



BY-LAWS

February 22, 2002 - file # 2002034115
Revised May 11, 2017 – file # 2017075031

LRPOA ON LAKE TRAVIS, INC

ARTICLE I`

PURPOSE

The purpose for which this Texas, non-profit corporation has been formed is to administer and govern the affairs of the residential community described as and composing the "Property" as that term is defined in the Declaration (which said residential community is also referred to herein as the "Property").

All present or future owners, occupants and tenants, and any other person or persons using the facilities of the Property in any manner, shall be subject to the regulations set forth in these By-laws. The mere acquisition, occupancy, or rental of any of the lots which are a part of the Property "Lot" or "Lots", will signify that these By-laws are accepted and ratified, and that the owner, tenant or occupant thereof shall strictly comply with the terms and provisions hereof.

Unless otherwise expressly provided herein, all terms used in these By-laws shall have the same meanings as set forth in the Declaration of Covenants, Conditions and Restrictions for Lookout Ridge, Travis County, Texas (the "Declaration") as recorded in Volume 12578, Page 0658 of the Real Property Records of Travis County, Texas, as the same is amended from time to time. Lookout Ridge Section One consists of Lots 1 through 22, and lots 25, 26, 28 & 29. Association owned property consists of 2 private streets – Lookout Ridge Drive and Lookout Ridge Cove, as recorded in Volume 96 pages 37-40 of Travis County map and/ or plat records. Reference: General Warranty Deed file # 2003009383

ARTICLE II

MEMBERSHIP, VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

Membership. Each record owner, whether one or more persons or entities of fee simple title to any portion of the Property ("Owner") shall automatically become a member of the Association and be subject to the By-laws, provided, that the holder of a security interest in and to any portion of the Property shall not be considered an Owner hereunder. Membership in the Association shall terminate without any formal Association action whenever such a person or entity ceases to own such portion of the Property but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with the Association during the period of such ownership and membership, 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 connection with such ownership and membership and the covenants and obligations incident thereto.

Voting. The Owner of each Lot shall be entitled to a vote as specified in the Declaration. If a Lot is owned jointly or in common by more than one person or entity, the owners thereof shall designate, in writing, the individual person who shall be entitled to cast the vote appurtenant to such Lot and no other person shall be authorized to vote on behalf of such owners. Cumulative voting is prohibited. A written record of all votes is required. Voting may be in-person or by proxy.

Majority of Owners. As used in these By-laws, the term "Majority of Owners" shall mean those Owners with sixty percent (60% = 16 lots) of the votes entitled to be cast.

Quorum. Except as otherwise provided in these By-laws, the presence, in person or by proxy, of fifty percent (50% = 8 lots) in value of the Majority of Owners, as defined in paragraph 3 of this Article, shall constitute a quorum.

Proxies. Votes may be cast either in person or by proxy. All proxies shall be in writing (paper, e-mail or photocopy) and filed with the Secretary of the Association at or before the appointed time of each meeting. For an election or vote of owners not taken at a meeting, the POA shall give notice of the election or vote to all owners entitled to vote on any matter under consideration. The notice shall be submitted not later than the 20th day before the latest date on which a ballot may be submitted to be counted.

ARTICLE III ADMINISTRATION

RESPONSIBILITIES, MEETINGS, FEES, LIENS

Association Responsibilities. The Owners shall have the responsibility of administering the Property through the Board of Directors of the Association.

Place of Meeting. All annual and special meetings of the Association shall be held at such suitable and convenient places as may be permitted by law and determined by the Board of Directors from time to time, and as may be designated in the notices of such meetings.

Annual Meeting. Annual meetings are required and shall be held between January 1st and the last day in March of each year. At each annual meeting there shall be elected, by ballot of the Owners, a Board of Directors in accordance with the requirements of paragraph 4 of Article IV of these By-laws. The Owners may also transact such other business of the Association as may properly come before them at such meeting.

Prior to the election of Directors, the current Board of Directors shall report on their recommended budget for the new Fiscal year (1 Jan. - 31 Dec.) and the required assessments to support this budget recommendation. The new fiscal year budget and assessments shall be

formally approved at the annual meeting of the Board of Directors which shall follow immediately upon adjournment of the annual meeting of the Association. This Board Meeting is an open meeting and may be attended by any voting member of the association. The budget will reflect anticipated expenditures and incomes for the current FY and include anticipated expenditures for the 1st quarter of the next FY as the budget vote can be as late as March.

