

**AMENDED BY-LAWS
OF
DOVE MEADOWS HOMEOWNERS ASSOCIATION, INC.
1986**

**ARTICLE I
NAME AND LOCATION**

The name of the corporation is Dove Meadows Homeowners Association, Inc., hereinafter referred to as the "Association". The principal address of the corporation shall be P.O. Box 2466, Spring, Texas 77383, but meetings of Members and Directors may be held at such places within the State of Texas, County of Harris, as may be designated by the Board of Directors.

**ARTICLE II
DEFINITIONS**

Section 1. "Association" shall mean and refer to Dove Meadows Homeowners 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, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "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 subject to a maintenance charge assessment by the Association, including contract sellers, but excluding those having such interest merely as security for the performance of any obligations.

Section 6. "Declarant" shall mean and refer to Precision Homes, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Dove Meadows, a subdivision in Harris County, Texas and any additions or supplements thereto.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration, which Declaration also covers Associate members.

**ARTICLE III
MEETING OF MEMBERS**

Section 1. The first annual meeting of the members shall be held one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 2:00 o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of all of the membership.

Section 3. Notice of meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, not less than 15 days nor more than 60 days before such meeting, to each member entitled thereat to vote. Such notice will be:

a. mailed, postage paid, addressed to the member's address last appearing on the books of the Association; or,

b. published in monthly newsletter distributed by the Association.

Such notice shall specify the place, day and hour of the meeting, and the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of the members entitled to cast, or of proxies entitled to cast, one-tenth (1/10th) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. 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

Section 1. Number. The affairs of this Association shall be managed by a Board of nine (9) Directors, who must be members of the Association, current on maintenance assessments and in compliance with all Declarations.

Section 2. Term of office. At each annual meeting, the members shall elect that number of directors equal to the number of directors whose terms expire at such time, for three year terms of office.

Section 3. Nomination. Nominations for election to the Board of Directors shall be made by any member, in good standing and current on maintenance fees, with the Dove Meadows Homeowners Association, from the floor at the annual meeting. If nominations made are less than the number of vacancies that are to be filled, then nominations will be made by the Board of Directors.

Section 4. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to cast under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. One vote per lot, of members in good standing, shall be cast.

Section 5. Removal. The Board of Directors may be removed by a majority vote of a quorum of two-thirds (2/3) of the voting members of the Association at a specially called meeting. A replacement board of nine (9) directors, who must be members of the Association, current on maintenance assessments and in compliance with all Declarations, will be elected at the specially called meeting: three (3) directors to serve one (1) year terms, three (3) directors to serve two (2) year terms, and three (3) directors to serve three (3) year terms. In the event of death, resignation or removal of a director, his successors shall be selected by the remaining members of the board and shall serve for the unexpired term of his predecessor.

Section 6. Compensation. No director shall receive compensation for any service he may render to the Association; provided, however, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 7. 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 so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meeting of the Board of Directors shall be held when called by the President of the Association, or by any three 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. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VI POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

- a. adopt and publish rules and regulations governing the use of the Common Area and facilities, if any, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- b. suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;
- c. 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 Declaration.;
- d. 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
- e. employ a manager, an independent contractor, or such other employees as they deem necessary and to prescribe their duties.

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 to present a summary thereof to the members at the annual meeting of the members, or at any special meeting or quarterly 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 annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;
 2. send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
 3. foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
- d. procure and maintain adequate liability and hazard insurance on property owned by the Association;
- e. cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- f. cause the Common Area, if any, to be maintained.

ARTICLE VII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this association shall be a president, vice-president, secretary and treasurer, who shall at all times be members of the Board of Directors, and such other officers as the board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at a special meeting of the Board of Directors immediately following each annual meeting of the members.

Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office by a majority vote of the Board. 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.

Section 6. 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.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

a. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall, if so determined by the Board of Directors, act as principal signer on all checks and promissory notes.

Vice-President

b. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board. The vice-president may act as co-signer on all checks.

Secretary

c. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and act as co-signer of all checks, and shall perform such other duties as required by the Board. These are the duties of the secretary unless otherwise contracted or appointed by the Board.

Treasurer

d. The treasurer shall receive and deposit in appropriate bank accounts, all monies of the Association and shall disburse all such funds as directed by resolution of the Board of Directors; shall act as principal co-signer of all checks and promissory notes of the Association; keep proper books of account; and keep accurate books and records of the fiscal affairs of the Association and make the same available for inspection by members of the Association during normal business hours; and shall prepare an annual budget and a statement of income and expenditure to be presented to the membership at its regular annual meeting. These are the duties of the treasurer unless otherwise contracted or appointed by the Board.

ARTICLE VIII COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. The Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose. In addition, the Board continues to be responsible and maintains authority over all committees.

ARTICLE IX 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 Declarations, the Articles of Incorporation and the By-laws of the Association shall be available for inspection by any member at the principal office of the Association.

ARTICLE X ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special 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 days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%)

Amendment

Article III
Meeting of Members

Section 4. Quorum. The presence at the meeting of the members entitled to cast, or of proxies entitled to cast, one-twentieth (1/20) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

IN WITNESS THEREOF, we, being the directors of the DOVE MEADOWS HOMEOWNERS ASSOCIATION, INC., have hereunto set our hands this 2nd day of January, 2002.

Rich Beart
Debra H. Sommer
Verna Boudreau
Mary Ann Nicholas

Robert L. ...

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of the DOVE MEADOWS HOMEOWNERS ASSOCIATION, INC., a Texas corporation, and,

THAT the foregoing constitutes the amendment to the By Laws of said Association, as duly adopted at an annual meeting of the membership thereof, held on the 3rd day of June 2001.

Debra H. Sommer
Secretary

STATE OF TEXAS:
COUNTY OF HARRIS:

This instrument was acknowledged before me on the 2nd day of January 2002, by Rick Benoit, Deborah Sommers, Verna Boudreaux, Mary Ann Nicholas and Gordon Sommers, Board of Directors for the DOVE MEADOWS HOMEOWNERS ASSOCIATION, INC.


Susan J. Franz
Notary Public, State of Texas



After recording, return to:
Dove Meadows Homeowners Association, Inc.
2204 Timberloch Place, Suite 245
The Woodlands, Texas 77380

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I have this day acknowledged and filed in File Number Sequence on the date and at the time above written the foregoing INSTRUMENT in the Office of Public Records of Real Property of Harris County, Texas as

FEB 26 2002




Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

549-19-1297

V621944

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS X

02/26/02 101762774 V621944

\$13.00

COUNTY OF HARRIS X

BEFORE me, the undersigned authority, on this day personally appeared SUSAN J. FRANZ, who, being by me duly sworn according to law, stated the following under oath:

"My name is SUSAN J. FRANZ. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated therein, and they are all true and correct. I am the managing agent of DOVE MEADOWS HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation (the "Association"). I am also a custodian of the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit.

The Association is a "property owners' association" as that term is defined in TITLE 11 OF THE TEXAS PROPERTY CODE. The Association's jurisdiction includes, but may not be limited to, the residential properties/lots located in Dove Meadows Subdivision, Sections One, Two, Three, Four, Five, Six and Section Two Extension per the maps or plats thereof heretofore recorded in the Map Records of Harris County, Texas.

Attached hereto is the original of the Amendment of the By Laws, which By Laws have been previously recorded under Harris County Clerk's File No. U162227 The document attached hereto is subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Dove Meadows Homeowners Association, Inc., c/o Consolidated Management Services, at 2204 Timberloch Place, Suite 245, The Woodlands, Texas 77380, Telephone No. 281-296-9775/Telefax No. 281-296-9788."

SIGNED on this the 22nd day of February, 2002

Susan J. Franz
Printed Name: Susan J. Franz
Position: Association Manager

VERIFICATION

THE STATE OF TEXAS X

COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared SUSAN J. FRANZ, who, after being duly sworn under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 22nd day of February, 2002.

Carolyn I. Leppert



FILE FOR RECORD
8:00 AM

FEB 26 2002

Dorothy L. Kaufman
County Clerk, Harris County, Texas

549-19-1295