

**BYLAWS
OF
ROYAL RIDGE EXECUTIVE HOMES ASSOCIATION, INC.**

The following Bylaws amend and replace the prior Bylaws of the Association and were unanimously adopted by a vote the Board of Directors of the Association on September 1, 2016. The Bylaws were approved by the members present and voting at the semi-annual meeting of members on November 13, 2016, a quorum being present.

ARTICLE I

NAME AND LOCATION. The name of the corporation is ROYAL RIDGE EXECUTIVE HOMES ASSOCIATION, INC., hereinafter referred to as the “Association”. The Association is also known as Garden Homes II. The principal office of the corporation shall be located at the residence of the president, currently 6307 Royal Ridge, San Antonio, Texas 78239, but meetings of members and directors may be held at such places within the State of Texas, County of Bexar, as may be designated by the Board of Directors.

**ARTICLE II
DEFINITIONS**

Section 1. “Association” shall mean and refer to Royal Ridge Executive Homes Association, Inc., its successors and assigns.

Section 2. “Properties” shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions.

Section 3. “Lot” shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties.

Section 4. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 5. “Declaration” shall mean and refer to the Revised and Restated Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Real Property Records of Bexar County, Texas.

Section 6. “Member” shall mean and refer to those persons entitled to membership as provided in the Declaration.

**ARTICLE III
MEETING OF MEMBERS**

Section 1. Annual Meetings. Regular annual meetings or special meetings of the members shall be held as prescribed by the Board of Directors.

Section 2. Notice of Meetings. Written notice of each meeting of the members shall given by posting a notice on the web site, www.royalridgesa.org, the bulletin board of the Royal Ridge Clubhouse, delivery of a meeting notice to each resident, and/or by email notice at least

fifteen (15) days before such meeting to each member entitled to vote. Such notice shall specify the place, date and hour of the meeting, and, for a special meeting, the purpose of the meeting.

Section 3. Quorum. The presence at the meeting of members entitle to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.

Section 4. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of at least three (3) Directors who shall receive no compensation, but need not be members of the Association.

Section 2. Term of Office. The members shall elect at least three (3) directors for a term of two years; and at each annual meeting thereafter the members shall elect directors, as the case may be, for a term of two years to replace the outgoing directors. The directors who serve as president and treasurer shall be elected in odd numbered years; the directors who serve as vice president and secretary shall be elected in even numbered years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action as approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election of the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members.

Section 2. Election. Election to the Board of Directors may be by secret written ballot or voice vote. At such elections the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) suspend the voting rights of a member during any period in which such member shall be in default in the payment of the assessment levied by the Association;

(b) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the exercise for the Association all powers, duties and Declaration;

(c) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and,

(d) to authorize the President of the Association to enter into one or more maintenance agreements with third parties in order to facilitate efficient maintenance of the alleys in the event the City of San Antonio does not keep them in a state of repair acceptable to the Association. It shall be the primary purpose of such agreements to provide for the administration, repair and maintenance of said alleys and all improvements included therein and disbursement of funds as may be authorized by the Board of Directors. The term of said maintenance agreements shall be as determined by the Board of Directors to be in the best interests of the Corporation, and shall be subject in all respects to the Articles of Incorporation, these Bylaws and the Declaration.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the assessment against each Lot at least thirty (30) days in advance of each assessment; and

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each assessment; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date, unless a payment plan is approved, or to bring an action at law against the Owner personally obligated to pay the same; and

(4) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable

charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment; and

(5) procure and maintain adequate liability and hazard insurance on property owned by the association; and

(6) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be elected as follows: a president and vice-president, who shall at all times be members of the Board of Directors, a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create. Election of officers shall be annually, by the Board, unless an officer shall sooner resign or be removed.

Section 2. Duties. The officers shall perform such duties as are delegated to them by the Board.

Section 3. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time 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.

Section 4. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces. Vacancies may be filled at any time by action of the Board.

Section 5. Multiple Offices. The offices of secretary and treasurer, and vice president and secretary, may be held by the same person. No person shall simultaneously hold more than one of any of the other offices.

ARTICLE IX COMMITTEES

The Board shall appoint an Architectural and Compliance Committee as provided in the Declaration and a Nominating Committee as provided in these Bylaws. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the association shall at all times, during reasonable business hours, be subject to inspection by any member. The Revised and Restated Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE XI
ASSESSMENTS

As more fully provided in the Declaration, each member is personally obligated to pay to the Association the annual and specific assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight per cent (8%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape personal liability for the assessments provided for herein by non-use of the easement areas or abandonment of his Lot, or by any other means.

ARTICLE XII
CORPORATE SEAL

The Association shall not have a corporate seal.

ARTICLE XIII
AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control, and in the case of any conflict between the Revised and Restated Declaration and these Bylaws, the Revised and Restated Declaration shall control.

ARTICLE XIV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

IN WITNESS WHEREOF, we, being all of the directors of the ROYAL RIDGE EXECUTIVE HOMES ASSOCIATION, INC. have executed this on 1st day of September, 2016.

Robert L. ("Lee") Mays, Jr.
President and Director

Steven Camp
Secretary, Vice President and Director

Teri Sandoval
Treasurer and Director