Special Meetings. Special meetings of the Association may be called by the President, the Secretary, the Board of Directors, or by the Owners having not less than one-tenth (1/10) of the votes entitled to be cast at such meeting. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice, unless by consent of the Owners representing at least two-thirds (2/3) of the total value of all the ownership interests present at such meeting, either in person or by proxy.

Notice of Meetings. It shall be the duty of the Secretary of the Association to provide each Owner of Record with notice of all annual or special meetings, stating the time and place of such meeting and, in the case of a special meeting, the purpose thereof. Notices shall be directed to the last known mailing address or e-mail address of such Owner as shown on the records of the Association. Such notice shall be mailed at least ten (10) but not more than sixty (60) days prior to the date of such meeting. In lieu of mailing such notice as provided herein, may be delivered in person. The mailing or delivery of a notice in the manner provided in this paragraph shall be considered notice served. Upon request, any mortgagee of record or its designee may receive a copy of such notice. It is the responsibility of lot Owners to provide the secretary with their current postal address and (if available) e-mail address.

Adjourned Meeting. If any meeting of the Owners cannot be organized because a quorum has not attended, the Owners who are present, either in person or by proxy, may adjourn the meeting and call another meeting with notice to the Association that another meeting must be called because of the lack of a quorum. The required quorum at the second meeting shall be twenty-five percent (25% = 4 lots) of the Majority of Owners. At the third meeting and at successive meetings the requirement shall be ten percent (10% = 2 lots) of the Majority of Owners.

Order of Business. The order of business at all meetings of the Owners shall be as follows:

- (a) Roll call and certifying proxies.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of the preceding meeting.
- (d) Reports of officers
- (e) Reports of committees.
- (f) Report of outgoing Board of Directors on its recommended budget and assessments for the new fiscal year.
- (g) Vote on items identified in the meeting notice - i.e., changes in By Laws etc.
- (h) Election of Directors.
- (i) Unfinished business; and
- (j) New business.

Document Retention. The Secretary shall retain the following documents for the specified period. When possible, documents will be maintained in electronic format with primary and back-up copies.

- (a) Certificates of formation, By-laws, restrictive covenants, and all amendments to the certificates of formation, by-laws and covenants shall be retained permanently. Note: recorded votes and certifications for 'fundamental' actions as defined by section 22.164 of Texas Business Code are considered permanent records.
- (b) Financial books and records shall be retained for (7) seven years.
- (c) Account records of current owners shall be retained for (5) five years.
- (d) Contracts with a term of one year or more shall be retained for (4) four years after the expiration of the contract term.
- (e) Minutes of meetings of the owners and the board shall be retained for (7) seven years.
- (f) Tax returns and audit records shall be retained for (7) seven years.

Late Fees, Lien actions, Fines, Penalty / Interest.

A schedule of Fees, Fines and Penalty / Interest (P&I) is required to be published annually. The schedule is required to be provided to each association member and posted on the association's website. (www.LRPOAonlakeTravis.com)

The Board will consider requests for an alternative payment schedule by which an owner may make partial payments to the Association for delinquent regular or special assessments, or any other amount owed to the association without accruing additional monetary penalties. For purposes of this section, monetary penalties do not include reasonable costs associated with administering the payment.

- (a) The minimum term for a payment plan offered is three months.
- (b) The association is not required to allow a payment plan for any amount that extends more than 18 months from the date of the owner's request for a payment plan.
- (c) The association is not required to enter a payment plan with an owner who failed to honor the terms of a previous payment plan during the two years following the owner's default under the previous payment plan.
- (d) The association is not required to make a payment plan available to an owner after the period for cure (45 days) expires.
- (e) The association is not required to allow an owner to enter a payment plan more than once in any 12-month period.

Lien Actions. Lien placement may be taken if payment is not received after the following actions:

- (a) The association has sent two separate monthly delinquency notices to the property owners last known mailing address, as reflected in the records.
 - i. The first notice to be sent by first class mail or by email.

- ii. The second notice by certified mail, return receipt requested.
- (b) The lien may be filed after the 90th day after the second delinquency receipt was sent.
- (c) The final delinquency notice will state the amount delinquent and a pay-by date after which additional charges may be applied. Such charges include, but are not limited to, costs directly related to the lien action. Examples of such costs are certified mailings, legal review, preparation and filing of the lien with Travis County, future costs to release the lien.

