

RULES OF ORDER
ARCHITECTURAL CONTROL COMMITTEE
OF
LAZY BEND SUBDIVISION
as amended July 30, 1993

PREAMBLE

To create and carry out a uniform operating procedure for the approval/disapproval of individual home owners plans to remodel, construct or revise existing dwellings or new constructions consistent with the current *COVENANTS AND RESTRICTIONS* of Lazy Bend Subdivision.

To establish a working relationship between the Architectural Control Committee and the Lazy Bend Executive Committee.

ARTICLE 1 - PURPOSE

The purpose of this document is to set forth rules and procedures by which the Architectural Control Committee (hereinafter called ACC) shall conduct its business. All procedures contained herein shall be approved and monitored by the Lazy Bend Executive Committee (hereinafter called LBEC) to assure uniform and consistent compliance of the *AMENDMENT, MODIFICATION AND RESTATEMENT OF COVENANTS AND RESTRICTIONS OF LAZY BEND SUBDIVISION*, recorded in records of Galveston County, Texas on July 20, 1985 and further amended as recorded in Galveston County, Texas on July 15, 1993.

ARTICLE 2 - MEETINGS

The ACC does not in itself have periodic scheduled meetings. Meetings of the ACC shall be called on an as required basis to perform its duties as set forth in the Lazy Bend *COVENANTS AND RESTRICTIONS*.

ACC meetings are for the purpose of reviewing and providing approval/disapproval of plans submitted by home owners of property owners for the purpose of remodeling existing structures, new construction and/or repairing existing structures or any other appropriate activity which is governed by the Lazy Bend *COVENANTS AND RESTRICTIONS*.

Other emergency meetings may be called from time-to-time to review observed or reported violations to the covenants and restrictions which had not been approved by the ACC. In the event the ACC confirms that an unapproved activity is in process, the ACC shall advise the LBEC of such violation in writing within three (3) days following discovery of the violations. Follow up action of the alleged violation is the responsibility of the LBEC. A copy of correspondence from LBEC related to alleged violation shall be sent to the members of the ACC. Any action to be implemented by the ACC shall be included in this correspondence.

A quorum for a ACC meeting and subsequent approval/disapproval of plans shall require two (2) or three (3) members.

In the event a quorum cannot be arranged within a reasonable time, the President of LBEC may, upon request by the remaining ACC member, appoint a property owner to temporarily serve on the ACC until such quorum can be implemented by the permanent ACC members.

ARTICLE 3 - BUDGETS AND EXPENDITURES

The ACC has no authority to expend or commit for expenditure any funds of the Lazy Bend Subdivision unless approved by the LBEC.

ARTICLE 4 - METHODOLOGY

All requests submitted to the ACC for approval/disapproval of activity controlled by the Lazy Bend Subdivision COVENANTS AND RESTRICTIONS must be submitted in writing to one of the ACC members. The member receiving the request will advise the ACC Chair-person of the request and he/she will call a meeting to review the request. To provide a decision on the request, a quorum of the ACC as described in Article 2 must be present at the meeting.

Response by the ACC to the written request must likewise be submitted to the requestor in writing using the form shown as Exhibit "A" to this document. The form must be signed by at least two (2) of the three (3) ACC members except as provided in Article 2 of this document. The duplicate copy(s) of the plans submitted by the requestor shall be initialed and dated by the quorum members present at the time of the review. One (1) initialed copy of the plan(s) and a signed copy of the approval/disapproval form shall be returned to the requestor within 30-days of the date the request was made.

A log of activities shall be kept by the ACC chairman and shall include at a minimum: receipt and approval of plans, approved expenses incurred and any conflict which may have potential of further action by a Lazy Bend property owner or LBEC. Activities shall be reported to the LBEC upon request.

ARTICLE 5 - CHANGES IN RULES OF ORDER

These Rules of Order may be altered, amended or changed by a majority vote of 51% of those present at a public meeting having a quorum of 25% of the property owners of Lazy Bend Subdivision. Any changes shall then be sent to all Property Owners of record in Lazy Bend Subdivision.