

Bylaws
Of
North Bethany Lake Estates Homeowners Association, Inc.
(As amended October 27, 2004)

ARTICLE 1
DEFINITIONS

Development Defined

1.01. *Development* shall mean all of the real property, located within the North Bethany Lake Estates, Phase One, addition to the City of Allen, County of Collin County, State of Texas, according to the plat thereof recorded in Volume L, Page 319, map records of Collin County, Texas, including the land, improvements, structures on the land, easements, rights, and appurtenances to the land. The Development shall additionally include the land, improvements, structures on the land, easements, rights and appurtenances to the land within the North Bethany Lake Estates, Phase Two, to be platted and developed in the future.

Declaration Defined

1.02. *Declaration* shall mean the Declaration applicable to the Development and filed in the Office of the County Clerk of Collin County, State of Texas, on September 14, 1999, appearing of record in Volume 4500, Page 1701 of the Real Property Records of Collin County, Texas.

Other Terms Defined

1.03. Other terms used in these Bylaws shall have the meaning given them in the Declaration, incorporated by reference and made a part of these Bylaws.

ARTICLE 2
APPLICABILITY OF BYLAWS

Corporation

2.01. The provisions of these Bylaws constitute the Bylaws of the nonprofit corporation known as North Bethany Lake Estates Homeowners Association, Inc., referred to as the Association.

Development Applicability

2.02. The provisions of these Bylaws are applicable to the Development as defined in Paragraph 1.01 of these Bylaws and any future development of the property contiguous to the Development to be platted as North Bethany Lake Estates, Phase Two.

Personal Application

2.03. All present or future owners of platted lots within the Developments are subject to the regulations set forth in these Bylaws. The acquisition of any platted lots within the Development will be conclusively deemed that the purchaser as accepted and ratified these Bylaws and shall be subject to these Bylaws.

ARTICLE 3

OFFICES

Principal Office

3.01. The principal office of the Association shall be located in the City of Allen, County of Collin, State of Texas.

Registered Office and Registered Agent

3.02. The Association shall have and shall continuously maintain in the State of Texas a registered office and a registered agent, whose office shall be identical with the registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office of the corporation, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE 4

QUALIFICATIONS FOR MEMBERSHIP

Membership

4.01. The membership of the Association shall consist of all of Owners of platted lots within the Development.

Proof of Membership

4.02. 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 platted lot in the Development. Such deed or policy shall be deemed conclusive in the absence of a conflicting claim based on a later deed or policy.

No Additional Qualifications

4.03. The sole qualification for membership shall be the ownership of a platted lot in the Development. 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 Articles of Incorporation, the Declaration or these Bylaws.

ARTICLE 5

VOTING RIGHTS

Voting

5.01. The Owners of each platted lot in the Development shall be entitled to one vote for each lot owned. If a platted lot is owned by more than one person, then the owners of such lot shall be entitled to one vote and instruct the Secretary of the Association how the vote is to be cast. The person or persons entitled to cast the vote shall be such person or persons in whom title is vested as shown by a deed recorded in the office of the Collin County Clerk. The Secretary of the Association may disregard any vote when a majority of the owners of a platted lot cannot agree

how the vote is to be cast.

Proxies

5.02. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease on conveyance by the Member of the platted lot or on receipt of notice by the Secretary of the death or judicially declared incompetence of such Member. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise specifically provided in the proxy.

Quorum

5.03. The presence, either in person or by proxy, at any meeting, of Members entitled to cast at least 10 percent of the total voting power of the Association shall constitute a quorum for any action, except as otherwise provided in these Bylaws. 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 less than five (5) days or more than thirty (30) days from the meeting date.

Required Vote

5.04. The vote of the majority of the votes entitled to be cast by the Members present, or represented by proxy, at a meeting at which a quorum is present shall be the act of the meeting of Members, unless the vote of a greater number is required by statute, or by the Declarations, or by the Articles of Incorporation of this Association, or by these Bylaws.

Cumulative Voting

5.05. Cumulative voting is permitted and the vote of the Owners of each platted Jot shall be counted.

ARTICLE 6

MEETINGS OF MEMBERS

Annual Meetings

6.01. The first meeting of the Members of the Association shall be held within forty-five (45) days after the closing of 70 of the 85 platted Jots within the Development. After the first meeting, the annual meeting of the Members of the Association shall be held on the first Monday of March of each succeeding calendar year at the hour of 7:00 p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting shall be held at the same hour on the first day following that is not a legal holiday or a Saturday or Sunday.

