

BYLAWS OF MUIR HILL ESTATES - PHASE 1 & PHASE II
HOMEOWNERS' ASSOCIATION, INC.

A Texas Non-Profit Association
(Adopted July 26, 2011)

ARTICLE I

Name of the Organization

MUIR HILL ESTATES HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

General

The MUIR HILL ESTATES HOMEOWNERS' ASSOCIATION, INC. is the "Association" described within the Declaration of Covenants, Restrictions, and Easements for MUIR HILL ESTATES, Phase I, recorded at Volume 1925, Document 00414204, Real Property Records, Parker County, Texas and Phase II, recorded at Volume 2089, Document 00474413. (The "Declaration," as amended hereafter). For convenience, several provisions of the Declaration will be repeated or summarized within these Bylaws. The remaining terms and provisions of these Bylaws are intended to compliment and supplement the Declaration. In the event of any conflict or ambiguity between the Declaration (on the one hand) and these Bylaws (on the other hand) and unless otherwise required by law, the terms and conditions of the Declaration shall control and govern. Capitalized terms used herein, but not otherwise defined, have the meaning given them in the Declaration.

ARTICLE III

Purpose

The purpose of the Association is to provide efficient and effective administration and communication of the community affairs of Muir Hill Estates and its homeowners. Such administration shall include, but not be limited to maintenance and upkeep of the common areas and property of the community, management of the Association's assets and collection of Association dues; and enforcement of the restrictions, covenants, easements, and conditions of all properties within the community, MUIR HILL ESTATES, PHASE 1 & PHASE II (record stated in Article II)

ARTICLE IV
Office and Registered Agent

The registered office and registered agent of the Association shall be designated by the governing officers and filed with the Office of the Secretary of State of the State of Texas. The principal mailing address will be P. O. Box 1211, Aledo, TX 76008-1211.

ARTICLE V
Members

Section 1. **Membership in the Association.** A "Member" shall be an "Owner," as defined in the Declaration. Members shall be entitled to one (1) vote for each Lot which they own. When more than one person holds record title to a Lot, all such persons shall be members of the Association; however, only one vote shall be cast with respect to any such Lot. Members must be over the age of eighteen (18) years.

Section 2. **Suspension of Membership Rights.** The Board may suspend the voting rights of any Member and the right of enjoyment of the Common Properties of any person who:

- (a) shall be in violation or breach of either the Declaration or any standard of the ACC within thirty (30) days after having received written notice of the same pursuant to the provisions of the Declaration and these Bylaws;
- (b) shall be delinquent in the payment of any Assessment levied by the Association; or
- (c) shall be in violation of the rules and regulations of the Association relating to the use, operation and maintenance of Common Properties.

Such suspension shall be for the balance of the period which said Member or person shall remain in violation, breach or default, as aforesaid, except that in the case of a violation described in subsection (c) of this Section 2, the suspension may be for a period not to exceed sixty (60) days after the cure or termination of such violation. No such suspension shall prevent Owner's ingress or egress from his Lot or relieve an Owner from the obligations or terms of the Declaration or these Bylaws.

Further, the Owner shall be subject to the Right of Abatement, as defined in Section 8.02, by reason of having failed to take the reasonable steps to remedy a violation or breach of either the Restrictions or the Design Standards of the ACC within thirty (30) days after having received notice of the same pursuant to the provisions of the Declaration.

Section 3. **Termination of Membership.** Membership shall cease only when a person ceases to be an Owner.

ARTICLE VI
Officers / Board Members of the Association

All officers and Board of Director Members ("Board") of the MUIR HILL ESTATES HOMEOWNERS' ASSOCIATION ("Association") shall be Members of the Association in good standing. The elected "Officers" of the Association shall be the President, Vice President, Secretary, Treasurer and two Board Members at-Large.

The President and the Board shall be elected by the Members and serve a term of at least two (2) years. The ACC shall be appointed by the Board and shall serve a term of one (1) year.

Election of the Officers for the Board of Directors shall be made by written ballot and returned in a sealed envelope. Ballots are to be opened and counted by a team of observers at the Association's Annual General Meeting ("AGM"). A majority vote of the membership shall be required for the election of any nominee. The AGM will be called by the President and current Board members, and notification of the date will be communicated in writing to the membership at least thirty (30) days prior to the meeting.

ARTICLE VII
Duties of the Elected and Appointed Officials

Section 1. The President. The President shall perform the functions conferred by the terms of the Declaration and these Bylaws and shall generally be responsible for the execution of the policies and programs decided by the Board. The President may appoint Standing Committees and Special Committees composed of members at large to assist in the execution of Association duties. The President shall have the power to call meetings of the Board, general meetings, and shall preside over such meetings. The President shall recommend to the Board any action deemed necessary and proper for the welfare of the Association. The President shall have the authority and responsibility for all communications to Members and the Board of Directors. All documents legally binding on the Association, other than negotiable instruments executed by the Treasurer, shall be signed by the President.

Section 2. The Vice President. The Vice-President shall act in the place and instead of the President in the event of his/her absence, inability, or refusal to act and shall exercise and discharge such other duties as may be required by the Board.

Section 3. The Secretary. The Secretary shall perform such administration duties as are required by the President. The Secretary shall be responsible for recording the votes and keeping the minutes of the meetings and proceedings of the Board, and for maintaining complete and accurate records of the Association.

Section 4. The Treasurer. The Treasurer shall be responsible for: collecting Association dues, assessments and other monies from the Members; making timely and proper disbursements from the Association funds; maintaining charge and custody of all Association funds; preparing any required state and/or federal tax returns; and preparing financial statement(s) for publication at the AGM and at all regularly scheduled Board meetings. At the direction of the President, the Treasurer shall be bonded.

Section 5. The Board of Directors. The Board shall consist of the President, Vice President, Secretary, Treasurer, and two members elected, at large, by the Members. The Board shall formulate, enforce and supervise policies that affect the membership at large. The Board shall meet at the call of the President and establish rules for itself and its internal committees.

Section 6. The Architectural Control Committee. The ACC shall consist of the existing Board members. The ACC's purpose, powers and duties are contained in Article VI of the Declaration.

Section 7. Standing and Special Committees. Standing Committees shall be appointed by the President with the consent of the Board and shall be those committees of a permanent or semi-permanent nature, to include but not be limited to: the Finance Committee, the Welcome Committee, and the Nomination Committee.

ARTICLE VIII

Removal / Resignation

Except to the extent limited by law, the Articles of Incorporation or these Bylaws, at any meeting of the Board, an Officer, Board member and / or ACC member may be removed, with or without cause, from office by a two-thirds (2/3) majority vote of the remaining Officers and Board members. Any Officer, Board member and/or ACC member may resign by providing written notice to the President. The President may resign by providing written notice to the Board.

ARTICLE IX

Vacancies and Newly Created Directorships

Vacancies of any Board position may be filled by the remaining members of the Board to which that member belonged by a majority vote of those members. The Board shall select a Member in good standing to fill the vacancy for the unexpired term of the resigning member. If the President of the Association resigns, the Board and Officers shall promote a sitting member of the Board to serve as President until the next AGM. The Board may not fill more than two such vacancies during a period between any two successive AGMs without an at large election of the Members.

ARTICLE X
Obligations of the Members/Owners

1. Association Dues: Association dues shall be payable and due January 1st of each year. The payment will be considered late after a period of sixty (60) days and the owner will be assessed a late fee of twenty-five (\$25.00) every thirty (30) days thereafter.

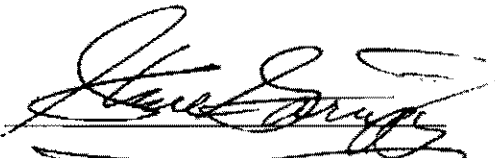
2. General: Each Member shall comply strictly with the Muir Hill Estates Homeowners Association Bylaws and Declaration of Restrictions, Covenants, and Conditions.

3. Assessments: All Members shall be obligated to pay the assessments imposed by the Association in accordance for costs incurred to enforce by any proceeding at law or in equity, all restrictions, covenants, conditions, of the Association Bylaws and/or Declaration.

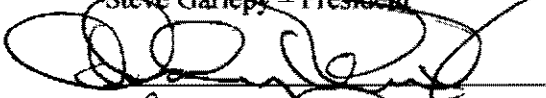
ARTICLE XI
Amendments

Amendments to these Bylaws must be submitted in writing by a Member to the President of the Association no less than ninety (90) days prior to the next AGM. The Secretary shall read the proposed amendment to the Members at the next AGM. The amendment shall be voted on by the Members present at the AGM and requires two-thirds (2/3) vote in favor of the proposed amendment to become effective and incorporated into the Bylaws as proposed.

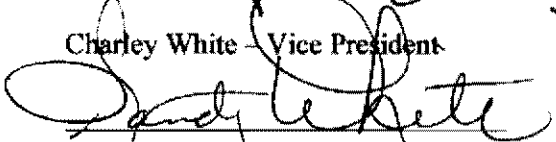
Approved and Adopted October 4, 2011 by the Muir Hill HOA Board



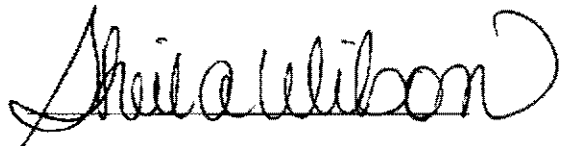
Steve Garlepy - President



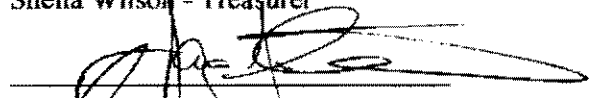
Charley White - Vice President



Sandy White - Secretary



Sheila Wilson - Treasurer



James Stevenson - Member-at-Large



Britt Ingebritson - Member-at-Large