

BYLAWS
OF
CHRISTOPHER RIDGE
PROPERTY OWNERS ASSOCIATION
(A Texas Non-Profit Corporation)

ARTICLE I
DEFINITIONS

1.01. Definitions. The words defined in the Declaration of Restrictive Covenants for Christopher Ridge Subdivision recorded in Volume 1057, Page 96, of the Deed Records of Henderson County, Texas (the "Declaration"), shall have the same meaning in these Bylaws.

ARTICLE II
NAME

2.01. Name. The name of the corporation shall be CHRISTOPHER RIDGE PROPERTY OWNERS ASSOCIATION (hereinafter called the "Association").

ARTICLE III
OFFICES

3.01. Registered Office. The registered office of the Association shall be as designated with the secretary of State of the State of Texas, as it may be changed from time to time.

3.02. Other Offices. The Association may also have offices at such other places both within and without the State of Texas as the Board of Directors may from time to time determine or the business of the Association may require.

ARTICLE IV
PURPOSES AND PARTIES

4.01. Purpose. The purpose or purposes for which the Association is organized are to act as agent for the Owners of Christopher Ridge Subdivision and for any and all other property which is accepted by this Association for similar purposes, those purposes being as follows:

(a) To exercise all of the power and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration;

(b) To affix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration: and, as agent, pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association including all of the business of this Association including all licenses, taxes or governmental charges levied or imposed against the property of this Association and to make disbursements, expenditures and payments on behalf of the Owners as required by the Declaration and the Bylaws of the Association: and to hold as agent for the Owners reserves for periodic repairs and capital improvements to be made as directed by the Owners acting through the Board of Directors of the Association;

(c) To acquire by gift, purchase or otherwise, to own, hold, improve, build upon, operate, maintain, convey, sell, lease transfer, dedicate for public use or to otherwise dispose of real or personal property in connection with the affairs of this Association subject to the limitations, if any, set forth in the Declaration;

(d) To borrow money, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred subject to the limitations, if any, set forth in the Declaration;

(e) To provide general sanitation and cleanliness of
Common Areas and Landscape Areas;

(f) To provide upkeep and maintenance of Common Areas and of lots as provided in the Declaration;

(g) To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance, and administration of the Affairs of Christopher Ridge Subdivision in accordance with the Declaration; and

(h) To have and to exercise any and all powers, rights and privileges a corporation organized under the Non-Profit Corporation Law of the State of Texas, may now or hereafter exercise.

4.02. Parties. All present or future Owners, tenants, future tenants of any lot, or any other person who might use in any manner the facilities of the Property are subject to the provisions and any regulations set forth in these Bylaws. The mere acquisition, lease or rental of all or any portion of a lot or the mere act of occupancy of all or any portion of a lot will signify that these Bylaws are accepted, approved, ratified, and will be complied with.

ARTICLE V
MEMBERSHIP, MEMBER IN GOOD STANDING,
VOTING RIGHTS, VOTING, QUORUM, PROXIES

5.01 Membership. Each and every Owner of a lot, or a subdivision portion thereof, shall automatically become, and must remain, a Member in Good Standing of the Association during such Owner's period of ownership of such lot. Such membership shall be appurtenant to each lot any may not be severed from or held separately therefrom. The membership of a person or entity in the Association shall terminate automatically whenever such person or entity ceases to be an Owner, except that such termination shall not release or relieve any such person or entity from any liability or obligation incurred under or in any way connected with the Association or the Declaration during the period of ownership, nor impair any rights or remedies which the Association or any other Owner has with regard to such former Owner.

5.02 Member in Good Standing. A Member of the Association shall be considered to be a Member in Good Standing and eligible to vote if such Member:

(a) Has, not less than seven (7) days prior to the taking of any vote by the Association, fully paid all assessments or other charges levied by the Association then due and payable, as such assessments or charges are provided for hereunder:

(b) Does not have a lien filed by the Association against its lot;

(c) Has discharged other obligations to the Association as may be required of Members hereunder: and

(d) Has met the proof of ownership requirement, if any, provided for in Section 12.01 of these Bylaws.

The Board shall have sole responsibility and authority for determining the Good Standing status of any Member at any time and shall make such determination with respect to all Members prior to a vote being taken by the Association on any matter. The Board shall have the right and authority, in its sole discretion, to waive the seven (7) days prior payment requirement established herein and require only that such payment be made at any time before such vote is taken if the Board shall determine, in its own judgment, that extenuating circumstances exist which have prevented a particular Member from meeting any or all of the four requirements stated herein at or before seven (7) days in advance of any vote. Any Member not conforming with the provisions of this Section shall be declared by the Board to be Not a Member in Good Standing and unless the time requirement required hereunder is specifically waived by the Board in writing prior to any particular vote being taken, shall be disqualified from voting on matters before the Association until such time Member in Good Standing status is attained and so declared by the Board.