Penalties / Interest (P&I). The Board may charge penalty / interest for delinquent payments by applying the penalty/Interest charges as identified in the association's Schedule of Fees, Fines and Penalty /Interest (P&I), beginning the month after the lien is filed with Travis County and will be effective up to and including the month the full payment is received.

Management Certificate. A Management Certificate is required to be filed with Travis County and the Texas Real Estate Commission (TREC - <https://www.hoa.texas.gov>) within 7 days of any changes to the existing certificate. The Management Certificate must contain the following information:

- (a) The name of the subdivision,
- (b) The name of the association,
- (c) The recording data for the subdivision,
- (d) The recording data for the declaration and any amendments to the declaration,
- (e) The name and mailing address of the association,
- (f) The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative,
- (g) The website address of any website on which the association's dedicatory instruments are available (in accordance with Section 207.006, Texas Property Code),
- (h) The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision, and
- (i) Other information the association considers appropriate

ARTICLE IV

BOARD OF DIRECTORS

Number and Qualification. The affairs of the Association shall be governed by a Board of Directors composed of a minimum of three (3) persons.

Duties. The Board of Directors shall have the following duties:

- (a) To keep in good order, condition and repair all lands, improvements and personal property owned by or leased to the Association.

- (b) To insure and keep insured all the property owned by the Association. Further, to obtain and maintain comprehensive liability insurance in accordance with the terms of the Declaration, and to insure and keep insured all the fixtures, equipment and personal property and their Mortgagees. The limits and coverage shall be reviewed at intervals of not less than three (3) years and adjusted, if necessary, to provide such coverage and protection as the Association may deem prudent.
- (c) To keep and maintain full and accurate books and records showing all the receipts, expenses, or disbursements of the Association and to permit examination thereof at any reasonable time by any Owner or any mortgagee of a Lot.
- (d) To prepare annually and upon request, deliver to each Owner a statement summarizing all receipts, expenses, or disbursements since the last such statement. Such statements shall be made available, upon request, to any mortgagee of a Lot within ninety (90) days following the fiscal year end of the Association.
- (e) To pay all real and personal property taxes, and other taxes and assessments levied upon or with respect to any property owned by or leased to the Association, to the extent that such taxes and assessments are not levied directly upon members of the Association. The Association shall have all rights granted by law to contest the legality and the amount of such taxes and assessments.
- (f) To meet at least once a year.

Powers. The Board of Directors shall have the powers necessary for the administration of the affairs of the Association and for the operation and maintenance of the Property. The Board of Directors may do all such acts and things as are not, by these By-laws, the Articles of Incorporation of the Association, or the Declaration, directed to be exercised and done by the Owners. In addition to the express powers of the Board of Directors granted in these By-laws, the Articles of Incorporation and the Declaration, the Board of Directors shall, unless expressly prohibited by these By-laws, Articles of Incorporation, or the Declaration, have all authority granted to the boards of directors of non-profit corporations organized as owners' associations under the laws of the State of Texas. The powers of the Board of Directors shall include the following:

- (a) To administer and enforce the covenants, conditions, restrictions, uses, limitations, obligations, and all other provisions as set forth in the Declaration, by suit or otherwise.
- (b) To establish, make and enforce compliance with such rules as may be necessary for the operation, use and occupancy of the Property, together with the right to amend same from time to time. A copy of such rules and regulations shall be delivered or mailed to each member of the Association promptly upon adoption thereof.
- (c) To prepare a budget for the Association and to fix, determine, levy, and collect the Assessments to be paid by each of the Owners.

- (d) To fix, determine, levy and collect in accordance with the Declaration the special Assessments to be paid by each of the Owners in order to meet increased operating or maintenance expenses and/or costs, and additional capital expenses.
- (e) To amend any regular Assessments or special Assessments determined, levied, and collected by the Board after the establishment of the budget only for emergency expenditures unforeseen by the Board at the time of the adoption of the regular Assessments or special Assessments.
- (f) To collect delinquent Assessments by suit or otherwise and to enjoin or see damages from an Owner, as provided in the Declaration and these By-laws.
- (g) To protect and defend the entire Property from loss and damage by suit or otherwise.
- (h) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the recorded Declaration, the Articles of Incorporation and these By-laws; to pledge or otherwise grant a security interest in the Association's Assessments or funds to secure such indebtedness; and to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary or appropriate. Such indebtedness shall be the several obligations of the Owners in the same proportion as their voting interests.
- (i) To purchase or lease one or more of the Lots for use by the Association and to execute on behalf of the Association any contracts, leases, mortgages, or other appropriate instruments for the same.
- (j) To enter into contracts within the scope of their duties and power, including, but not limited to, management agreements as set forth in Article VI of these By-laws.
- (k) To establish one or more bank accounts, savings accounts, or other investment accounts for the common treasury and for all separate funds as may be required or may be deemed advisable by the Board of Directors.
- (l) To designate and employ the personnel necessary for the maintenance and operation of the Association Property and of the business of the Association.

Election and Term of Office. At each annual meeting the Owners shall elect members of the Board of Directors for two (2) year terms, as vacancies occur by expiration of any Director's term of office. The annual meeting of the Board of Directors shall be held on the same date and at the same location as the annual meeting of the Association and shall convene immediately following adjournment of the annual meeting of the Association. Newly elected Board members will assume their respective positions the 1st day of the month following their election. Example: A Board member elected during the general association meeting in March, will assume their position beginning on 1 April.

Vacancies. Vacancies on the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors, even though the number of remaining Directors may constitute less than quorum; and each person so elected shall serve as a Director until the next annual meeting of the Association,

at which meeting the Association may ratify his or her appointment or may elect a successor to serve the remaining term of his or her predecessor.

Eligibility Requirements. All owners are eligible for election to the Board of Directors except as follows: Board members cannot have been convicted of a felony or crime involving moral turpitude not more than 20 years before the board has been presented with evidence from a database or other record maintained by a government law enforcement authority. If an existing board member is found to be ineligible due to the foregoing situation, they are automatically considered removed from the board and prohibited from future service on the board.

Removal of Directors. At any regular or special meeting of the Association duly called, any one (1) or more of the Directors may be removed with or without cause by a majority of the quorum of the Owners present, and a successor Director may then and there be elected to fill the vacancy thus created or may be filled at any regular or special meeting called for the purpose, but in any event, such vacancy shall be filled at the next annual meeting of the Association. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting.

Nomination. Nomination for election to the Board of Directors shall be made by a nominating committee which shall consist of a chairman who shall be a member of the Board, and "two" or more "owners", who shall have been appointed by the Board of Directors prior to each annual meeting to serve from the close of that annual meeting until the close of the next annual meeting, and who shall not be current members of the Board, and such appointment shall be announced at each annual meeting. Should a vacancy on the nominating committee occur during any year, the Board may fill such vacancy without further notice to the members of the Association. The nominating committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies to be filled. Nominations may also be made from the floor at the annual meeting.

Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least one (1) meeting shall be held during each fiscal year. The annual organizational meeting of the Board shall be considered a regular meeting. Notice of regular meetings of the Board of Directors (other than the organizational meeting) shall be given to each Director, either personally or by mail, email or telephone, at least three (3) days prior to the day named for such meeting.

Special Meetings. Special meetings of the Board of Directors may be called by the President or Secretary of the Board on three (3) days' notice to each Director, given personally, by mail, e-mail, or telephone, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice upon the written request of at least two (2) Directors.

Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall constitute a waiver of notice by such Director of the time and place thereof if all of the Directors are present at any meeting of the Board, no notice shall be required, and any business may be transacted at such meeting.

Board of Directors' Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business and acts of the majority of the Directors present at a meeting at which a quorum is present shall constitute acts of the Board of Directors. If, at any meeting of the Board of Directors, less than a quorum of Directors is present, the majority of those present may adjourn the meeting from time to time, without notice other than announcement at the meeting until a quorum is obtained. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice

Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for funds of the Association handling or responsible for funds of the Association furnish "fidelity bonds" in such amounts as may be determined by the Board. The premiums on such bonds shall be paid by the Association.

Compensation. No member of the Board of Directors shall receive any compensation for acting as such.

Actions without a Meeting. Notwithstanding any other provision of these By-laws, any action, required or permitted to be taken at a meeting of the Board of Directors, may be taken without a meeting if consent in writing, setting forth the action so taken, is signed by all of the members of the Board of Directors. Such consent shall have the same force and effect as a unanimous vote at a meeting.

ARTICLE V

OFFICERS

Designation. The officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer, all of whom shall be elected by the Board of Directors. Any Director may hold a position as officer of the Association and any person may hold two (2) or more offices, except that of the President and any Vice President shall not also hold the office of Secretary or Assistant Secretary.

Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Removal of Officers. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor may be elected at any regular meeting of the Board of Directors or at any special meeting of the Board called for such a purpose.

President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association. The President shall have all of the general powers and duties which are usually vested in the office of the president of an association including, but not limited to, the power to appoint committees from among the Owners to assist in the conduct of the affairs of the Association. The President shall sign, with the Secretary or an Assistant Secretary, certificates of membership, any deeds, mortgages, bonds, contracts, leases or other instruments which the board of Directors has authorized, except in cases where the signing and execution thereof has been expressly delegated by the Board of directors to some other officer or agent of the Association, or is required by law to be otherwise signed or executed. The President shall not have the power to bind the Association to any employment agreement on behalf of the Association unless such employment agreement has been expressly approved and authorized in advance by resolution of the Board of Directors. In the event any such employment agreement (whether or not these By-laws are amended incident thereto) limits or qualifies the authority of any such officer duties not provided for under these By-laws, then the provisions of such employment agreement limiting or qualifying such authority and imposing such duties shall be valid and effective notwithstanding any inconsistency between the provisions of the employment agreement and the provisions of these By-laws.

Vice President. The Vice President shall have all of the powers and the authority to perform all the functions and duties of the President in the absence of the President or his inability, for any reason, to exercise such powers and functions or to perform such duties' and shall also perform any duties as may be required, from time to time, by the President or the Board of Directors.

Secretary. The Secretary shall: (i) keep the minutes of all meetings of the Board of Directors and the minutes of all meetings the Association in records and books which shall be provided for that purpose; (ii) see that all notices are duly given in accordance with the provisions of these By-laws and as required by law; (iii) be custodian of the records and books of the Board and the Association; (iv) keep a register of the last known postal and e-mail address of each Owner; (v) keep a register of and send notices to Mortgagees, as required by these By-laws and the Declaration; and (vi) in general, perform all the duties incident to the office of Secretary and as may be assigned, from time to time, by the President or by the Board of Directors.

The Secretary shall compile, keep up to date and maintain in the records a complete list of the Association members, their last known addresses, lot numbers, e-mail and telephone number(s). Members may request restriction of information from viewing to anyone except members of the Board and authorized law enforcement or through appropriate legal requests.

Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts, as designated by the Board of Directors, all funds of the Association and shall disburse such funds as directed by resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board of Directors and in an amount not to exceed the sum of three thousand dollars (\$3000), in addition, the Treasurer shall have authority to: sign all checks and promissory notes of the Association; keep full and accurate accounts of all receipts and disbursements in proper books of account; cause the preparation of an annual statement of the Association's books at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership of the Association at its regular annual meeting, and deliver copies thereof to the members; and perform all other duties incident to the office of Treasurer or assigned by the Board of Directors.

Additional Officers. Officers in addition to the President, Vice President, Secretary and Treasurer may be appointed by the Board of Directors, to hold office for such terms and to have such authority, exercise such powers, perform such duties as may be determined from time to time by the Board by resolution not inconsistent with these By-laws. Such Assistant Secretaries as may be appointed by the Board of Directors shall be authorized to be issued by a resolution of the Board of Directors. Such Assistant Treasurers shall, if required by the President or the Board of Directors, give bonds for the faithful discharge of their duties in such sums and with such sureties as the President or Board of Directors may determine. Assistant Treasurers and Assistant Secretaries shall, in general, perform such duties as may be assigned to the by the Treasurer or the Secretary, respectively, or by the President or by the Board of Directors.

Vacancies. A vacancy in any office because of the death, resignation, removal, disqualification or otherwise of the officer previously filling such office, may be filled by the Board of Directors for the unexpired portion of the term.

ARTICLE VI

MANAGEMENT AGREEMENT

Anything contained in these By-laws to the contrary notwithstanding, the Board of Directors shall have the power and authority to enter into a management agreement with a management company of its choice, at a rate of compensation based upon the policies and functions performed by said management company, and such terms and conditions acceptable to the Board of Directors. The Board may delegate any of its powers, duties and functions to the managing agent named therein provided, however, that the terms of the management agreement shall be in compliance with the provisions of the Declaration. The members of the Board shall not be liable for any act of omission of the managing agent or any improper exercise of any duty, power or

function delegated by the Board by written instrument executed by a majority of the Board of Directors.

