

**BYLAWS OF  
GREAT HILLS HOMEOWNERS ASSOCIATION, INC.**

The name of the organization shall be Great Hills Homeowners Association, Inc.

**ARTICLE I**

**OBJECT**

1. The purpose or purposes for which this non-profit corporation has been formed is to assure the upkeep, maintenance, improvement and administration of the Local Common Areas and Recreation and Open Space (as defined in the restrictive covenants hereinafter described) of Great Hills IX, a subdivision in Travis County, Texas, according to the plat recorded in Book 78, Pages 141-142, Plat Records of Travis County, Texas, and the Local Common Areas and Recreation and Open Space of Great Hills X, a subdivision in Travis County, Texas, according to the plat recorded in Book 78, Pages 237-242, Plat Records of Travis County, Texas; to assure the upkeep, maintenance, improvement and administration of any additional property which may later be acquired by or placed under the control of Great Hills Homeowners Association, Inc.; and more generally, to carry out the functions and exercise the powers described in Article IV of the Articles of Incorporation of Great Hills Homeowners Association, Inc.

2. All present or future Owners, tenants, future tenants, or any other person that might use the facilities of Great Hill Homeowners Association, Inc. in any manner, are subject to the regulations set forth in these Bylaws. The mere acquisition, occupancy or rental of any of the platted lots in Great Hills IX or Great Hills X will signify that these Bylaws are accepted and ratified and that the Owner, tenant or occupant thereof will comply with the terms and provisions hereof.

## ARTICLE II

### DEFINITIONS

1. **Articles.** “Articles” shall mean and refer to the Articles of Incorporation of Great Hills Homeowners Association, Inc.

2. **Association.** “Association” shall mean and refer to Great Hills Homeowners Association, Inc.

3. **Common Areas.** “Common Areas” shall mean and refer to the property shown on the Plat or Plats as Local Common Area and Recreation and Open Space and any other land, which may be acquired by or placed under the control of the Association.

4. **Community.** “Community” shall mean and refer to all real property in Great Hills IX, Great Hills X, and any additional areas, which may be later, brought under the jurisdiction of the Association in accordance with the Restrictive Covenants.

5. **Majority of Owners.** As used in these Bylaws, the term “majority of owners” shall mean the presence in person or proxy of Owners entitled to cast more than fifty percent (50%) of the total votes of the Association membership, as specified in the Restrictive Covenants and the Articles.

6. **Member.** “Member” or “Members” shall mean and refer to any person who is an Owner.

7. **Owner.** “Owner” or “Owners” shall mean and refer to the record owner, whether one or more persons or entities, of any fee simple interest in the Community, or a condominium unit or townhouse constructed within the Community, but excluding the beneficiary of any mortgage.

8. **Plat.** “Plat” or “Plats” shall mean and refer to any plat or plats recorded or to be recorded in the Plat Records of Travis County, Texas, which describe and apply to any area within the tract or tracts of land described in the deed referred to in Article I, Paragraph 1 of these Bylaws.

9. **Restrictive Covenants.** “Restrictive Covenants” shall mean and refer to the Covenants, Conditions and Restriction applicable to the Community and recorded or to be recorded in the Deed Records of Travis County, Texas. Unless otherwise expressly provided herein, all terms used herein shall have the same meaning as those terms have in the Restrictive Covenants.

### **ARTICLE III**

#### **MEMBERSHIP, VOTING, QUORUM, PROXIES, MOTIONS**

1. **Membership.** Any person or entity upon becoming an Owner shall automatically become a member of this Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person or entity ceases to be an Owner, 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 in this Association, 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 connected with such ownership and membership and the covenants and obligations incident thereto. No certificates of stock shall be issued by the Association, but the Board of Directors may, if it so elects, issue certificates or cards evidencing

membership in the Association. Such certificate or card shall be surrendered to the Secretary whenever ownership of the Lot designated thereon shall terminate.

2. **Voting**. The voting rights of each member shall be determined under the terms of the Restrictive Covenants and the Articles. Cumulative voting is prohibited.

3. **Quorum**. The presence in person or by proxy of persons entitled to cast at least a majority of the votes of the membership of the Association shall constitute a quorum, and except as otherwise provided in the Restrictive Covenants or these Bylaws, a vote representing more than fifty percent (50%) of the votes held by Owners represented at the meeting, either in person or by proxy, shall be sufficient to either defeat or approve any proposed action. If any meeting cannot be held because a quorum is not present, the Members present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours nor more than thirty (30) days from the time set for the original meeting, at which adjourned meeting the quorum requirement shall be waived. Except as otherwise provided herein, action may be taken by a vote of a majority of the votes present at such adjourned meeting.