Special Meetings

6.02. Special meetings of the Members may be called by the President, the Board of Directors, or by Members representing at least twenty percent (20%) of the total voting power of the Association. No special meeting may be called by the Members until after the first meeting of the Members.

Place

6.03. Meetings of the Members shall be held within the Development or at a meeting place as close to the Development as possible, as the Board may specify in writing.

Notice of Meetings

6.04. Written notice of all Members' meetings shall be given by or at the direction of the Secretary of the Association or such other persons as may be authorized to call the meeting, by mailing or personally delivering a copy of such notice at least ten (10) but not more than fifty (50) days before the meeting to each Member entitled to vote at the meeting. The notice must be 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. The 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.

Order of Business

6.05. The order of business at all meetings of the Members shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meetings or waiver of notice.
- (c) Reading of Minutes of preceding meeting.
- (d) Reports of officers.
- (e) Reports of committees.
- (f) Election of directors.
- (g) Unfinished business.
- (h) New business.

Action Without Meeting

6.06. Any action required by law to be taken at a meeting of the Members or any action that 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.

ARTICLE 7

BOARD OF DIRECTORS

Number

7.01. Subject to the provisions of paragraph 7.07, the affairs of this Association shall be managed by a Board of Directors consisting of five persons, all of whom must be Members of the Association.

Term

7.02. At the first meeting of the Association, the Members shall elect the initial Directors who shall hold

office until the first annual election of Directors by the Members. After the first meeting of the Association, Directors shall be elected at the annual meeting of the Members and shall hold office for a term of one (1) year and until their successors are elected and qualified.

Amendment on October 27, 2004 Special Meeting of the HOA at Story Elementary School to Article 7.02:

Effective October 27th, 2004, three (3) new Board Members will be elected on an annual basis. The other two (2) Board Positions will be filled by two (2) Board Members from the current Board. The two (2) members whose terms will be carried over will be chosen by the Current Board.

Removal

7.03. Directors may be removed from office with or without cause by a majority vote of the Members present at the annual or any special meeting.

Vacancies

7.04. In the event of a vacancy on the Board caused by the death, resignation, or removal of a Director, the remaining Directors shall, by majority vote, elect a successor who shall serve for the unexpired term of the predecessor.

Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting of Members or at a special meeting of Members called for that purpose.

Compensation

7.05. The Directors shall not be entitled to receive compensation. However, a Director may be reimbursed by the Board for actual expenses incurred by the Director in the performance of the Director's duties, provided that such expense has been approved by the Directors.

Power and Duties

7.06. The Board shall have the powers and duties, and shall be subject to limitations on such powers and duties, as enumerated in the Declarations or Articles of Incorporation.

Initial Directors to Serve Until First Meeting of Association

7.07. Until the first meeting of the Association, the initial directors shall be those three (3) persons named as directors in the Articles of Incorporation. Until the first meeting of the Association, any vacancy in the Board of Directors may be filled by the remaining Directors.

ARTICLE 8

NOMINATION AND ELECTION OF DIRECTORS

Nomination

8.01. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting of the Members.

Election

8.02. Directors are elected at the annual meeting of Members of the Association. Members, or their proxies, may cast, in respect to each vacant directorship, 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. Each Member may cumulate votes and give one candidate a number of votes equal to the number of Directors to be elected multiplied by the number of votes to which the Member is entitled, or may distribute the votes on the same principle among as many candidates as the Member thinks fit. Any Member who intends to cumulate votes shall give written notice of such intention to the Secretary of the Association on or before the day preceding the election at which the Member intends to cumulate votes.

ARTICLE 9

MEETINGS OF DIRECTORS

Regular Meetings

9.01. After the first meeting of the Association and election of Directors, regular meetings of the Board of Directors shall be held semiannually at a place within the Development and at a time as may be fixed from time to time by resolution of the Board. Notice of the time and place of regular meetings shall be posted at a prominent place or places within the Common Element.

Special Meetings

9.02. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association or by any two (2) Directors other than the President. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of a special meeting must be given to each Director not less than three (3) days or more than fifteen (15) days prior to the date fixed for such meeting by written notice either delivered personally or sent by mail to each Director at the Director's address as shown in the records of the Association.

Quorum

9.03. 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.

Voting Requirement

9.04. 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 Declaration, the Articles of Incorporation of this Association or these Bylaws requires the vote of a greater number.

Open Meetings

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

Executive Session

9.06. The Board may, with the approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote on personnel matters, litigation in which the Association is or may become involved, contract negotiations, enforcement actions, other business of a confidential nature involving a Member, and matters requested by the involved parties to remain confidential. The nature of any and all business to be considered in executive session shall first be announced in open session.

