice amount, the Member is entitled to a refund. The Association will issue a refund to the Member not later than the 30th business day after the date the invoice is sent to the Member.

Only after payment is received, the Association shall, at the expense of the Member requesting the recount, retain the services of a qualified person to perform the recount. The Association will enter into a contract for the services of a person who is not a Member of the Association or related to a member of the Board of the Association within the third degree by blood or marriage and is a:

- a. current or former county judge;
- b. current or former county elections administrator;
- c. current or former justice of the peace;
- d. current or former county voter registrar; or
- e. person agreed on by the Association and each Member requesting the recount.

A recount must be performed on or before the 30th day after the date of receipt of the payment for the recount. The Association will provide each Member who requested the recount with notice of the results of the recount. If the recount changes the results of the election/vote, the Association will reimburse the 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 vote tally and the completion of the recount is not affected by the recount.

SECTION 9. Regular meetings of the Board may be held at such time, date, and place as will be determined from time to time by a majority of the Directors. The frequency of regular meetings will be as deemed necessary and appropriate by the Board or as otherwise required by the applicable governing documents. Notice of each regular meeting will be given to all Members as required by law. The Board may participate in and hold a regular or special meeting by means of conference telephone or similar communication equipment by which all persons participating in the meeting can hear each other; or another suitable electronic communications system, including video conferencing technology or the Internet, only if:

- i. each Director entitled to participate in the meeting consents to the meeting being held by means of that system; and

- ii. the system provides access to the meeting in a manner or using a method by which each Director participating in the meeting can communicate concurrently with each other participant;
- iii. all Directors may hear and be heard by every other Director;
- iv. except for any portion of the meeting conducted in executive session, all Members in attendance at the meeting may hear all Directors and Members are allowed to listen using any electronic or telephonic communication method used or expected to be used by a Director to participate; and
- v. the notice of the meeting includes instructions for Members to access any communication method required to be accessible under subsection iv above.

Participation in a meeting by conference telephone or similar communication or video conferencing technology or the internet will constitute presence in person at such meeting except where a Director participates in the meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. The Board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to the Members, if each Director is given a reasonable opportunity to express the Director's opinion to all other Directors 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 of the next regular or special Board meeting. Provided further that, the Board may not take action without prior notice to the Members on any matter prohibited by law to be taken without prior notice to the Members, unless done in an open meeting for which prior notice was given to the Members.

SECTION 10. Special meetings of the Board of Directors may be called by the President, or the majority of the Board of Directors, written, printed, or oral notice stating the place, day, and hour of such special meetings of the Board, and the purpose or purposes for which the meeting is called. Such notice shall be delivered to each Director not less than three days before the date of the meeting, either personally or by mail. Five (5) Directors shall constitute a quorum for the transaction of business of the Board of Directors at any such specially called meeting.

SECTION 11. The Board shall give Members 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 closed executive session.

Notice of a meeting will be:

- a. mailed to all Members at least ten (10) days before the date of the meeting; or
- b. provided 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:
 - i. being posted in a conspicuous location, either in or on a Common Area or, with the owner's consent, on conspicuously located privately owned property within the Association, or on the Association's website; and
 - ii. being emailed to all Members who have registered their email addresses with the Association.

It is a Member's responsibility to register and keep an updated email address with the Association. Unless the Association is otherwise notified in writing, the Member's mailing address shall be deemed to be the street address of the Member's Lot or the last alternative mailing address provided to the Association by the Member in writing. All notices to a Member pursuant to these Bylaws shall be mailed to the Member at the Member's last known mailing address. If mail to a Member is returned undelivered, or the Association otherwise reasonably determines that the last known mailing address of the Member may not be valid, the Association has the right, but not the obligation, to conduct a title search or other searches for the purpose of attempting to either verify the Member's current mailing address or to obtain the Member's current mailing address.

SECTION 12. No Director shall receive any compensation, but any out-of-pocket expenses incurred by the Director in pursuit of the business of the Corporation shall be reimbursed to the Director upon presentation of a proper receipt.

SECTION 13. The Directors may, by resolution, prescribe the powers, authority and duties of the respective officers, and may from time to time extend, restrict, alter or abolish such powers, authority and duties.

SECTION 14. All meetings of the Board will be open to all Members. A Board meeting may be held by electronic or telephonic means provided that: (a) each Director may hear and be heard by every other Director; (b) all Members in attendance at the meeting may hear all Directors (except if adjourned to executive session); and (c) all Members are allowed to listen using any electronic or telephonic communication method used or expected to be used by a Director to participate.

SECTION 15. The Board may adjourn a regular or special Board meeting and reconvene in a 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, and matters that are to remain confidential by request of the affected parties and agreement of the Board. Following an executive session, any decision made in 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 any 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 the executive session is held at the end of a properly noticed Board meeting, the oral summary of the actions taken in the executive session may be presented at the next properly noticed Board meeting.

SECTION 16. The Board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to Members, 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 Members 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, unless done in an open meeting for which prior notice was given to all Members in accordance with state law, 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. appeals from a denial of architectural control approval;
- h. a suspension of a right of a particular Owner before the Owner has an opportunity to attend a Board meeting to present the Owner'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.

SECTION 17. The Board of Directors is responsible for the affairs of the Association and has all the necessary duties for the administration of the Association's affairs. The Board of Directors may take actions on behalf of the Association unless otherwise provided in the Declaration, the Association's Articles of Incorporation, or these Bylaws.

