

7
BYLAWS OF THE PINE TREE ESTATES
LANDOWNERS ASSOCIATION, INC.

A NONPROFIT CORPORATION

TARRANT COUNTY, TEXAS

ARTICLE 1

OFFICES

1.01 The principal office of corporation in the State of Texas shall be located in the Keller area of Keller, Texas, County, Tarrant.

1.02 The corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such 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 in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE 2

MEMBERS

2.01 The corporation shall have one class of members. The designation of such class and the qualifications and rights of the members of such class shall be as follows:

Each person or persons purchasing a tract of land in Pine Tree Estates will be a member of the association, and or, persons leasing a tract of land for a period of 12 months or longer, however, lessor has the option to retain his membership or pass to the lessee.

2.02 Each member shall be allowed one (1) vote.

2.03 Membership in this corporation is not transferable or assignable unless, tract is sold or willed to another person in which, this person will become a member, and person selling will automatically lose all rights of membership.

2.04 In order for a land owner or lessee to be a voting member any dues or assessments as approved by the Board of Directors must be paid current.

ARTICLE 3

MEETING OF MEMBERS

3.01 An annual meeting of the members shall be held during the first 15 days of December of each year at the discretion of the Board of Directors.

3.02 Special meetings of the members may be called by the President, the Board of Directors, or not less than one third (1/3) of the members having voting rights.

3.03 The meetings will be held at a designated meeting place in the Keller area at the discretion of the Directors.

3.04 Written or printed notice stating the place, day, and hour of any meeting of members shall be delivered, either personally, by mail or contacted by telephone, to each member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting by or at the direction of the President, or Secretary, or the officers or persons calling the meeting. In case of a special meeting or when required by the statute of these bylaws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the corporation, with postage thereon prepaid.

3.05 Any action required by law to be taken at a meeting of the members or any action which 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 entitled to vote with respect to the subject matter thereof.

3.06 Twenty-five (25) percent of the voting members (husband and wife count as one member) at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting a majority of voting members present at a meeting and including vote by proxy will permit transaction of business without a requirement for a minimum number of members to be present to constitute a quorum.

3.07 At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

ARTICLE 4

BOARD OF DIRECTORS

4.01 The normal affairs of the corporation shall be managed by its Board of Directors. Directors need not be residents of Texas as long as they are property owners in Pine Tree Estates.

4.02 The number of Directors shall be seven (7). Each director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified.

4.03 A regular annual meeting of the Board of Directors shall be held without other notice than this bylaw, immediately after and at the same place as, the annual meeting of members.

4.04 Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The person or persons authorized to call special meeting of the Board may fix any place, either within or without the State of Texas, as the place for holding any special meetings of the Board called by them.

4.05 Notice of any special meeting of the Board of Directors shall be given at least two days previously thereto by written notice delivered personally, sent by mail, telegram or contacted by telephone to each Director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed with postage thereon prepaid. If notice by given telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company.

Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except, where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at, and the purpose of, any regular meeting of the Board will be specified in the notice of such meeting.

4.06 A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Directors are present at said meeting; a majority of the Directors present may adjourn the meeting from time to time without further notice.

4.07 The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these bylaws.

4.08 Any vacancy occurring in the Board of Directors and any directorship to be filled by reason of an increase in the number of Directors shall be filled by the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

4.09 Directors as such shall not receive any stated salaries for their services, but by resolution of the Board of Directors a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the Board; but nothing herein contained shall be construed to preclude any Director from serving the corporation in any other capacity and receiving compensation therefore.

4.10 Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Directors.

4.11 No two (2) members of the same household may serve as Directors during the same term.

ARTICLE 5

OFFICERS

5.01 The officers of the corporation shall be a President one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary-Treasurer, and such other officers as may be elected in accordance with the provisions of this Article.

5.02 Seven (7) Directors of the corporation shall be elected annually by the general membership at the annual meeting of the association. The seven (7) Directors will elect the President, Vice President and the Secretary-Treasurer. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

5.03 Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

5.04 A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

5.05 The President shall be the principal executive officer of the corporation and shall in general supervise and control all of the business and affairs of the corporation. The President shall preside at all meetings of the members and of the Board of Directors. The President may sign, with the Secretary-Treasurer or any other proper officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these bylaws or by statute to some other officer or agent of the corporation; and in general he shall perform all duties incident to the office of the President and such other duties as may be prescribed by the Board of Directors from time to time.

5.06 In absence of the President or in the event of his inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in order of their election) shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President of Board of Directors.

5.07 The Treasurer shall give a bond for the faithful discharge of his duties in such sum with such surety or sureties as the Board of Directors shall determine. The corporation will pay for said bond. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source whatsoever and deposit all such moneys in the name of the corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article 7 of these bylaws; and in general 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 by the Board of Directors.

5.08 The Secretary shall keep the minutes of the meeting of the members and of the Board of Directors in one or more books provided for that purpose; give all notices in accordance with the provisions of these bylaws or as required by law; be custodian of the corporate records and keep a register of the post-office address of each member which shall be furnished by the Secretary by each member; and, in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

ARTICLE 6

COMMITTEES

6.01 The Board of Directors, by resolution adopted by a majority of the Directors of office, may designate and appoint one or more committees each of which shall consist of one or more Directors. Which committees, to the extent provided in said resolution shall have and exercise the authority of the Board of Directors in the management of the corporation. However, no such committee shall have the authority of the Board of Directors in reference to amending, altering or repealing the bylaws; electing, appointing, or removing any member of any such committee or any Director or officer of the corporation; amending the articles of incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the sale, lease, exchange, or mortgage of all or substantially all property and assets of the corporation; authorizing the voluntary dissolution of the corporation or revoking proceedings therefore; adopting a plan for the distribution of the assets of the corporation; or amending, altering or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered, or repealed by such committee. The designation and appointment of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed on it or him by law.

6.02 Other committees not having and exercising the authority of the Board of Directors in the management of the corporation may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, number of each such committee shall be members of the corporation, and the President of the corporation shall appoint the members thereof. Any members thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the corporation shall be served by such removal.

6.03 Each member of a committee shall continue as such until the next annual meeting of the members of the corporation and until his successor is appointed, unless the committee shall be sooner terminated or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

6.04 One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

6.05 Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

6.06 Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

6.07 Each committee may adopt rules for its own government not inconsistent with these bylaws or with rules adopted by the Board of Directors.

ARTICLE 7

CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

7.01 The Board of Directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation. Such authority may be general or confined to specific instances.

7.02 All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the corporation shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by the Board of Directors, such instruments shall be signed by the Secretary-Treasurer and countersigned by the President or a Vice President of the corporation.

7.03 All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

7.04 The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the corporation.

ARTICLE 8

BOOKS AND RECORDS

8.01 The corporation shall keep correct and complete books and records of account and shall keep minutes of the proceedings of its members, Board of Directors, and committees having any of the authority of the Board of Directors and shall keep at the registered office, Secretary-Treasurer office or place of residence a record giving the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any member or his agent or attorney for any proper purpose at any reasonable time.

ARTICLE 9

FISCAL YEAR

9.01 The fiscal year of the corporation shall begin on the first day of January and end on the last day in December in each year.

9.02 An annual independent audit will be conducted during the month of December and completed prior to the annual meeting of the members.

ARTICLE 10

ASSESSMENTS, AND ANNUAL BUDGET

10.01 Association assessments and the annual budget will be presented by the Board of Directors for review, voted on and set for each fiscal year by the general membership at the annual general membership meeting.

10.02 Each member will pay their annual membership dues in advance direct to the Secretary-Treasurer upon notification.

ARTICLE 11

ADOPTION OF THE COVENANTS AND RESTRICTIONS

11.01 The adoption of the covenants and restrictions set out by the developer are in an instrument recorded in Book 7448 Page 2637 Tarrant County Deed Records.

11.02 The Board of Directors adopt and incorporate into these bylaws the covenants and restrictions as set out in the instrument recorded in Book 7448 Page 2637, Tarrant County Deed Records, which instrument is attached hereto and made a part of these bylaws. Everything therein being adopted by the Board of Directors, except any changes made specifically in the bylaws hereof.