4. **Proxies**. Votes may be cast in person or by proxy. All proxies shall be in writing and filed with the Secretary at or before the appointed time of each meeting. All proxies shall be revocable, and no proxy shall be valid for a period of greater than eleven (11) months.

5. **Motions**. Any Owner present at a meeting representing two or more Lots may make a motion and have the same voted upon without the necessity of a “second”.

## ARTICLE IV

### ADMINISTRATION

1. **Association Responsibilities.** The Owners, who are the members of the Association, will have the responsibility of administering the affairs of the Association through its Board of Directors.

2. **Place of Meeting.** Meetings of the Association shall be held at the principal office of the Association or at such other place as the Board of Directors may determine.

3. **Annual Meeting.** The annual meeting of the Association shall be held at the hour of seven o'clock p.m. on the first Tuesday of January of each year beginning in the year 2006, provided that if such first Tuesday is a legal holiday, then the annual meeting shall be held on the next succeeding day, which is not a legal holiday. At such meetings there shall be elected by ballot of the Owners a Board of Directors in accordance with the requirements of paragraph 5 of Article V of these Bylaws. The Owners may also transact such other business of the Association as may properly come before them.

4. **Special Meetings.** It shall be the duty of the President to call a special meeting of the Owners as directed by resolution of the Board of Directors or upon a petition signed by a majority of the Owners and having been presented to the Secretary. 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 entitled to cast at least two-thirds (2/3) of the votes held by the members present at the meeting, either in person or by proxy.

5. **Notice of Meetings.** No notice need be given of any annual meeting of the Association held at the time and place set out in these Bylaws. In the case of any annual meeting held at another time or place or any special meeting it shall be the duty of the Secretary to mail, e-mail, or deliver in person a notice of such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at least ten (10) but not more than fifty (50) days prior to such meeting. The mailing of a notice in the manner provided in this paragraph shall be considered notice served.

6. **Presiding Officer and Secretary.** At every meeting of the Association, the President, or in his absence, the Vice President, or in his absence, a chairman chosen by a majority in interest of the members present in person or by proxy and entitled to vote shall act as chairman. The Secretary of the corporation shall act as Secretary of all meetings of the shareholders. In the absence at such meeting of the Secretary, the chairman may appoint another person to act as Secretary of the meeting.

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

- (a) Certifying proxies.
- (b) Reading of minutes of preceding minutes.
- (c) Reports of officers.
- (d) Reports of committees.
- (e) Election of Directors.
- (f) Unfinished business.
- (g) New business.

## ARTICLE V

### BOARD OF DIRECTORS

1. **Number and Qualification.** The affairs of this Association shall be governed by a Board of Directors composed of three (3) persons. The following persons shall act in such capacity and shall manage the affairs of the Association until the first meeting of the Association: Adrienne Seiler, Yvonne Suttles, and Michael Wright.

2. **Powers and Duties.** The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association. The Board of Directors may do all such acts and things as are not by these Bylaws, the Articles of Incorporation or by the Restrictive Covenants directed to be exercised and done by the Owners. In addition to the express powers and duties of the Board of Directors granted in these Bylaws, the Articles of Incorporation and the Restrictive Covenants, the Board of Directors shall, unless expressly prohibited by these Bylaws, the Articles of Incorporation and the Restrictive Covenants, have all powers and authority granted to boards of directors of nonprofit corporations organized as homeowners' associations under the laws of the State of Texas.

3. **Other Powers.** The Board of Directors is, without limitation, additionally empowered as follows:

- (a) To administer and enforce the covenants, conditions, restrictions, uses, limitations, obligations, and all other provisions as set forth in the Restrictive Covenants, by lawsuit or otherwise.
- (b) To establish, make and enforce compliance with such reasonable rules as may be necessary for the operation and use of the Community with the right to amend it from

time to time. A copy of such rules and regulations shall be delivered or mailed to each member promptly upon the adoption thereof.

(c) To keep in good order, condition and repair all of the Common Areas and all items, if any, of personal property used in the enjoyment of the Common Areas.

(d) To dedicate or transfer all or part of the Common Areas to any public agency or authority or individual on such terms as the Board of Directors may determine.

(e) To insure and keep insured improvements, if any, located in the Common Areas in an amount equal to their maximum replacement value, and to obtain and maintain comprehensive liability insurance covering the entire premises. 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 Board of Directors may deem prudent. Worker's compensation insurance shall at all times be carried to the extent required to comply with any applicable law with respect to the employees, if any, of the Association.

(f) To estimate and fix annual and special assessments to be paid by each of the Owners for the purposes enumerated in the Restrictive Covenants and in an amount not in excess of that allowed under the Restrictive Covenants; and to levy and collect all annual assessments and/or special assessments in accordance with the Restrictive Covenants.

(g) To collect delinquent Assessments by suit or otherwise and to enjoin or seek damages from any defaulting Owner as is provided in the Restrictive Covenants and these Bylaws.

(h) To suspend, in accordance with the procedures set forth in the Restrictive Covenants, a member's voting rights and right to use the Common Areas and facilities



thereon (1) for any period during which any assessment owed by the member remains unpaid more than thirty (30) days because of an infraction of the Great Hills Rules by a member, a member of his family, or guests.

(i) To impose, in accordance with the procedures set forth in the Restrictive Covenants, a special charge not to exceed Fifty Dollars (\$50.00) per violation against any member for a violation of the Great Hills Rules by a member, a member of his family, or guests.

(j) To protect and defend the Association or any property owned thereby from loss and damage by suit or otherwise.

(k) To borrow funds in order to pay for any expenditure or outlay pursuant to the authority granted by the provisions of the Restrictive Covenants, the Articles and these Bylaws; 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 this Board of Directors may deem necessary or appropriate, including without limitation the power to borrow money for the purpose of improving the Common Areas and for constructing or improving facilities thereon and in connection therewith to mortgage the Common Areas or portions thereof.

(l) To purchase or lease real property for use by the Association and to execute on behalf of the Association any contracts, leases, mortgages, or other appropriate instruments for the same.

(m) To enter into contracts within the scope of their duties and powers.

- (n) To establish one or more bank accounts, savings accounts or other investment accounts for the common treasury and for all separate funds, which are required or may be deemed advisable by the Board of Directors.
- (o) To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof at any reasonable time by each of the Owners.
- (p) To prepare and deliver annually to each Owner upon request, a statement summarizing all receipts, expenses or disbursements since the last such statement.
- (q) To meet at least once each year.
- (r) To designate and employ the personnel necessary for the maintenance and operation of the Common Areas and of the business of the Association.
- (s) In general, to carry on the administration of this Association and to do all of those things necessary and reasonable, in order to carry out the functions of the Association under the Restrictive Covenants and the Articles.

4. **Delegation of Powers - Managing Agent.** Notwithstanding anything contained herein to the contrary, the Board of Directors may delegate any of its powers, duties or functions to a Managing Agent provided that any such delegation shall be revocable upon notice by the Board of Directors. The members of the Board of Directors shall not be liable for any omission or improper exercise by the Managing Agent of any such duty, power or function so delegated by written instrument executed by a majority of the Board of Directors. The Managing Agent, if any, shall be employed by the Association at a compensation to be established by the Board based upon the services, duties, and functions to be performed by the Managing Agent.

5. **Election and Term of Office.** At the first meeting of the Association, the Owners shall elect two (2) members of the Board of Directors for a term of two years and one (1) member of the Board of Directors for a term of one year. At each annual meeting thereafter, the Association shall elect such members of the Board of Directors for a term of two (2) years, as vacancies occur by expiration of any Director's term of office.

The three (3) persons acting as the original Directors shall hold office until their successors have been elected and shall hold their first meeting pursuant to the terms and provisions of these Bylaws and the Restrictive Covenants.

6. **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 they may constitute less than a quorum; and each person so elected shall be appointed as Director until the next annual meeting of the Association at which meeting his or her appointment shall be ratified or a successor shall be elected to serve the remaining term of his or her predecessor.

7. **Removal of Directors.** At any regular or special meeting of the Association duly called, any one or more of the Directors may be removed with or without cause by a majority of the quorum present, and a successor may then and there be elected to fill the vacancy thus created. If the vacancy is not then and there filled, it 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.

8. **Organizational Meeting.** The organizational meeting of the Board of Directors shall be held within ten (10) days of the annual meeting of the Association at such place as shall be fixed by the Directors at the annual meeting of the Association and no notice shall be necessary to the Board of Directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

9. **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) such 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, personally, or by mail, telephone or e-mail, at least three (3) days prior to the day named for such meeting.