5.03 Voting Rights in the Association. The Association shall have only one class of voting membership.

(a) Each member shall be entitled to (2) two votes for each lot in which it holds an interest as required for Association membership. Where more than one person or entity holds such interest in any lot, the vote shall be exercised as the several parties shall determine among themselves, provided, however, that in aggregate no more than two (2) votes shall be cast with respect to each lot.

(b) The Christopher Ridge Property Owners Association shall not be a voting member of the Association by virtue of its ownership of any lot.

5.04. Voting. Only Members in Good Standing shall be entitled to vote, and voting membership shall be decreased by the number of Members who are Not Members in Good Standing to determine the votes entitled to be cast for the purpose of establishing a quorum, such determination of the total number of Members in Good Standing to be as of the date of which a vote is taken. The vote of the majority of those votes cast by the Members in Good Standing present or voting by legitimate proxy at a duly called meeting at which a Quorum of Members are represented shall be sufficient for the transaction of any business, unless otherwise provided by law or an amendment as provided herein or in the Declaration.

5.05. Quorum. Members in Good Standing, present or represented by legitimate proxy, shall be sufficient to constitute a quorum for voting on matters brought before the Association at meetings of Members called by the Board. The Members in Good Standing present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members in Good Standing to leave less than a quorum.

5.06. Majority. As used in these Bylaws, the term "Majority of Owners" or "Majority of Members" shall mean those voting Members holding fifty-one percent (51%) of the votes of the Association present or represented by proxy.

5.07. Proxies. Votes may be cast in person or by written proxy. No proxy shall be valid after eleven months from the date of its execution unless specifically provided in the proxy. All proxies must be filed with the Secretary or Assistant Secretary of the Association before the appointed time of each meeting.

ARTICLE VI
ASSOCIATION RESPONSIBILITIES
AND MEETINGS OF MEMBERS

6.01. Association Responsibilities. The Association will develop and maintain a website where dedicatory documents are available, the notices and business communication will be available on the website. The Members will constitute the Association which will have the responsibility of administering and enforcing the covenants, conditions and restrictions contained in the Declaration, including the collection and disbursements of charges and assessments created therein, through a Board of Directors. In the event of any dispute or disagreement between any Members relating to the Property, or any questions of interpretation or application of the provision of the Declaration, Articles of Incorporation or these Bylaws, such dispute or disagreement shall be submitted to the Board. The determination of such dispute or disagreement by the Board shall be binding on each and all such Members.

6.02. Place of Meeting. Meetings of the Association shall be held at such suitable place, convenient to the Members, as the Board of Directors may determine.

6.03. Annual Meetings. The first meeting of the Association was held on Saturday, the 14th day of May 1988. Henceforth, the Annual meetings of the Association shall be held in May with a date to be scheduled by the Board of Directors in succeeding years. At such meetings there shall be elected by ballot of the Members a Board of Directors in accordance with the requirements of Paragraph 5 of Article VII of these Bylaws. The Members may also transact such other business of the Association as may properly come before them.

6.04. Special Meetings It shall be the duty of the President to call a special meeting of the Members as directed by resolution of the Board of Directors or upon a petition signed by a majority of Members and having been presented to the Secretary or Assistant Secretary of the Association. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business except as stated in the notice shall be transacted at a special meeting. Any such meetings shall be held after the first annual meeting and shall be held within thirty (30) days after receipt by the President of such resolution or petition.

6.05 Notice of Meetings. It shall be the duty of the Secretary or Assistant Secretary of the Association to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place it is to be held, to each Member entitled to vote at such meeting, at least ten (10) days, but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.

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

- (a) Roll call and certifying proxies;
- (b) Proof of notice of meeting or waiver of notice;
- (c) Reading and disposal of unapproved minutes;
- (d) Reports of officers;
- (e) Reports of committees;
- (f) Election of directors;
- (g) Unfinished business;
- (h) New business; and
- (i) Adjournment.

ARTICLE VII
BOARD OF DIRECTORS

7.01. Number and Qualification. The affairs of this Association shall be governed by a Board of Directors consisting of the three (3) persons delineated in the Articles of Incorporation of the Association until the next Annual Meeting. At that Meeting there shall be elected five (5) Members in Good Standing of the Association to the Board of Directors who shall thereafter govern the affairs of this Association until their successors have been duly elected and qualified.