The Board of Directors has the authority, but not the obligation [unless otherwise required by law or the Deed Restrictions to do the following (by way of explanation, but not limitation):

- a. Prepare and adopt an annual budget.
- b. Provide for the operation, care, upkeep, and maintenance of all the Common Area including establishing rules and regulations governing the use of the Common Area.
- c. Collect the assessments and other charges authorized by the Declaration and/or the Deed Restriction and/or state law, deposit and use the proceeds to administer the Association.
- d. Charge late fees and cost incurred to collect for failure to pay assessments. The annual property maintenance assessment shall be due and payable in advance on or before June 1st of each year. In the event of nonpayment of one or more said assessments, the non-paying member's voting rights shall be suspended until all assessments shall have been paid. The Board of Directors shall be authorized to take such action, as the board shall deem necessary to collect delinquent assessments, including the enforcement of any liens on real property the Corporation may hold, or by any other reasonable collection procedure.
- e. As authorized by Texas Property Code Section 202.004 enforcement by legal means, the provisions of the Declaration, these Bylaws, all Association rules, regulations, and policies adopted by the Association, and all other applicable Deed Restrictions, and bring any proceeding which may be instituted on behalf of the Association.

f. Obtain and carry insurance against casualties and liabilities, including directors' and officers' liability insurance, and paying the premium cost thereof.

g. Keep books with detailed accounts of the receipts and expenditures affecting the Association and its administration. All books and records will be kept in accordance with generally accepted accounting practices and will be available as required by Texas law.

h. Provide, upon request, information to Members, mortgagees, and prospective purchasers of Lots concerning, by way of example and not limitation, the status of the Association, the status of payment of assessments and related charges on a Lot, and the status of compliance with the provisions of the Declaration and the Deed Restrictions. The Association may charge a fee for providing such information.

i. Charge a "transfer fee" when changing the records of the Association upon the transfer of title to a Lot.

j. Issue, or cause to be issued, upon demand by a Member or by a Member's representative at the time of the sale or refinance of a property under the jurisdiction of the Association, a statement setting forth what charges, if any, are due and owing to the Association. The Association may charge a fee for the issuance of such statement. The Association may authorize a third party to provide such statement and the Member is responsible to pay the fee of the third party.

ARTICLE VI OFFICERS

SECTION 1: The officers of the corporation shall be a President, one or more vice-Presidents, a Secretary, and a Treasurer. Any two (2) or more offices may be held at the same time, by the same person, provided that the President and the Secretary are not the same person; and that the Treasurer and the Membership chairman are not the same person.

SECTION 2: The officers of the corporation shall be chosen by the Directors, at the Board meeting as stated in Article V, Section 5 of these by-laws. Whenever an Officer position becomes vacant for any reason, the Board of Directors may elect a successor to fill the vacancy. Directors may serve as officers concurrently with their directorships.

SECTION 3: Prior to the annual meeting, a nominating committee shall elect a candidate for the office of President, such candidate shall be presented as a recommendation of nomination committee at the annual meeting of the members.

SECTION 4: The term of office for officers and Directors shall expire at the annual meeting of the members, provided, however, the term of office for each officer should continue until his or her successor shall have been elected and qualified.

SECTION 5: The Directors may, by resolution, prescribe the powers, authority and duties of the respective officers, and may from time to time extend, restrict, alter or abolish such powers, authority and duties.

**ARTICLE VII
MISCELLANEOUS**

SECTION 1. Books and records of the Association will be retained by the Association in accordance with the Association's Records Retention Policy (or similarly named document). Each Member or Member's designated representative will have a right to either inspect the requested books and records before obtaining copies or to have the Association forward copies of the requested books and records in accordance with the Association's Open Records Policy (or similarly named document). This provision will not require the Association to release or allow inspection of books and records that are not required by law to be released or inspected.

SECTION 2. The Association must indemnify a Director, officer or committee member who was, is or is threatened to be named as a defendant or respondent in a claim or proceeding to the extent indemnification is consistent with the Texas Business Organizations Code, as it now exists or may hereafter be amended.

SECTION 3. A Director is not liable to the corporation or its members for monetary damages for an act or omission occurring while that person was performing the duties of a director. This exclusion of directors from monetary damages does not include acts of intentional misconduct, breach of duty, an act not in good faith, or where a director received improper benefit in performances of his or her duties.

SECTION 4. These By-Laws may be altered, amended or repealed by vote of at least fifteen (15) members present at an annual meeting of the members or at a special meeting of the members called for such purpose. The proposed amendment, alteration or repeal shall be included in the proper notice of the meeting at which vote shall be called for.

I hereby certify that as President of the Association, these Amended and Restated Bylaws of Oak Village North Property Owners Association were approved by not less than a majority vote of the Board and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Comal County, Texas.

TO CERTIFY which witness my hand this the day of 18th February, 2025.

OAK VILLAGE NORTH PROPERTY OWNERS ASSOCIATION

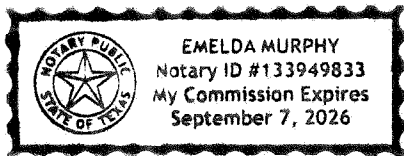
By: *Jacqueline H. Sundt*

Printed: Jacqueline H. Sundt

Its: President

THE STATE OF TEXAS §
§
COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 18th day of FEBRUARY, 2025, personally appeared JACQUELINE H. SUNDT, President of Oak Village North Property Owners Association, known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity herein expressed.



Emelda Murphy
Notary Public in and for the State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/31/2025 10:35:49 AM
MARY 12 Pages(s)
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The above and foregoing is the complete set of By-Laws of Oak Village North Property Owners Association adopted at the meeting of the Board of Directors held November 16, 1982, then amended and adopted June 21, 1986; April 16, 1988; January 20, 1996. Amended/restated/adopted February 18, 2025. 