ARTICLE 12

12.01 Whenever any notice is required to be given under the provisions of the Texas Non-Profit Corporation Act or under the provisions of the Articles of Incorporation or by bylaws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE 13

AMENDMENTS TO BYLAWS

13.01 These bylaws may be altered, amended, or repealed and new bylaws may be adopted by the majority of general membership present at any regular meeting if at least ten (10) to fifty (50) days written notice is given of an intention to alter, amend, or repeal these bylaws or to adopt new bylaws at such meeting.

WITNESS OUR HANDS on the dates set opposite thereto.

NOVEMBER 30, 1983

[Signature]
DIRECTOR

November 30, 1983

[Signature]
DIRECTOR

November 30, 1983

[Signature]
DIRECTOR

[Signature]
SECRETARY

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Gerard H. Clements, who being by me duly sworn, upon oath says that he is the attorney for Pine Tree Estates Landowners Association, Inc., and that the foregoing is a true and correct copy of the Bylaws of Pine Tree Estates Landowners Association, Inc

Gerard H. Clements
Gerard H. Clements

SWORN TO AND SUBSCRIBED BEFORE ME by the said Gerard H. Clements this 31st day of JANUARY, 2004, to certify which witness my hand and seal of office.



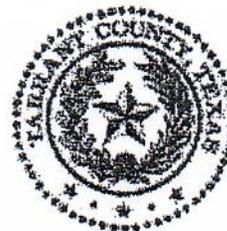
[Signature]
Notary Public, State of Texas

After recording return to:

Principal Management Group
5622 Dyer Street
Dallas, Texas 75206

PRINCIPAL MANAGEMENT GROUP
5622 DYER ST

DALLAS TX 75206

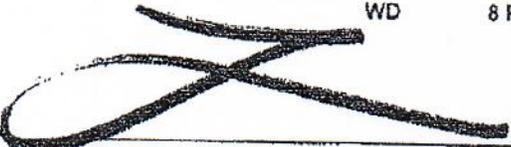


Submitter: JERRY CLEMENTS

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

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WD 8 PGS \$26.00

By 



D204033286

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

71
3

2004

First Amendment to By-Laws

of

Pine Tree Estates Landowners Association, Inc.

WITNESSETH:

WHEREAS, the Bylaws of Pine Tree Estates Landowners Association, Inc. were executed and adopted on or about November 30, 1983; and

WHEREAS, Pursuant to the said Bylaws, and in accordance with Texas law, a meeting of the general membership was duly held wherein the changes to the Bylaw provisions hereinafter set forth were duly and legally adopted and made.

NOW THEREFORE, the Bylaws of Pine Tree Estates Landowners Association, Inc., a Texas nonprofit corporation, are hereby amended as follows:

(1) The present Article 3.06 is deleted, and in its place and stead is substituted the following:

"Ten (10) percent of the voting members (husband and wife count as one member) at any meeting shall constitute a quorum at such meeting. Such members may be present in person or by proxy."

(2) A new Article 14 is added to the Bylaws, to read in full as follows:

Article 14

Fine Policy

"14.01 Before the Association levies a fine for a violation of its Declaration, Bylaws, Homeowner's Manual and Covenants or Rules and Regulations, it shall follow the following policy:

(1) The Association or its agent must give written notice to the owner by certified mail, return receipt requested. Such notice must:

(a) describe the violation or property damage that is the basis for the fine, and if a monetary amount is involved, the amount that is due the Association; and

(b) inform the owner that the owner is entitled to a reasonable period (to be set out in the notice) to cure the violation and avoid

the fine, and that the owner may request a hearing on or before the 30th day after the date the owner receives the notice.

(2) The owner is entitled to an opportunity to cure the violation.

(3) The owner shall have the right to submit a written request for a hearing to discuss and verify the facts and resolve the matter in issue before the Board.

(4) The Association shall hold a hearing not later than the 30th day after the date the Board receives the owner's request for a hearing and shall notify the owner of the date, time and place of the hearing no later than the 10th day before the date of the hearing. The Board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The owner or the Association may make an audio recording of the meeting.

(5) An owner or the Association may use alternative dispute resolution services.

(6) Subject to extenuating circumstance, fines for violations in a consecutive 365 day period shall be progressive, with the first fine being \$25.00, the second being \$50.00 and the third and each subsequent fine being \$75.00. The date on which a fine is levied is the date the Board reaches its final decision to impose the fine after the owner has had a hearing, if requested.

(7) Any unpaid fine shall constitute a lien on the owner's property."

EXECUTED this 14th day of January, 2004.

Pine Tree Estates Landowners Association, Inc.

By: Paula Freeman

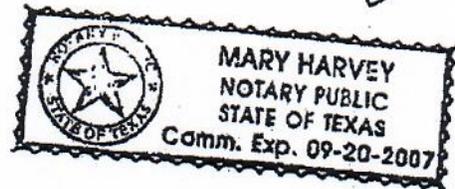
THE STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Paula Freeman, an officer of Pine Tree Estates Landowners Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same as the act and deed of said Pine Tree Estates Landowners Association, Inc., for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This 14th day of January, 2004.

Mary Harvey
Notary Public, State of Texas

After recording return to:
Principal Management Group
5622 Dyer Street
Dallas, Texas 75206



PRINCIPAL MANAGEMENT GROUP
5622 DYER ST

DALLAS TX 75206



Submitter: JERRY CLEMENTS

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

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WD 4 PGS \$18.00

By: _____

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D204026956

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

SECOND AMENDMENT TO BYLAWS OF
PLANNED UNIT DEVELOPMENT PINE TREE ESTATES, #2 LANDOWNERS
ASSOCIATION

WHEREAS, a vote by the current real property owners of the "Pine Tree Estates No. 2 Landowners Association" was duly administered

WHEREAS, by said vote, a majority of the voting power of the Association, pursuant to the "Landowners Association" constituent documents, approved this Bylaws amendment

NOW, THEREFORE BE IT RESOLVED, that the following amendments and procedure shall be applicable. The Bylaws are amended as follows:

ARTICLE 4 BOARD OF DIRECTORS Section 4.02 is deleted in its entirety and the following substituted therefor:

4.02 The number of Directors shall be five (5). Each director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified.

ARTICLE 4 BOARD OF DIRECTORS Section 4.11 is deleted in its entirety and the following substituted therefor:

4.11 No two (2) members of the same household or family including in-laws may serve as Directors during the same term.

ARTICLE 4 BOARD OF DIRECTORS Section 4.12 is added in its entirety:

4.12 No board member or household may serve more than 8 cumulative years. All persons serving on the board from a single household will accrue time collectively against a single 8 year cumulative term limit; this includes husband and wife and all co-owners of any lot/lots. Gaps in service will not count against the 8 year cumulative maximum. Section 4.12 is retroactive. A household shall be defined as all persons living at the same address or addresses or co-owners of the same address or addresses.

ARTICLE 4 BOARD OF DIRECTORS Section 4.13 is added in its entirety:

4.13 No more than a maximum of one board member may serve on the board at any time that does not have primary residence within the Pine Tree Estates No. 2 community.

ARTICLE 5 OFFICERS Section 5.02 is deleted in its entirety and the following substituted therefor:

5.02 Five (5) Directors of the corporation shall be elected annually by the general membership at the annual meeting of the association. The five (5) Directors will elect the President, Vice President, and the Secretary-Treasurer. New officers may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

EXECUTED this 24th day of May, 2019

Pine Tree Estates Landowners, Association, Inc.

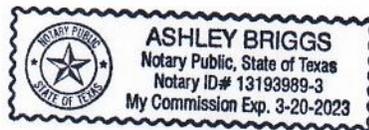
By: [Signature]

THE STATE OF TEXAS

COUNTY OF Denton

BEFORE ME, the undersigned authority, on this day personally appeared, Gerard Cannon, an officer of Pine Tree Estates Landowners Association, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said Pine Tree Estates Landowners Association, Inc., for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This 24th day of May, 2019



[Signature]
Notary Public, State of Texas

After recording return to:

Slayton Financial Services
12989 Jupiter Rd. Ste. 101
Dallas, TX 75238



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

PINE TREE ESTATES #2 LANDOWNERS ASSOCIATION
12989 JUPITER RD. STE. 101
DALLAS, TX 75238

Submitter: PINE TREE ESTATES #2
LANDOWNERS ASSOCIATION

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BL 3 PGS \$20.00

By: Mary Louise Nicholson

D219111374

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BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.