7.02. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Property in keeping with the character and quality of the area in which it is located. The Board of Directors may do all such acts and things except as by law or by these Bylaws or by the Declaration may not be delegated to the Board of Directors.

7.03. Other Powers and Duties. Such powers and duties of the Board of Directors shall include, but shall not be limited to, the following, all of which shall be done solely for the benefit of the Property and for the mutual and reciprocal benefit of Members:

- (a) To set, collect and disburse Regular Assessments in any fiscal year or portion thereof for the following purposes:
 - (i) The employment of personnel or independent contractors;
 - (ii) The employment of legal, accounting, engineering, architectural or other independent professional services, including any services required to provide architectural review for any building or other development plans proposed for a lot;
 - (iii) The purchase of a policy or policies of insurance insuring the Association against any liability to the public, Owners, or Occupants incidental to operation of the Association;
 - iv) The purchase of fidelity bonds if deemed necessary; and
 - v) Anything which the Board deems appropriate and proper in fulfilling the obligations and responsibilities under the terms of the Declaration or by law or which, in its

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reasonable opinion, shall be necessary or proper for the operation or protection of the Association or for the enforcement of the Declaration;

- (b) To enter into agreements or contracts with Insurance companies with respect to Insurance coverage for Common Areas and improvements thereon and other property of the Association;
- (c) To enter into contracts with utility companies with respect to utility installation, consumption, and services matters;
- (d) To borrow funds to pay any costs of operation, secured by assignment or pledge of rights against Owners for current, delinquent or future assessments, as the Board may determine in its sole discretion to be necessary and appropriate;
- (e) To enter into contracts for goods and services or other Association purposes, provide services it deems proper, maintain one or more bank accounts, and generally to have all the powers necessary or incidental as may be required for prudent operation and management of the Association;
- (f) To sue or to defend in any court of law on behalf of the Association
- (g) To provide for and accumulate reserve funds to be used for repairs, replacement and/or maintenance, in such amounts and for such purposes as may reasonable be determined by the Board to be necessary and appropriate;
- (h) To make, or cause to be made, any tax returns, reports, or other filings required by Federal, State, or local governmental authorities;
- (i) To make reasonable rules and regulations for the use of the Property, including, but not limited to, Common Areas, as the Board deems necessary and appropriate and create a high level of environmental and aesthetic quality within the Property;
- (j) To make available to each Owner within ninety (90) days after the end of any Association fiscal year a written annual report on financial affairs of the Association for the year preceding, and, upon written request of at

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least one-half (1/2) of the Members in Good Standing, to have such report audited by an independent certified public accountant selected by the Board, which audited report, if required, shall be completed and made available to each Member no later than ninety (90) days after such request is received by the Board. The cost of preparing and distributing such audit shall be paid by the Association from Regular Annual Assessments;

- (k) To adjust the amount, collect and use any insurance proceeds to repair or replace any damaged or lost property, or to reimburse persons or entities entitled to receive reimbursements for injury, damage, or losses:
- (l) To enforce the provisions of the Declaration, and to seek damages and/or equitable relief or other remedial action from any Owner for violation of this Declaration or any of its individual provisions; and
- (m) To contract with any Owner(s) for performance of services which the Association is otherwise obligated or permitted to perform, such contracts to be at competitive rates then prevailing for such services and upon such terms and conditions, and for such considerations, as the Board may deem advisable and in the best interest of the Association. The Board also shall have full power and authority, but not an obligation, to contract with any Owner(s) to provide maintenance, repair or replacement service, or any combination thereof, through the Association for an individual lot.

7.04. No Waiver of Rights. The omission or failure of the Association or any Member to enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations or other provision of the Declaration, the Bylaws or the rules and regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification or release thereof, and the Board of Directors shall have the right to enforce the same thereafter.

7.05. Election and Term_of Office. The term of office for the Directors named in the Articles of Incorporation shall be as follows:

- (a) One (1) Director shall be fixed at three (3) years;
- (b) One (1) Director shall be fixed at two (2) years;
- (c) One (1) Director shall be fixed at one (1) year.
- (d) Beginning with Annual Meeting 2023, the five (5) Members will be elected to serve on the Board of Directors for a period of two (2) consecutive years with two (2) Members and three (3) Members being elected in alternating years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided.
- (e) A Nominating Committee, appointed annually by the Officers of the Association, shall prepare and present to the March meeting of the Officers of the Association a slate of candidates to serve on the Board of Directors.
If an Association Member desires to submit a nominee for the Board of Directors, this nomination must be filed with the Nominating Committee

on or before March 1. Only those Members who have signified their consent to serve if elected shall be nominated

(f) Election shall be by written ballot or electronic ballot on website. The Secretary shall prepare a ballot containing the names of all nominees and mail ballots to all Association Members at least 10 days but not more than 30 days prior to election. Election shall take place on the day of Annual Meeting. Votes may be cast absentee by mail or in person at the Annual Meeting. The President shall appoint three (3) poll watchers who will count the votes at the close of Annual Meeting. The President shall announce the results.

7.06. Vacancies. Vacancies in the Board or Directors caused by death, resignation, or disqualification, i.e., 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 they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association.

7.07. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a majority of the Members entitled to vote, and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting.

7.08 Organization Meeting. The first meeting of a newly elected Board of Directors following the annual meeting of the Members, shall be held within ten (10) days thereafter at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

7.09 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 such meeting shall be held during each calendar quarter. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone, or e-mail at least six (6) days prior to the day named for such meeting.

7.10. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each Director, given personally or by mail, telephone or e-mail, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary or Assistant Secretary of the Association in like manner and on like notice on the written request of one or more Directors

7.11. Waiver of Notice. Before or after 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 be a waiver of notice by them of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

7.12. 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 the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors.

If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

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

ARTICLE VIII FISCAL MANAGEMENT

8.01. Accounts. The funds and expenditures of the Members by and through the Association shall be credited and charged to accounts under the following classifications as shall be appropriate:

(a) Normal operating expense, which shall include all funds and expenditures within the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves and to additional improvements.

(b) Reserve for maintenance, repair and/or replacement relating to Common Areas or lots which shall include funds for maintenance, repair or replacement required because of damage, wear, or obsolescence.

8.02. Separate Accounts. Separate accounts may be established in order to better demonstrate that the amounts deposited therein are capital contributions and not income to the Association.

8.03. Authorization. The Treasurer, President or Vice-President shall have the authority to make deposits and withdrawals. One signature required on all transactions under five-hundred (\$500.00) dollars; five-hundred (\$500.00) and over, two signatures are required.

Expenditures of Association funds must be approved by the Board of Directors in advance.

ARTICLE IX
OFFICERS

9.01. 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, and such assistant officers as the Board of Directors shall, from time to time, elect. Such officers need not be members of the Board of Directors. The President, and Treasurer shall be owners of permanent structures located within Christopher Ridge Subdivision. No Member shall hold more than one office at a time.

9.02. 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 subject to the continuing approval of the Board.

9.03. Resignation and Removal of Officers. Upon an 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 elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

9.04. 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 appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer being replaced.

9.05. President. The President shall:
Be the Chief Executive Officer of the Association;
and shall preside at all meetings of the Association and of the Board of Directors; and shall have all of the general powers and duties which are usually vested in the Office of President of an Association, including but not limited to the power to appoint committees from among the Members from time to time as he may, in their discretion decide is appropriate to assist in the conduct: of the affairs of the Associations or as may be established by the Board or by the Members of the Association at any regular or special meetings.

9.06 Vice President. The Vice President shall have all the powers and authority and perform all the functions and duties of the President, in the absence of the President or their inability for any reason to exercise such powers and functions or perform such duties,

and also perform any duties they are directed to perform by the President

9.07 Secretary. The Secretary shall keep all the minutes of the meetings of the Board of Directors and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and shall, in general, perform all the duties incident to the office of Secretary and as is provided in the Declaration and the Bylaws.

The Secretary shall compile and keep up to date at the principal office of the Association a complete list of Members and their last known addresses as shown on the records of the Association. Such list shall be open to inspection by Members and other persons lawfully entitled to inspect the same at reasonable times during regular business hours.

9.08 Assistant Secretary. The Assistant Secretary, if any, shall have all the powers and authority to perform all the functions and duties of the Secretary in the absence of the Secretary or in the event of the Secretary's inability for any reason to exercise such powers and functions or to perform such duties, and also to perform any duties he directed to perform by the Secretary.

9.09 Treasurer. The Treasurer shall have responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association; and shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

ARTICLE X

INDEMNIFICATION OF OFFICERS AND DIRECTORS

10.01. Indemnification. The Association shall have the power to indemnify any Officer or Director thereof, who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether Civil, Criminal, Administrative, or Investigative (whether or not by or in the right of the Association) by reason of the fact that such person is or was a Director or Officer of the Association, against all loss, expenses (including but not limited to attorneys' fees and cost of proceeding), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with or in defense of such action, suit or proceeding if such person acted in good faith and in a manner which such person reasonably believed to be in or not opposed to the best interests of the Association; provided, that with respect to:

(1) any criminal action or proceeding, such person had no reasonable cause to believe that the conduct was unlawful: or

(2) any civil claim, issue or matter, such person shall not be guilty of gross negligence or willful misconduct in the performance of their duties to the Association.

Termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that such person had reasonable cause to believe that their conduct was unlawful, that such person did not act in good faith or in a manner which ~~he~~ they reasonably believed to be in or not opposed to the best interests of the Association, or that such person is guilty of gross negligence or willful misconduct in the performance of their duties to the Association, all such matters being determined solely and exclusively for the purpose of indemnification as herein provided.

Indemnification under the preceding paragraph shall be made by the Association only as authorized in each specific case upon the determination that indemnification of such person is proper in the circumstances because the applicable standards of conduct as set forth herein have been met. Such determination shall be made

(1) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding; or

(2) if such a quorum is not obtainable, by

(a) independent legal counsel in a written opinion, or

(b) the Members in Good Standing of the Association and

(c) no Member shall be disqualified from voting because they were party to any such action, suit or proceeding.

Indemnification so determined may be paid, in part, before the termination of such action, suit or proceeding upon the receipt by the Association of an undertaking by or on behalf of the person claiming such indemnification to repay all sums so advanced if it is subsequently determined that they are not entitled thereto as provided in this Article.

To the extent that a Director or Officer of the Association has been successful on the merits or otherwise in the defense of any action, suit or proceeding, whether Civil or Criminal, such person shall be indemnified against such expenses (including costs and attorneys' fees) actually and reasonably incurred by them in connection therewith.

Indemnification provided herein shall be exclusive of any and all other rights and claims to which those indemnified may be entitled as against the Association, and every Director, Officer or employee thereof under any Bylaw, resolution, agreement or law and any request for payment hereunder shall be deemed a waiver of all such other rights, claims or demands as against the Association and each

Director, Officer and employee thereof. The indemnification provided herein shall inure to the benefit of the heirs, executors, administrators, and successors of any person entitled thereto under the provisions of this Article.

All liability, loss, damage, cost and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as an expense subject to Special Group Assessment; provided, however, that nothing in this Article X contained shall be deemed to obligate the Association to indemnify any Member or Owner who is or has been a director or officer of the Association with respect to any duties or obligations assumed or liability incurred by them under and by virtue of the Declaration and these Bylaws that were assumed or incurred outside of his conduct specifically related to the fulfillment of their duties as an Officer or Director of the Association.

10.02. Other. The Members, Board of Directors, Officers or representatives of the Association shall enter into contracts or other commitments as agents for the Association, and they shall have no personal liability for any such contract or commitments (except such liability as may be ascribed to them in their capacity as Owners).

ARTICLE XI AMENDMENTS TO BYLAWS

11.01. Amendments to Bylaws. These Bylaws may be amended in writing by a three-fourths (3/4) majority of the Members in Good Standing; provided, however, that such authority may be delegated to the Board as allowed by the Texas Non-Profit Corporation Act.

ARTICLE XII EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND DESIGNATION OF VOTING REPRESENTATIVE

12.01. Proof of ownership. Any person, on becoming an Owner of a Lot, shall furnish to the Board of Directors a true and correct copy of the original or a certified copy of the recorded instrument vesting that person with an interest or ownership in the Lot, which copy shall remain in the files of the Association. The owner must furnish a registered address and e-mail address. A Member shall not be deemed to be in Good Standing, nor shall they be entitled to vote at any annual or special meeting of Members unless this requirement is first met.

12.02. Registration of Mailing Address. The Owner or several Owners of a lot shall have one and the same registered mailing address to be used by the Association for mailing of monthly Statements, notices, demands and all other communications, and such registered address shall be the only mailing address of a person or persons to be

used by the Association. Such registered address of an Owner or Owners shall be deemed to be the mailing address of the lot owned by said Owner or Owners unless a different registered address is furnished by such Owner(s) to the Board of Directors within fifteen (15) days after transfer of title, or after a change of address: and such registration shall be in written form and signed by all of the Owners of the lot or by such persons as are authorized by law to represent the interest of (all of) the Owner(s) thereof.

ARTICLE XIII
ASSESSMENTS AND LIENS

13.01. Purpose of Assessments. The Assessments levied hereunder by the Association shall be used exclusively for the purpose of protecting and promoting the comfort, collective mutual enjoyment, health, safety, and welfare of the Owners of the Property, including, but not limited to, the following:

(a) The maintenance, repair, or replacement of any and all Common Area improvements, including, but not limited to, Landscaped Areas and Easements, along with the cost of any associated management or supervisory services, fees, labor, equipment, and materials;

(b) The special maintenance, repair or replacement of improvements located in Common Areas or on lots;

(c) The design, purchase, and installation of any Common Area improvements;

(d) The purchase of insurance coverage relating to Common Areas and any improvements thereon, and other property of the Association;

(e) The carrying out of duties of the Board as provided herein and, in the Declaration and Articles of Incorporation of the Association;

(f) The carrying out of purposes of the Association as stated herein and in its Declaration and Articles of Incorporation; and

(g) The carrying out of all other matters set forth or contemplated in the Declaration.

