

PCPOA BY-LAWS

WHEREAS, the Paradise Cove Property Owner's Association, its Board of Directors and Officers propose the following Amendments to the Articles of Corporation and its extant By-laws, as authorized by Title 32, Article 1396-4.02.

Note: BY-LAWS are the responsibility of the Organization/ Cooperation to be maintained and/or amended. They are not on file nor will they be recorded in a state official manner as per: SAN JACINTO (Coldspring) COURT HOUSE, STATE COMPTROLLERS OFFICE and THE OFFICE of THE SECRETARY of STATE, dated 12/27/2005.

Article I-Name

The name of the Organization shall be "Paradise Cove Property Owner's Association."

Article II - Boundaries

Boundaries of the Organization shall be the Paradise Cove Subdivision metes and bounds as recorder in the San Jacinto County deed records in San Jacinto County Courthouse.

Article III - Purpose

The purpose of the organization shall be to maintain the residential character of the community which this organization represents and to promote the civic and social welfare and well-being in the area defined in Article II.

Article IV – Membership

Membership in this organization shall be open to all property owners within the boundaries described in Article II, contingent upon payment of dues, as set forth in Article VIII.

Article V- Board of Directors

The Board of Directors shall consist of at least three members whose term shall be 3 years. The Board of Directors shall be elected by the membership. The Board of Directors shall have full power and authority as vested by the Articles of Incorporation, and shall be responsible for the good and welfare of the Association. The Board of Directors shall provide for officers to run the day-to-day affairs of the Association as set forth in the Article VI. The Board of Directors shall meet annually to approve the business of the association.

Article VI – Officers

The officers of the organization shall be President, Vice-President, Secretary, and Treasure.

Section 1. The president shall preside over regular meetings. The President shall conduct member meetings and maintain good order. The President shall appoint all committee chairs.

Section 2. The Vice-President shall preside at meetings in the absence of the President. This officer shall assist the President and shall perform various duties and serve on committees as assigned by the President.

Section 3. The Secretary shall keep accurate record of proceedings of all regular meetings, attend to correspondence, act as a custodian of current records, and file and maintain up-to-date membership lists and attendance records.

Section 4. The Treasurer shall keep an up-to-date record of all financial transactions, receive all money, and deposit funds in the bank. This officer shall disburse money as authorized by the President and Vice-President, on a day-to-day basis, as needed to maintain the subdivision and provide for safety and general welfare. This officer shall also

disburse money as authorized by the membership. The Treasurer shall present a report of finances at each regular meeting of the organization. All checks will be signed with two (2) signatures.

Section 5. All officers of the organization shall be elected annually at the regular annual meeting by a quorum of the members of the organization. Officers shall be installed at the end of said meeting by acclaim and shall hold office for one (1) year.

Section 6. A vacancy in an office shall be filled by a special election; officers elected to fill vacancies shall assume office by acclaim at the end of said meeting and shall hold office until the next regular election of officers.

Section 7. Any officer, who fails to meet the obligations and responsibilities of his/her office may be removed from office by a two-thirds (2/3) majority vote of the membership.

Article VII – Meetings

The regular meetings of the organization shall be held at a time and place to be designated by the President. The majority of members attending a meeting shall constitute a quorum for the transaction of business.

Article VIII – Dues

Dues shall be \$25.00 annually. Special assessments may be voted by the membership to meet special needs.

Article IX – Votes

The payment of dues allows one vote per family. If a proxy is used it must be authorized in writing from the property owner as shown on the county tax records.

Article X– Procedure

“Roberts Rules of Order” shall be authorized for procedure in all points of order not covered by these by-laws.

Article XI – Amendments

These by-laws may be amended at any regular meeting or special meeting of the organization, provided that the amendments have been submitted in writing at the previous regular meeting or special meeting. The adoption of the amendments shall require a two-thirds (2/3) vote in the affirmative of the members present.

Article XII – Points of Law Not Covered

All points of law or procedure not covered in our articles of Corporation or By-laws shall default to conform to the applicable Article and Section in Title 32, “The Texas Non-Profit Corporation Act.”

Original PCPOA By-laws were:

Filed for record
92 AUG 17 AM 9:33

Joyce Hugne
County Clerk
San Jacinto County, Texas
Notary Seal Affixed on record

By-Laws verified 6/2/2006 by S. Rogers Secretary PCPOA