ARTICLE 10

OFFICERS

Enumeration of Officers

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

Term

10.02. The Officers of this Association shall be elected annually by the Board of Directors, and each shall hold office for one (1) year, unless the Officer shall sooner resign, be removed, or be otherwise disqualified to serve.

Amendment on October 27, 2004 Special Meeting of the HOA at Story Elementary School to Article 10.02:

Effective October 27th, 2004, three (3) new Board Members will be elected on an annual basis. The other two (2) Board Positions will be filled by two (2) Board Members from the current Board. The two (2) members whose terms will be carried over will be chosen by the Current Board.

Resignation and Removal

10.03. 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 the notice or at any later time specified in the notice. 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.

Multiple Offices

10.04. Subject to the provisions of paragraph 10.06, any two or more offices may be held by the same person, except the offices of President, Treasurer and Secretary.

Compensation

10.05. Officers shall not be entitled to receive compensation for services rendered to the Association. However, Officers shall be entitled to be reimbursed any expense actually incurred on behalf of the Association if approved by the Board of Directors.

Designation of Officers to Serve Until First Meeting of Association

10.06. Until the first meeting of the Association and the election of Officers by the Directors, the Declarant under the Declaration may designate the persons to serve as the Officers.

ARTICLE 11

PRESIDENT

Election

11.01. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall elect one of their number to act as President.

Duties

11.02. The President shall perform the following duties:

- (a) Preside over all meetings of the Members and of the Board.
- (b) Sign as President all deeds, contracts, and other instruments in writing that have been first approved by the Board, unless the Board, by duly adopted resolution, has authorized the signature of another Officer.
- (c) Call meetings of the Board whenever he or she 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 days.
- (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 or her by the Board.
- (e) Prepare, execute, certify, and have recorded all amendments to the Declaration required by statute to be recorded by the Association.
- (f) Prepare and execute all certificates as may be required to notify prospective purchasers or title companies of the amount of any unpaid assessments or dues relating to any platted lot.

ARTICLE 12

VICE-PRESIDENT

Election

12.01. At the first meeting of the Board immediately following the annual meeting of the Members, the Board shall elect one of its Members to act as Vice-President.

Duties

12.02. The Vice-President shall perform the following duties:

- (a) Act in the place and in the stead of the President in the event of the President's absence, inability, or refusal to act.
- (b) Exercise and discharge such other duties as may be required of the Vice-President by the Board. In

connection with any such additional duties, the Vice-President shall be responsible to the President.

ARTICLE 13
SECRETARY

Election

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

Duties

13.02. The Secretary shall perform the following duties:

- (a) Keep a record of all meetings and proceedings of the Board and of the Members.
- (b) Keep the seal of Association, if any, and affix it on all papers requiring the seal.
- (c) Serve notices of meetings of the Board and the Members required either by law or by these Bylaws.
- (d) Keep appropriate current records showing the Members of the Association together with their addresses.
- (e) Sign as Secretary all deeds, contracts, and other instruments in writing that have been first approved by the Board if the 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.
- (f) Prepare, execute, certify, and have recorded all amendments to the Declaration required by statute to be recorded by the Association.

ARTICLE 14
TREASURER

Election

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

Duties

14.02. The Treasurer shall perform the following duties:

- (a) Receive and deposit in a 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 the Association funds and other Association assets.
- (c) Disburse and withdraw funds as the Board may from time to time direct, in accordance with prescribed procedures.

(d) Prepare and distribute the financial statements for the Association as may be required by the Declarations or these Bylaws.

ARTICLE 15
BOOKS AND RECORDS

Maintenance

15.01. Complete and correct records of account and minutes of proceedings of meetings of Members, Directors, and committees shall be kept at, the registered office of the corporation. A record containing the names and addresses of all Members entitled to vote shall be kept at the registered office or principal place of business of the Association.

Inspection

15.02. The Governing Instruments of the Development the membership register, the books of account, and the minutes of proceedings shall be available for inspection and copying by any member of the Association or any Director for any proper purpose at any reasonable time.

ARTICLE 16
GENERAL PROVISIONS

Amendment of Bylaws

16.01. These Bylaws may be amended, altered, or repealed at a regular or special meeting of the Members of the Association by the affirmative vote in person or by proxy of Members representing a majority of a quorum of the Association. Notwithstanding the above, the percentage of affirmative votes necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

Attestation

16.02. Adopted by the Board of Directors on the 29 day of October 2005.

Signature on File
Mayank Patel, Secretary