10. **Special Meetings.** Special meetings of the Board of Directors may be called by the President or the Secretary 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 in like manner and on like notice on the written request of any Director.

11. **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 be a waiver of notice by him 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.

12. **Conduct of Meetings.** At all meetings of the Board of Directors, the President, or in his absence, the Vice President, or in his absence, a chairman chosen by a majority of the Directors present shall preside. The Secretary of the corporation shall act as Secretary of the Board of Directors. In case the Secretary shall be absent from any meeting, the chairman may appoint any person to act as Secretary of the meeting.

13. **Board of Director's 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, without notice other than announcement at the meeting, until a quorum is obtained.

14. **Fidelity Bonds.** The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

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

16. **Actions Without a Meeting.** Notwithstanding any other provision of these Bylaws, any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a 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 an unanimous vote at a meeting.

## **ARTICLE VI**

### **OFFICERS**

1.     **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 or more offices, except that the President and any Vice-President shall not also be Secretary or Assistant Secretary.

2.     **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.

3.     **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.

4.     **President.** The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and have all of the general powers and duties which are usually vested in the office of president of an association, including without limitation 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 him to execute, 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 that any such employment agreement provides for the Association employing any person who at the time of such employment or at any time during such employment is an officer of the Association, then no provision of such contract purporting to amplify the authority of such officer beyond the authority set forth in these Bylaws shall be valid or effective unless these Bylaws are amended in a manner consistent with such employment agreement. The mere signing of such an employment agreement on behalf of the Association and its approval at a meeting of the Board of Directors or the Association shall not constitute an amendment of these Bylaws. In the event any such employment agreement (whether or not these Bylaws be amended incident thereto) limits or qualifies the authority of any such officer in a manner inconsistent with these Bylaws or imposes on such officer duties not provided for under these Bylaws, 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 provision of these Bylaws.

5. **Vice-President**. The Vice-President shall have the power and 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 perform such duties, and shall also perform any duties he is directed to perform by the President or the Board of Directors.

6. **Secretary.** The Secretary shall: (i) keep all the minutes of all meeting of the Board of Directors and the minutes of all meetings of the Association in books provided for that purpose; (ii) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (iii) be custodian of the Board's and Association's records and books; (iv) keep a register of the post office address of each Owner; (v) keep records of and send notices to Mortgagees as required by these Bylaws and the Restrictive Covenants; (vi) sign with the President all certificates of membership which may be approved by the Board of Directors; and (vii) in general, perform all the duties incident to the office of Secretary as may be assigned to him by the President or by the Board of Directors.

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 also identify opposite each member's name the property interest in the Community owned by such member. 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. The address of each member shown in such list shall be the address to which all notices shall be sent.

7. **Treasurer.** The Treasurer shall have responsibility for Association funds and be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association; and be responsible for the deposit of all moneys 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. The Treasurer shall have the power to perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or Board of Directors and shall have the power to make disbursements of Association funds in the ordinary course of business; provided, however, that a resolution of the Board of Directors shall be required for any disbursements made for an amount in excess of two hundred dollars (\$200.00).

8. **Additional Officers.** Officers in addition to the President, Vice-President, Secretary and Treasurer may be appointed by the Board of Directors and shall hold their offices for such terms and have such authority as shall be determined from time to time by the Board by resolution not inconsistent with these Bylaws. The Assistant Secretaries as thereunto authorized by the Board of Directors may sign, with the President, all certificates of membership the issues of which have been authorized by resolution of the Board of Directors. The Assistant Treasurers shall respectively, if required by the President or 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 shall determine. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary, respectively, or by the President or the Board of Directors.

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

## **ARTICLE VII**

### **INDEMNIFICATION OF OFFICERS AND DIRECTORS**

The Association shall indemnify any person 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 by reason of the fact that he is or was a director, officer, committee member, employee, servant or agent of the Association against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) actually and reasonably incurred by him in connection with such action, suit or proceeding if it is found and determined by the Board or a Court that he (1) acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, or (2) with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit or proceeding by settlement, or upon a plea of Nolo Contendere or its equivalent, shall not of itself create a presumption that the person did not act in good faith or in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Master Association, or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

All liability, loss, damage, costs 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 common expenses; provided, however, that nothing contained in this Article VII shall be deemed to obligate the Association to indemnify any member or Owner, who is or has been a director, officer, committee member, or non-compensated agent of the Association, with respect to any duties or obligations assumed or

liabilities incurred by him under and by virtue of the Restrictive Covenants as a member of the Association or Owner of a lot covered thereby.

The rights of indemnification herein provided may be insured against by policies maintained by the Association; shall be severable; shall not affect any other rights to which any Director, officer, committee member, employee, servant or agent may now or hereafter be entitled; shall continue as to a person who has ceased to be such Director, officer, committee member, employee, servant or agent; and shall inure to the benefit of the heirs, executors and administrators of such a person. Nothing contained herein shall effect any rights to indemnification to which Association personnel other than members of the Board of Directors, officers, committee members, or non-compensated agents may be entitled by contract or otherwise under law.

Expenses in connection with the preparation and presentation of a defense to any claim, action, suit or proceeding of the character described in this Article VII may be advanced by the Association prior to final disposition hereof upon receipt of an undertaking by or on behalf of the person who may be entitled to indemnification, secured by a surety bond or other suitable insurance issued by a company authorized to conduct such business in the State of Texas, to repay such amount if it is ultimately determined that he is not entitled to indemnification under this Article.

## **ARTICLE VIII**

### **OBLIGATIONS OF THE OWNERS**

1. **Assessments.** All Owners shall be obligated to pay the assessments imposed by the Association to meet the common expenses and all assessments, annual and special, shall be

levied in accordance with the Restrictive Covenants. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting of members, within the meaning of these Bylaws, if and only if the member has fully paid all assessments made or levied against him. No diminution or abatement of assessments shall be allowed or claimed for inconveniences or discomfort arising from the making of repairs or improvements to the Common Areas or from any action taken to comply with any law, ordinance or order of a governmental authority.

2. **Maintenance and Repair.** Each Owner, at his expense, shall comply strictly with the Restrictive Covenants in the construction of any building and other improvements on such Owner's property (or such Owner's condominium unit or townhouse), including without limitation any provision therein requiring prior approval by the Great Hills Architectural Committee. Each Owner shall also keep his property in good repair and in a clean and sanitary condition and shall do all redecorating, painting and varnishing which may from time to time be necessary to maintain the good appearance and condition thereof; and shall maintain and care for all trees, plants or foliage on such Owner's property except for such items located on areas maintained by the Association, all in accordance with the Restrictive Covenants.

3. **Damage to Common Areas.** Each Member and any lessee of any member shall be liable to the Association for any damage to property of the Association, which may be sustained by reason of the negligent or intentional misconduct of such person or of his family, guests or invitees. If the property, the ownership or leasing of which entitles the Owner or lessee thereof to use Association property, is owned or leased jointly or in common, the liability of all such joint or common Owners or lessees shall be joint and several. The amount of such damage may be assessed against such person's real and personal property on or within the Great Hills,

including the leasehold estate of any lessee or the lessor of such lessee, and may be collected as provided in the Restrictive Covenants for the collection of assessments.

4. **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 lien filed against the Common Areas for labor, materials, services or other products incorporated in the Owner's property. In the event suit for foreclosure is commenced, then within ten (10) days thereafter such Owner shall be required to deposit with the Association cash or negotiable securities equal to double the amount of such claim plus interest at the rate of ten percent (10%) per annum for one year together with a sum equal to ten percent (10%) of the amount of such claim but not less than One Hundred Fifty Dollars (\$150.00), which latter sum may be used by the Association for any costs and expenses incurred, including attorney's fees. Except as is otherwise provided, such sum or securities shall be held by the Association pending final adjudication or settlement of the litigation. Disbursement of such funds or proceeds shall be made to insure payment of or on account of such final judgment or settlement. Any deficiency, including attorney's fees, shall be paid forthwith by the subject Owner, and his failure to so pay shall entitle the Association to make such payment, and the amount thereof shall be a debt of the Owner to the Association. The Owner shall be liable to the Association for payment of interest at the highest rate permitted by applicable law on all such sums paid by the Association until the date of repayment by such Owner.

5. **General.**

(a) Each Owner shall comply strictly with the provisions of the Restrictive Covenants, the Articles and these Bylaws and amendments and supplements thereto.

(b) Each Owner shall always endeavor to observe and promote the general welfare of and the purposes for which the Association was established.

