BYLAWS OF
FAWN MEADOWS HOME OWNERS ASSOCIATION

ARTICLE 1
DEFINITIONS

1.1 "Fawn Meadows" shall mean all of the real property subject to the Declaration, including the land, all improvements and structures on the land, and all easements, rights and appurtenances to the land. Fawn Meadows will consist of a subdivision or subdivisions subject to this Association.

1.2 "Declaration" shall mean the Dedication of Reciprocal Covenants recorded in Volume 9244, Page 258 of the Official Records of Brazos County, Texas, previously amended by an Amendment filed of record in Volume 9661, Page 74 of the Official Records of Brazos County, Texas, previously amended by a Second Amendment filed of record in Volume 9670, Page 105 of the Official Records of Brazos County, Texas, and previously amended by a Third Amendment filed of record in Volume 12242, Page 234 of the Official Records of Brazos County, Texas.

1.3 Other capitalized terms used in these Bylaws shall have the meaning given them in the Declaration, incorporated by reference and made a part of these Bylaws.

ARTICLE 2
APPLICABILITY OF BYLAWS

Corporation

2.1 The provisions of these Bylaws constitute the Bylaws of the Texas nonprofit corporation known as FAWN MEADOWS HOME OWNERS ASSOCIATION referred to as the "Association".

Applicability

2.2 The provisions of these Bylaws are applicable to Fawn Meadows as defined in Paragraph 1.1 of these Bylaws.

Personal Application

2.3 All present or future Owners, their employees, guests, or other persons that use the facilities of Fawn Meadows or its Common Areas, in any manner are subject to the regulations set forth in these Bylaws. The mere acquisition of any of the Lots of Fawn Meadows or the mere act of occupancy of any of the Lots or Common Areas will signify that these Bylaws are accepted and ratified and will be complied with by the purchaser or occupant.
ARTICLE 3
OFFICES

Principal Office

3.1 The initial principal office of the Association shall be located at 4060 State Highway 6 South, College Station, Texas 77845.

Registered Office and Registered Agent

3.2 The Association shall have and shall continuously maintain in the State of Texas a registered office and a registered agent, whose office is identical with the registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office of the corporation, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE 4
QUALIFICATIONS FOR MEMBERSHIP

Membership

4.1 Each and every Owner of each and every Parcel which is subjected to the Declaration shall automatically be, and must at all times remain, a Member of the Association.

Proof of Membership

4.2 The rights of membership shall not be exercised by any person until satisfactory proof has been furnished to the Secretary of the Association that the person is qualified as a Member. Such proof may consist of a copy of a duly executed and acknowledged deed or title insurance policy evidencing ownership of a Lot in Fawn Meadows. Such deed or title policy shall be deemed conclusive in the absence of a conflicting claim based on a later deed or title policy.

No Additional Qualifications

4.3 The sole qualification for membership shall be ownership of a Lot in Fawn Meadows. No initiation fees, costs, or dues shall be assessed against any person as a condition of membership except such assessments, levies, and charges as are authorized or permitted under the Articles of Incorporation or the Declaration.

Certificates of Membership

4.4 The Board of Directors may provide for the issuance of certificates evidencing membership in the Association that shall be in such form as may be determined by the Board. All certificates evidencing membership, if issued by the Board of Directors, shall be consecutively numbered. The name and address of each Member and the date of issuance of the
certificate shall be entered on the records of the Association and maintained by the Secretary at
the registered office of the Association.

ARTICLE 5
VOTING RIGHTS

Voting

5.1 There shall be one class of voting Members as follows: The Owner of each Lot
shall be entitled to one (1) vote per acre of said Parcel. Where more than one (1) Owner owns
and holds a record fee interest in a Parcel, such Owner(s) may divide and cast portions of their
vote as they decide.

The Board may make such rules and regulations, consistent with the terms of the
Declaration and these Bylaws, as it deems advisable for: any meeting of Members; proof of
Membership in the Association; evidence of right to vote; the appointment and duties of
examiners and inspectors of votes; the procedures for actual voting in person or by proxy;
registration of Members for voting purposes; and such other matters concerning the conduct of
meetings and voting as the Board shall deem fit.

Proxies

5.2 At all meetings of Members, each Member entitled to vote may vote in person or
by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every
proxy shall be revocable and shall automatically cease on conveyance by the Member of the
Member’s Lot, or on receipt of notice by the Secretary of the death or judicially declared
incompetence of such Member. No proxy shall be valid after eleven (11) months from the date
of its execution, unless otherwise specifically provided in the proxy.

Quorum

5.3 The presence, either in person or by proxy, at any meeting, of Members entitled to
cast at least 67% of the total voting power of the Association shall constitute a quorum for any
action, except as otherwise provided in these Bylaws or the Declaration. In the absence of a
quorum at a meeting of the Members, a majority of those Members present, in person or by
proxy, may adjourn the meeting to a time not less than five (5) days nor more than thirty (30)
days from the meeting date.