ARTICLE VII

AMENDMENTS TO THE BY-LAWS

These By-laws may be altered, amended or repealed and new By-laws may be adopted by a sixty percent (60 % = 16 lots) majority of the Owners/ Property Owners. Owners may delegate authority to alter, amend, and/or repeal the By-laws to the Board of Directors. In no event shall the By-laws be amended to conflict with the Declaration. In the event of any conflict between the Declaration and these By-laws, the Declaration shall control.

ARTICLE VIII

NON-PROFIT ASSOCIATION

The Association is not organized for profit. No Owner, member of the Board of Directors or person from whom the Association may receive any property, or funds shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof, and in no event shall any part of the funds or assets of the Association be paid as salary or compensation to, or be distributed to, or inure to the benefit of any member of the Board of Directors; provided, however, always (1) that reasonable compensation may be paid to any member acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association; and (2) that any member of the Board of Directors may, from time to time, be reimbursed for actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

ARTICLE XIV

REGISTERED ADDRESS

The name and mailing address of the association is:

LRPOA on Lake Travis, Inc

PO Box 4357

Lago Vista, Texas 78645

ARTICLE X

TRANSACTIONS WITH MEMBERS, DIRECTORS, AND OFFICERS

The Association may enter into contracts or transact business with one or more of its Directors, officers, or members, or with any firm of which one or more of its Directors, officers or members are members, or with any corporation, association, company, organization or entity in which one or more of its Directors, officers or members are directors, officers, trustees, shareholders, beneficiaries or are otherwise interested, and, in the absence of fraud, such contract or transaction shall not be invalidated or otherwise affected by the fact that the votes of such Directors, officers or members having such adverse interest may have been necessary to obligate the Association upon such contract or transaction.

ARTICLE XI

EXECUTION OF DOCUMENTS

The persons who shall be authorized to execute any and all contracts, documents, instruments of conveyance or encumbrances, including promissory notes shall be the President or any Vice President and the Secretary.

ARTICLE XII

NOTICES

All notices to members of the Association shall be given by delivering the same to each Owner in person, or by depositing the notices in the U.S. Mail, postage prepaid, or by e-mail if provided, addressed to each Owner at the address last given by each Owner to the Secretary of the Association. If an Owner shall fail to give an address (postal or e-mail) to the Secretary for mailing of such notices, the notice shall be posted at the entrance of the property and all Owners shall be deemed to have been given notice of the meetings upon the proper mailing of the notices to such addresses, irrespective of the actual receipt of the notices by the owners.

ARTICLE XIII

SEVERABILITY

The invalidity of any provision or provisions of these By-laws shall not be deemed to impair or affect any manner the validity, enforceability, or effect of the remainder of these By-laws, and in such event, all of the other provisions of these By-laws shall continue in full force and effect as if such invalid provision had never been included herein.

Certification of vote and Signatures follow*

The LRPOA on Lake Travis, Inc. Board of Directors certify a vote of the General Membership, allowing the Board of Directors to amend the current Association By-Laws, was conducted on 29 March 2025 and approved by the required 60% (16 lots). Subsequently, the Board unanimously approved the amendments to the By-Laws as provided to the membership.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of

The 29th day of March, 2025

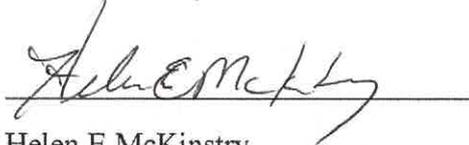
BOARD OF DIRECTORS, LRPOA on Lake Travis, Inc., a Texas nonprofit corporation.



Alexander Taylor Sherwood
Board Member, President



Clinton Miles Surginer
Board Member, Vice President



Helen E McKinstry
Board Member, Secretary/Treasurer

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on the 29 day of March, 2025 by
Alexander Taylor Sherwood and Clinton Miles Surginar and Helen E McKinstry



Notary Public, in and for the State of Texas

Stamp:



Ret.

Return Address:
LRPOA on Lake Travis, inc.
P.O. Box 4357
Lago Vista, TX 78645



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas