



**AMENDED BY-LAWS OF BUENA VISTA PROPERTY OWNERS
ASSOCIATION**

ARTICLE ONE – OFFICIAL ADDRESS

The Post Office Box Address of the Association shall be P.O. Box 124, Buchanan Dam, Texas 78609. There shall be no other address neither held nor claimed within or without the State of Texas by the association. This principal address shall not be changed or altered by the voluntary act of the Board of Trustees nor any officer or member. Any change in the Post Office address of the association ordered or directed by the United State Postal Service shall be reported to the membership within the next thirty (30) days of such notice.

ARTICLE TWO – MEMBERSHIP

Section 1. All persons who own real property or structural property within the subdivision of Buena Vista of Burnet County, Texas are members.

Section 2. Transfer of membership

- A person who acquires property in the Subdivision of Buena Vista automatically becomes a member when legal ownership or control is established.
- Membership shall automatically cease upon the legal transfer of ownership of his property in the Buena Vista Subdivision of Burnet County, Texas (real or Structural).

Section 3. A membership is entitled to one vote regardless of the number of units owned. Voting rights and eligibility for office shall be contingent upon payment of assessments for the current year no later than thirty days prior to the annual meeting.

ARTICLE THREE – ASSESSMENTS

Section 1. Each improved lot or improved acreage shall be assessed eighty-five (\$85.00) dollars on January first of each year. An improved lot is one occupied by a livable home or business. Improved acreage is acreage occupied by a livable home or business.

Section 2. Unimproved lot(s) or unimproved acreage shall be assessed forty (\$40.00) dollars on January first of each year.

Section 3. Intentional left blank.

Section 4. Should a multiple housing unit be constructed on any size real property within the subdivision each residential division or business unit shall be assessed eighty-five (\$85.00) dollars on January first of each year. The legal owner of such property shall be responsible for making the payments to the association.

Section 5. Before the sale or transfer of title of property can be consummated, all assessments due the association against such property shall be paid to the association.

ARTICLE FOUR – MEETINGS OF MEMBERS

Section 1. The first annual meeting of all members shall be held on the second Saturday in April of 1982.

Section 2. Each year thereafter, the annual meeting of members shall be held on the first Saturday in March that is not a national or religious holiday weekend.

Section 3. Purpose of Meeting of Members.

- Election of Trustees
- Reporting of Officers.
- Reporting of standing committees.
- Amendments to charter or by-laws under the following conditions:
 - Proposal for amendments to either charter or by-laws be submitted to the Board of Trustees, in writing, thirty (30) days prior to the annual meeting at which the amendment is to be considered.
 - Proposed changes must be mailed to all members at least ten (10) days prior to the date of the annual meeting.
 - Proposed changes must be passed by 2/3 majority of qualified members present.

Section 4. Quorum for meeting of members. A quorum for annual meetings shall be those members present.

Section 5. Mail Votes. Items requiring prior notice, amendment to by-laws, electing of trustees can be voted on by mail with sufficient notice.

Section 6. Called meetings by members must be of such importance that the trustees cannot act under the charter or by-laws. Members will be mailed notices ten (10) days prior to a called meeting.

ARTICLE FIVE – ELECTION OF TRUSTEES

Section 1. Election of Trustees.

- The Board of Trustees will consist of nine members. These nine will divide themselves (the first year) into three groups. Three will serve three years, three will serve two years and three will serve one year. The groups will be determined by drawing lots.
- The nine will be elected at the organizational meeting.
- Each year thereafter, three (3) trustees will be elected to replace the three retiring

trustees, except at the annual meeting of April 1982.

- Vacancies on the board will also be filled at the annual meetings. The trustees will appoint persons to fill vacancies until annual meetings.
- The three new trustees shall be elected from the slate presented by the nominating committee, appointed by the president.
- No trustee may be elected for more than two (2) consecutive terms. One year of non- elective service must have passed before becoming eligible for a third term.
- Only one member of a family may serve as a trustee at any one time.

Section 2. Organization of Board Members Trustees

- The Board of Trustees shall be the governing body of the Association.
- The Board of Trustees shall elect from its members four officers: President, Vice President, Secretary, and Treasurer-Treasurer.
- The three four officers shall be the Executive Committee of the board and the officers of the Association.
- The annual meeting of members will recess long enough for the board of trustees to elect the officers for the ensuing year. The names of the officers will then be announced before adjournment.

Section 3. Meetings of Trustees.

- The first quarterly meeting of trustees immediately follows the annual meeting of members. This first meeting will be called the annual meeting of Trustees.
 - The new members will be informed of the work in progress.
 - The chairman of the standing committee will be appointed from the members of the board.
 - The time and place for the remaining quarterly meetings will be discussed and temporarily determined.
- Called Meeting of Trustees.
 - A called meeting may be held at the request of the president or by a member of the executive committee (another officer) and four other trustees. All trustees must be notified of the reason for such a meeting. The notice of a called meeting shall be given at least three (3) days in advance to all trustees.
- Quorum
 - A. quorum for a meeting of trustees is five (5).
- Meetings of the board of trustees may be formal or informal.
- A trustee shall be considered to have automatically resigned if he/she fails to attend three (3) regularly scheduled meetings of the Board of Trustees.

ARTICLE SIX

Section 1. President

- Preside at meetings of members and meetings of trustees.
- Appoint chairman of standing committees from members of the board.
- Special committees may be appointed from time to time as needed. (The president will act as an ex officio member of all special committees).
- Co-sign all checks and official contracts.
- Make and file an annual report.