Required Vote

5.4 The vote of the majority of the votes entitled to be cast by the Members present or
represented by proxy, at a meeting at which a quorum is present, shall be the act of the meeting
of Members unless the vote of a greater number is required by statute or by these Bylaws or the
Declaration.
ARTICLE 6
MEETINGS OF MEMBERS

Annual Meetings

6.1 The first meeting of the Members of the Association shall be held no later than
four (4) months after the approval of the Association Bylaws, at a time and place to be
designated by the Board. After the first meeting, the annual meeting of the Members of the
Association shall be held in the month of June or July of each succeeding calendar year at a time
and place designated by the Board. In the event the annual meeting is not held in these months,
the annual meeting will be held on the second Tuesday of August at the hour of 7:00 pm. If this
August date is a federal legal holiday the meeting shall be held at the same hour on the first day
following that is not a federal legal holiday (excluding Saturdays and Sundays).

Special Meetings

6.2 Special meetings of the Members may be called by the President, the Board of
Directors, or by Members representing at least 51% of the total voting power of the Association.

Place

6.3 Meetings of the Members shall be held within Fawn Meadows or at a convenient
meeting place as the Board may specify in writing at its sole discretion.

Notice of Meetings

6.4 Written notice of all Members’ meetings shall be given by or at the direction of
the Secretary of the Association (or other persons authorized to call the meeting) by mailing or
personally delivering a copy of such notice at least 10 days, but not more than 50 days, before
the meeting to each Member entitled to vote at the meeting. The notice must be addressed to the
Member’s address as it appears in the records of the Brazos Central Appraisal District, or an
address supplied by such Member to the Association for the purpose of notice. The notice shall
specify the place, day, and hour of the meeting and, in the case of a special meeting, the nature of
the business to be undertaken.

Order of Business

6.5 The order of business at all meetings of the Members shall be as follows:

(a) Roll call;

(b) Proof of notice of meetings or waiver of notice;

(c) Reading of Minutes of preceding meeting;

(d) Reports of officers;
(e) Reports of committees;
(f) Election of Directors;
(g) Unfinished business; and
(h) New business.

Action Without Meeting

6.6 Any action required by law to be taken at a meeting of the Members or any action that may be taken at a meeting of the Members may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members and filed with the Secretary of the Association.

ARTICLE 7
BOARD OF DIRECTORS

Number

7.1 The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) persons, all of whom may be Members of the Association.

Compensation

7.2 A Director may be reimbursed by the Board for actual expenses incurred by the Director in the performance of the Director’s duties with prior approval of a Super Majority of the voting power of the Association.

Powers and Duties

7.3 The Board shall have the powers and duties, and shall be subject to limitations on such powers and duties, as enumerated in the Declaration.

ARTICLE 8
NOMINATION AND ELECTION OF DIRECTORS

Nomination

8.1 Nomination for election to the Board of Directors shall be made from the floor at the annual meeting of the Members.
Election

8.2 At the first meeting of the Association, and each annual meeting thereafter, the Members shall elect the Directors who shall hold office for terms of one (1) year and shall serve until their successors are elected and qualified.

8.3 Members, or their proxies, may cast, in respect to each vacant directorship, as many votes as they are entitled to exercise under the provisions of the Declaration. The nominees receiving the highest number of votes shall be elected.

Removal

8.4 Directors may be removed from office without cause by a vote representing a Super Majority of the voting power of the Association.

Vacancies

8.5 In the event of a vacancy on the Board caused by death, resignation, or removal of a Director, the remaining Directors shall, by majority vote, elect a successor who shall serve for the unexpired term of the predecessor. Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting of Members or at a special meeting of Members called for that purpose.

ARTICLE 9
MEETINGS OF DIRECTORS

Regular Meetings

9.1 Regular meetings of the Board of Directors shall be held semi-annually at a place and at a time as may be fixed from time to time by resolution of the Board. Notice of the time and place of regular meetings shall be posted in an area designated by the Board in the Common Areas.

Special Meetings

9.2 Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association or by any two Directors other than the President. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of a special meeting must be given to each Director not less than two (2) days or more than ten (10) days prior to the date fixed for such meeting by written notice either delivered personally, sent by mail, telecopy, or telegram to each Director at the Director’s address as shown in the records of the Association.
Quorum

9.3 A quorum for the transaction of business by the Board of Directors shall be a majority of the number of Directors constituting the Board of Directors.

Voting Requirement

9.4 The act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless any provision of the Articles of Incorporation, Bylaws, Declaration or any other instrument governing Fawn Meadows requires the vote of a greater number.

Open Meetings

9.5 Regular and special meetings of the Board shall be open to all Members of the Association; provided, however, that Association Members who are not on the Board may not participate in any deliberation or discussion unless expressly authorized to do so by the vote of a majority of a quorum of the Board.

Executive Session

9.6 The Board may, with the approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote on personnel matters, litigation in which the Association is or may become involved, and other business of a confidential nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

ARTICLE 10
OFFICERS

Enumeration of Officers

10.1 The Officers of this Association shall be a President and a Secretary and Treasurer. The Board of Directors may, by resolution, create such other offices as it deems necessary or desirable.