6. **Use of Property.**

(a) Each Owner shall comply strictly with the obligations imposed on such Owner and the restrictions place on such Owner's property or interest in the Community under the Restrictive Covenants.

(b) If any Owner or the Association, acting through its Board of Directors, believes an Owner is in violation of the Restrictive Covenants, complaints may be lodged and abatement of the violation may be obtained through any and all procedures allowed under the Restrictive Covenants.

7. **Use of Common Areas.** Each Owner may use the Common Areas and facilities in accordance with the purpose for which they were intended without hindering or encroaching upon the lawful rights of the other Owners, and may, in accordance with the Restrictive Covenants, delegate his rights to use such Common Areas and facilities to members of his immediate family, his tenants, contract purchasers and guests, subject to such rules and regulations as the Association, acting through its Board of Directors, may promulgate from time to time.

## **ARTICLE IX**

### **AMENDMENTS TO BYLAWS**

These Bylaws may be amended by the Association at a duly constituted meeting for such purpose, but no amendment shall take effect unless approved by Owners entitled to cast a majority of the votes of the Association.

## **ARTICLE X**

### **MORTGAGES**

1. **Notices to Association.** An Owner who mortgages his property interest in the community shall notify the Association through the Managing Agent, if any, or the Board of Directors, giving the name and address of his Mortgagee. The Association shall maintain such information in a book entitled "Mortgagees".

2. **Notice of Unpaid Assessments.** The Association shall at the request of a Mortgagee, report any unpaid assessments due from the Owner.

## **ARTICLE XI**

### **COMPLIANCE**

These Bylaws are set forth to comply with requirements of the Texas Non-Profit Corporation Act. If any of these Bylaws conflict with the provisions of said Act, it is hereby agreed and accepted that the provisions of the Act will apply and govern. In the event of any conflict between the Bylaws and the Restrictive Covenants, the provisions of the Restrictive Covenants will govern.

## **ARTICLE XII**

### **NON-PROFIT ASSOCIATION**

This Association is not organized for profit. No member, 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 distributed to, or inure to the benefit of any member of the Board of Directors; provided,

however, (1) that reasonable compensation may be paid to any member 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 of the Board of Directors 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 XIII**

#### **REGISTERED OFFICE**

The principal office for the transaction of business of this Association shall be 3825 Lake Austin Boulevard, Suite 403, Austin, Texas 78703, and the initial Registered Agent shall be David M. Moore. The Registered Agent may resign upon delivery of written notice to the Association.

### **ARTICLE XIV**

#### **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 in anyway affected by the fact that such Directors, officers or members having such adverse interest may have been necessary to obligate the Association upon such contract or transaction.



**ARTICLE XV**

**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, Vice-President and the Secretary or any Assistant Secretary of the Association.

**ARTICLE XVI**

**ABATEMENT AND ENJOINMENT OF VIOLATIONS BY OWNERS**

The violation of any rule or regulation promulgated by the Board of Directors, or the breach of any By-Law, or the breach of any provision of the Restrictive Covenants, shall give the Board of Directors or the Managing Agent the right, in addition to any other rights set forth therein, (a) to enter the property in which, or as to which, such violation or breach exists and to summarily abate and remove any person, structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions thereof, without being deemed guilty in any manner of trespass, to expel, remove and put out same, using such force as may be necessary in so doing, without being liable to prosecution or in damages therefor, and to charge all expenses thereof, if any, to the defaulting owner; and (b) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach, and to recover from such Owner all its expenses and costs in connection therewith, including without limitation attorney's fees and court costs.

## **ARTICLE XVII**

### **NOTICES**

It shall be the responsibility of any person or entity who is an Owner to furnish to the Secretary of the Association such Owner's mailing address. Upon receipt of the Owner's mailing address, the Secretary of the Association shall thereafter send to the Owner all notices required hereunder. 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.

## **ARTICLE XVIII**

### **SEVERABILITY**

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at Austin, Texas, as of this 7th day of March 2009.

**BOARD OF DIRECTORS**

\_\_\_\_\_  
Adrienne Seiler

\_\_\_\_\_  
Yvonne Suttles

\_\_\_\_\_  
Michael Wright

I hereby certify that the above and foregoing Bylaws of the Association were adopted as the initial Bylaws of the Association by unanimous consent of the Board of Directors without a meeting pursuant to Article 9.10 of the Texas Non-Profit Corporation Act.

\_\_\_\_\_  
Lynn Wright, Secretary