Section 2. Vice-President

- Assume all duties of the office of president in case of absence or resignation.
- Serve as a member of the executive committee of the board.

Section 3. Secretary

- As Secretary
 - Keep minutes of all meetings up to date and maintain record of all resolutions
 - Conduct all correspondence of the association as directed by the president and executive committee.
 - Deleted.
 - Provide copies of the charter, by-laws, and minutes for all members who request and pay the cost of printing and mailing; copies may also be provided by electronic mail. Extra copies shall be kept on hand.
- As Treasurer
 - Set up a system of bookkeeping that can be easily audited.
 - Co-sign all checks and contracts.
 - Records of assessments and their payments are to be kept by the owner's name and the legal description of properties.
 - Keep current list of all members and their addresses.
 - Keep a record of all gifts and contributions.
 - In conjunction with the president, establish bank accounts and necessary signature cards.
 - Prepare any legal forms to be filed with the County, State or National Government (including I.R.S.).
 - Become bonded by the amount considered necessary by the board of trustees. This is to be at the expense of the association.

- Make bank deposits when necessary.
- Present report for audit at annual meetings.

ARTICLE SEVEN – COMPENSATION

Trustees, as such, shall not receive any stated salaries or remuneration of any type for their services, provided however, trustees shall be reimbursed for their reasonable and necessary out-of-pocket expenses in the conduct of the affairs of the association upon due proof thereof being furnished the Board of Trustees.

The Secretary and the Treasurer shall be reimbursed for their reasonable and necessary out-of-pocket expenses of typists - the duplicated forms, legal forms, and the necessary travel expenses for banking and other business travel upon due proof thereof being furnished the Board of Trustees.

ARTICLE EIGHT – COMMITTEES

Section 1. Standing Committees

- Roads and Streets
 - Study long term plans for improvements, including drainage.
 - Carry out necessary work plans in making travel safe within the subdivision
 - Keep the street and roads in the best conditions possible within the budget.
 - Evaluate the work and reputation of prospective contractors.
- Parks
 - Maintain and improve docks and piers.
 - Maintain and improve and enlarge parking areas.
 - Mow and clear parks of weeds and debris.
 - Execute plans that will make parks safe, attractive and useful to all members and their guests.
 - Conduct the necessary work in cleaning lake bottoms and edges during period of low water.
- Beautification and Civic Affairs.

The purpose of this committee is to perform any lawful activity that will improve the general appearance and create pride in ownership within the subdivision.

Section 2. Composition and limitations of standing committees.

- The chairman of each committee shall be a Board member.
- The work of Standing Committees must be approved by the Board.

- Special Committees may be appointed from time to time for special activities. The President of the Board will be an ex-officio member of such a Committee. Special committees are of a temporary nature.

ARTICLE NINE · RULES OF ORDER

Parliamentary procedure shall be governed by “Robert’s Rules of Order”, revised; except as herein modified, and the Secretary shall procure and maintain an up-to-date copy of such rules and have the same available at all meetings.

ARTICLE TEN · CONTRACTS, GIFTS, RESERVES

Section 1. Contracts

Only the Board of Trustees may enter into contracts. No officer, trustee, individual member nor members of the Association may bind the organization in contract. The President or Vice President may sign contracts after approval of the Board of Trustees.

Section 2. The Board of Trustees may accept, on behalf of the association, any useful gift (device or monetary) for the general purpose or for any special purchase of the Association which is not political in nature.

Section 3. Accounts and reserves.

Should receipts exceed the operational expenses the reserves must be kept in a savings account until the amount of money is sufficient to fulfill long term plans for large projects. If there are no such plans, consideration must be given to the lowering of assessments.

ARTICLE ELEVEN

The fiscal year shall begin January 1 (first) and end December 31 (thirty-first) of each year.

ARTICLE TWELVE – DISSOLUTION

Section 1. The intended period of duration is perpetual.

Section 2. Should the association dissolve for any reason the net assets will be given to any authority assuming the responsibility of the upkeep of roads.

ARTICLE THIRTEEN – BY-LAWS

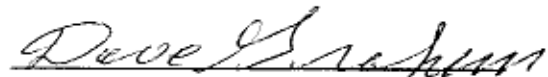
These amended by-laws shall be effective immediately after adoption, which was March 7, 2015, and are and shall remain effective in their entirety until amended and/or revised

by the membership as provided in these by-laws.

ATTEST:

Amended March 7, 2015


Secretary of the Board of Trustees
Doris Glasscock

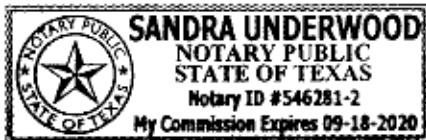

Dave Gresham, President
P. O. Box 124
Buchanan Dam, Texas 78609

President of the Board of Trustees

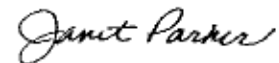
STATE OF TEXAS &
 &
COUNTY OF LLANO &

This instrument was acknowledged before me on the 17th day of February, 2017, By Dave Gresham, as President and Doris Glasscock, as Secretary of Buena Vista Property Owners Association for the purposes and consideration therein expressed.


Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Janet Parker, County Clerk

Burnet County Texas

2/17/2017 3:07:13 PM

FEE \$40.00

201701682

AMD