13.02. Annual Budget and Regular Assessments. Each fiscal year while the Declaration is in force, the Board shall adopt an annual budget and set the amount of the Regular Annual Assessment to be levied for the next year, taking into consideration Association operating costs for the then current year, expected normal increases in such costs over the next year, and additional future needs of the Association, including the establishment and maintenance of an

Association reserve fund as provided for herein. Any Amendments to the annual budget including increases in Regular Annual Assessments and or levying a special group Assessment shall be voted on by the Board in an Open Meeting with six (6) days notice for a regular Board Meeting and a three (3) day notice for a Special Board Meeting. The annual budget shall be adopted by the Board not later than fifteen (15) days prior to the commencement of each fiscal year. Notwithstanding the above, in the event the Board fails for any reason to adopt an annual budget covering the succeeding fiscal year, then and until suchtime as an annual budget shall have been adopted for such succeeding fiscal year, the annual budget currently in effect shall continue and the Regular Annual Assessment shall be deemed the same as for the current year.

The Regular Annual Assessment for each fiscal year shall be determined by the Board upon its adoption of the annual budget for such fiscal year in the following manner:

(a) The Regular Annual Assessment with respect to any fiscal year shall equal the total amount of the annual budget approved by the Board with respect to such fiscal year: and

(b) Each Lot's pro rata share of the Regular Annual Assessment shall be determined by multiplying the Regular Annual Assessment by a fraction, the numerator of which is one and the denominator of which is the total Lots in the Subdivision.

Should any surplus exist at the end of any year, the Board may, at its own discretion, reduce the amount required for the next Regular Annual Assessment by an amount not more than said surplus, provided, however, that reserve fund requirements are first met as stipulated in Section 8.01 of these Bylaws.

13.03. Special Group Assessments. In addition to the Regular Annual Assessments provided for herein, the Board may levy in and for any year, applicable to that year only, a Special Group Assessment for the purpose of:

(a) Defraying the cost of any new construction or reconstruction, unexpected repair or replacement of capital improvements for and within Common Areas, including the necessary fixtures and personal property related thereto;

(b) Defraying the cost of repairs or replacements resulting from an uninsured loss or damage or insured loss or damage where there are insufficient Insurance proceeds as provided for in the Declaration; and

(c) Responding to unusual or emergency needs of the Association as may be expected to occur from time to time.

Special Group Assessments shall be allocated and prorated among the Owners at the date each such Special Group Assessment is levied in the same manner as Regular Annual Assessments are allocated and prorated among the lots under Section 13.01 of these Bylaws.

13.04 Special Member Assessments. In addition to the Regular Annual Assessments and any Special Group Assessments, the Association, by vote of its Board, may levy a special assessment ("Special Member Assessment") on any Member for the purpose of:

(a) Defraying the cost of any unexpected damage or loss requiring maintenance, repairs, or replacement of improvements associated either with a Common Area or with a Lot not owned by the Member causing such damage or loss, which damage or loss has been determined by the Board to have been caused, either directly or indirectly, by the willful or negligent acts of such Member, or its Agent, Occupant or Visitor. In reaching a decision to levy such Special Assessment upon any Member, the Board shall first determine, in its sole discretion, that reasonable evidence exists to support a determination that said damage or loss was caused, directly or indirectly by a particular Member, or its Agent, Occupant or Visitor. Prior to making such determination, the Board shall inform such Member of its findings and afford the Member the reasonable opportunity (not less than seven (7) days) to (i) introduce evidence regarding such damage or loss and the cause thereof, or (ii) remedy such loss or damage.

(b) Reimbursing the Association for any and all direct or indirect costs incurred by the Association with regard to the maintenance, repair or replacement of Landscaping or Lot improvements on any particular Lot owned by such Member, when:

(i) It has been determined by the Board that the maintenance, repair, or replacement of lot improvements associated with such Member's Lot has been neglected to the point where conditions existing on such lot are not in conformance with the maintenance obligations set forth in the Declaration;

(ii) The Member owning such lot shall have been informed in writing of deficiencies found to exist and shall have been afforded a specific and reasonable period of time (not less than seven (7) days) to respond to said notice and/or remedy such deficiencies, the determination of what constitutes a reasonable period of time for remedial action to be made by the Board in its sole discretion;

(iii) Those deficiencies determined by the Board and reported in writing to the Member owning such lot are not fully corrected within the time period established by the Board for such corrective action to be completed; and

(iv) Due to the failure of the Member owning such lot to take corrective action within the period of time established by the Board, it has been necessary or appropriate for the Association to contract for, initiate or complete such corrective action to meet the maintenance requirements of the Declaration. In the event such Member shall start corrective action on a lot after the Association has either contracted for such work to be done or actually accomplished such work in whole or in part, such Member shall be obligated to the Association for the reimbursement of any costs actually incurred by the Association, including: release from contract settlements; design, legal or other professional fees; labor, equipment, materials or guarantees required to accomplish corrective work; management or supervisory services; and any other costs directly or indirectly attributable to the work.

13.05 Payment of Regular Assessments. The Regular Annual Assessments provided for herein shall commence on a date fixed by the Board and thereafter shall be due and payable each year, in advance, on a date set by the Board.

13.06 Payment of Special Assessments. Special Group Assessments or Special Member Assessments shall be due and payable in full forty-five (45) days following the date at which any such assessment is set by the Board in the resolution adopting such assessment, except that, if it is specifically determined by the Board that any such assessment is to be paid instead in deferred installments, then the payment dates and amounts of such installments shall be fixed in the resolution authorizing such assessment.

13.07 Enforcement and Personal Obligation of Owners for Payment of Assessments. The Regular Annual Assessments, Special Group Assessments, and Special Member Assessments provided for herein shall be the personal and individual debt of the Owner of a lot covered by such assessments. No Owner may, for any reason, exempt himself from liability for such assessments levied in accordance with the provisions of the Declaration and these Bylaws. In the event that any assessment or installment thereof is not paid when due, and remains unpaid for a period of forty-five (45) days thereafter, then the unpaid amount of any such assessment or installment thereof shall become delinquent and shall, together with interest thereon as herein provided and costs of collection thereof, become a continuing personal obligation and debt of the non-paying Owner secured by a self-executing lien on the lot, including all improvements thereon, to which such assessment or installment thereof such assessment or installment pertains. The Association shall have the right to reject any partial payment of any assessment or installment thereof and demand full

payment thereof, or the Association may, in its sole discretion, elect to accept any such partial payment on account only, without in so doing waiving any rights established hereunder with respect to any remaining balance due.

The obligation of any Owner to pay any assessment imposed on a lot during such Owner's period of ownership shall remain his personal obligation, and a sale or other transfer of title to such lot shall not release such former owner from said liability by the purchaser or transferee. The lien for any unpaid assessments shall be unaffected by any sale or transfer of full or partial ownership interest in a lot, or subdivided portion thereof, and shall continue in full force and effect. In the event of full or partial sale or transfer of an ownership interest in a lot, it shall be the sole obligation of the Owner selling or transferring such interest (and not the Association) to disclose to any buyer or transferee that an unpaid assessment and associated lien against the ownership interest exists prior to that date at which such sale or transfer is to be consummated. A copy of such notice shall be sent to the Association at the same time. Upon written request, the Association shall provide an Owner with a statement reflecting the amount of any unpaid or delinquent assessments with respect to a lot owned by said Owner.

The unpaid amount of any assessment shall bear interest from its due date at ten percent (10%) per annum or the maximum legal rate of interest then prevailing, whichever is lesser. In addition, the Board may elect to retain the services of an attorney of its choice for the purposes of collecting any unpaid assessment and interest charges thereon, and/or to foreclose the lien against the property subject thereto and/or to pursue any other legal or equitable remedy which the Association may have and there shall be added to the amount: of unpaid assessment and interest charges thereon, any and all collection costs incurred by the Association, whether judicial or non-judicial, and including, but not limited to, reasonable attorney fees and costs of legal suit.

13.08 Lien and Foreclosure. Upon delinquency, all sums assessed in the manner provided in these Bylaws, together with all interest costs as herein provided, shall be secured by the lien provided or under Section 13.07 of these Bylaws. As further evidence and notice of such assessment lien, the Association may prepare a written notice of such lien setting forth the amount of delinquent indebtedness, the name of the Owner of property covered by such lien, and a description of the property.

Such notice shall be signed by a duly authorized Officer of the Association and shall be recorded in the office of the County Clerk of Henderson County, Texas, or such other place as may be required by law for the recording of liens affecting real property at such time as such notice is recorded. Such lien for payment of assessments shall attach from the date such payment becomes delinquent and may be enforced after recording said notice through

- (i) foreclosure of such lien on the lot, and any improvements thereon in like manner as a mortgage on real property,
- (ii) suit against the Owner personally obligated to pay the assessment and/or
- (iii) foreclosure of the aforesaid lien judicially.

In any foreclosure proceeding, whether judicial or non-judicial, the Owner shall be required to pay the costs, expenses and reasonable attorney's fees incurred by the Association. The Association shall have the power to bid on the property being foreclosed.

13.09 Lien Subordination. Any lien established as provided for in these Bylaws, shall be subordinate and inferior to any mortgage or deed of trust in favor of any bank, savings and loan association, insurance company, pension fund, or other similar financial institution or other lender approved by the Board; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a foreclosure sale (whether public or private) of any such lot pursuant to the terms and conditions of any such mortgage or deed of trust. Such foreclosure sale shall not relieve any new Owner taking title at such sale from liability for the amount of any assessments thereafter becoming due or from a lien arising from any such subsequent assessment.

At the time any mortgage financing or refinancing is obtained for any lot, which will as provided above be superior to any existing or future assessment lien of the Association, the Owner of such lot shall within thirty (90) days prior to consummation of any such mortgage or financing deliver to the Association written notice identifying the lender making such mortgage loan in terms of its full legal name, its current address and telephone number, and the name of an officer or other person within the entity who is responsible for that particular loan account. Upon the written request of any such lender holding a superior lien on any lot as provided herein, the Association shall report to such lender any unpaid assessments which are delinquent as herein defined. The Association may from time to time, at its own initiative, elect to report delinquent assessments to such mortgage lenders.

13.10 Common Areas Exempt. All Common Areas dedicated on recorded Plat or otherwise, shall be exempt from any assessment and lien created herein

13.11 Notice of Lien or Suit. An Owner shall give notice to the Association of every lien or encumbrance upon his lot, other than for taxes and Assessments, and notice of every suit or other proceeding which may affect the title to his lot or subdivided portion thereof, and such notice shall be given within five (5) days after the Owner has knowledge thereof.

13.12 Mechanic's Lien Each Owner agrees to indemnify and to hold each of the other Owners harmless from any and all claims of mechanic's liens filed against other lot improvements for labor, materials, services, or other products incorporated in the Owner's lot improvements.

ARTICLE XIV
ABATEMENT AND ENJOINMENT
OF VIOLATIONS BY OWNERS

14.01 Abatement and Enioinment. The violation of any rule or regulation, or the breach of any Bylaw, or the breach of any provision of the Declaration, shall give the Board of Directors the right, in addition to any other rights set forth in the Declaration or herein,

(i) to enter the lot in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Owner, any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, and the Board of Directors shall not be deemed guilty in any manner of trespass; and to expel, remove and put out, using such force as may be necessary in so doing, without being liable to prosecution or any damages therefor? And

(ii) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

ARTICLE XV
NON-PROFIT ASSOCIATION

15.01 Non-Profit Association. This Association is not organized for profit. No Member, member of the Board of Directors, officer 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 distributed to, or inure to the benefit of any member of the Board of Directors, officer or Member provided, however, always

(1) that reasonable compensation may be paid to any Member, director or officer while 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, director or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

ARTICLE XVI
EXECUTION OF DOCUMENTS

16.01 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 two, one of each of the President or any Vice President, and the Secretary or any Assistant Secretary of the Association.

ARTICLE XVII
CONFLICTING OR INVALID PROVISIONS

17.01 Conflicting or Invalid Provisions. Notwithstanding anything contained herein to the contrary, should all or part of any Article of these Bylaws be in conflict with the provisions of the Texas Non-Profit Corporation Act or any other Texas law, such Act or law shall control; and should any part of these Bylaws be invalid or inoperative for any reason, the remaining parts, so far as is possible and is reasonable, shall be valid and operative.

ARTICLE XVIII
NOTICES

18.01 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, addressed to each Owner at the address last given by each Owner to the Secretary of the Association. Notices will also be on the website and can be emailed. If an Owner shall fail to give an address to the Secretary for mailing of such notices, all such notices shall be sent to the lot of such Owner, 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 XIX
RULES OF ORDER

19.01 Parliamentary authority for the Christopher Ridge Property Owners Association shall be latest edition of the Robert's Rules of Order.

Adopted the foregoing Bylaws for the Association after an affirmative vote of Association Members at the 2023 Annual Meeting

Board of Directors

Jason Schmidt

Rodger Crow

Brent Miller

Kenneth Greenwood

Monica Dawson

BYLAWS

CHRISTOPHER RIDGE PROPERTY OWNERS ASSOCIATION

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