10.2 The Officers of this Association shall be elected annually by the Board of Directors and each shall hold office for one (1) year unless the Officer shall sooner resign, be removed, or be otherwise disqualified to serve.

Resignation and Removal

10.3 Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect at the date of receipt of the notice or at any later time specified in the notice. Any Officer may be removed from office by the Board whenever, in the Board’s judgment, the best interests of the Association would be served by such removal.
Multiple Offices

10.4 Any two or more offices may be held by the same person, except the offices of President and Secretary.

Compensation

10.5 Officers shall not receive compensation for services rendered to the Association unless determined by the Board of Directors and approved by a Super Majority of the total voting power of the Association.

ARTICLE 11
PRESIDENT

Election

11.1 At the first meeting of the Board immediately following the first annual meeting of the Members, the Board may elect one of their number to act as President.

Duties

11.2 The President shall:

(a) Preside over all meetings of the Members and of the Board.

(b) Sign as President all deeds, contracts, and other instruments in writing that have been first approved by the Board, unless the Board by duly adopted resolution, has authorized the signature of a lesser Officer.

(c) Call meetings of the Board whenever he or she deems it necessary in accordance with rules and on notice agreed to by the Board. The notice period shall, with the exception of emergencies, in no event be less than two (2) days.

(d) Have, subject to the advice of the Board, general supervision, direction, and control of the affairs of the Association and discharge such other duties as may be required of him or her by the Board.

ARTICLE 12
VICE-PRESIDENT

Election

12.1 At the first meeting of the Board immediately following its first annual meeting of the Members, the Board may elect one of its Members to act as Vice-President.
Duties

12.2 The Vice-President shall:

(a) Act in the place and in the stead of the President in the event of the President’s absence, inability, or refusal to act.

(b) Exercise and discharge such other duties as may be required of the Vice-President by the Board. In connection with any such additional duties, the Vice-President shall be responsible for all of the above listed duties of the President, in the President’s absence.

ARTICLE 13
SECRETARY

Election

13.1 At the first meeting of the Board immediately following the first annual meeting of the Members, the Board shall elect a Secretary.

Duties

13.2 The Secretary shall:

(a) Keep a record of all meetings and proceedings of the Board and of the Members.

(b) Keep the seal of the Association, if any, and affix it on all papers requiring the seal.

(c) Serve notices of meetings of the Board and the Members required either by law or by these Bylaws.

(d) Keep appropriate current records showing the Members of the Association, together with their addresses.

(e) Sign as Secretary all deeds, contracts, and other instruments in writing that have been first approved by the Board if the instruments require a second Association signature, unless the Board has authorized another Officer to sign in the place and stead of the Secretary by duly adopted resolution.

ARTICLE 14
TREASURER

Election

14.1 At the first meeting of the Board immediately following the first annual meeting of the Members, the Board shall elect a Treasurer.
Duties

14.2 The Treasurer shall:

(a) Receive and deposit in a bank or banks, as the Board may from time to time direct, all of the funds of the Association.

(b) Be responsible for and supervise the maintenance of books and records to account for the Association’s funds and other Association assets.

(c) Disburse and withdraw funds as the Board may from time to time direct, in accordance with prescribed procedures.

(d) Prepare and distribute the financial statements for the Association required by the Declaration.

ARTICLE 15
POWERS AND RESPONSIBILITIES

General Power and Duties

15.1 The Association shall carry out all of the responsibilities and duties and shall possess all of the powers, set out in the Declaration, acting by and through its Board and Officers. All enforcement of restrictions, assessments, liens, maintenance and other elements of the Declaration shall be diligently and consistently carried out by the Association.

ARTICLE 16
BOOKS AND RECORDS

Maintenance

16.1 Complete and correct records of account and minutes of proceedings of meetings of Members, Directors, and committees shall be kept in the possession of the officers or at the registered office of the Association. A record containing the names and addresses of all Members entitled to vote shall be kept at the registered office or principal place of business of the Association.

Inspection

16.2 The Declaration, the membership register, the books of account, and the minutes of proceedings shall be available for inspection and copying by any Member of the Association or any Director for any proper purpose at any reasonable time.
ARTICLE 17
AMENDMENT OF BYLAWS

17.1 These Bylaws may be amended, altered, or repealed at a regular or special meeting of the Members of the Association by the affirmative vote in person, or by proxy, of Members representing a Super Majority of the voting power of the Association, or by petition with affirmative votes from a Super Majority of Members of the voting power of the Association.

ARTICLE 18
ATTESTATION

18.1 Adopted by the Board of Directors effective as of 5 September 2014.

LUKE ADDINGTON, President

JOSEPH FREDERICK, Secretary

SCOTT HESTER, Treasurer

ALAN BOEGNER, Member

EUNICE MUDD, Member

JAMES HENRY, Member

RICHARD FRIEDBERG, Member

RANDALL SATSKY, Member

ALTON OFCZARZAK, II, Member

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As a
Recordings

Document Number: 01215943
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Receipt Number: 530387
By,
Becky Wright

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:
BRAZOS COUNTY
as stamped hereon by me.
Dec 05, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY