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BY-LAWS OF LAKELAND SECTION FOUR CIVIC CLUB

(Adopted by Lot Owners at General Meeting Held April, 1984)
(Amended by Lot Owners at General Meeting Held July 14, 1985)
(Amended by Lot Owners at General Meeting Held July 14, 1987)

REAL PROPERTY

ARTICLE IAGREEMENT

All lot owners in Section 4 in Lakeland Subdivision in Montgomery County, Texas, do hereby agree to the following Rules and Regulations which are for the benefit of Grantor's land and are covenants running with lots, including all blocks, one (1) through thirteen (13).

PURPOSE

The purpose of Lakeland Section Four Civic Club is to:

- (a) Operate and maintain Lakeland Subdivision Section 4 in the best interest of its property owners.
- (b) Maintain the club house and grounds, roadways, trees, lakes, fishing and swimming areas, water system and any and all other community property.
- (c) Do any and all things necessary, incident to the fulfillment of the foregoing purpose.

ARTICLE IIMEMBERSHIP

Membership is defined as any person owning property by virtue of a deed. Only property owners who agree to support and abide by the charter and by-laws of this Corporation shall be eligible. To enjoy full privileges, each member shall keep current in the payment of assessments.

PRIVILEGES

Each member and/or his or her immediate family (unmarried children at home) shall have the privilege of using all of the facilities of the association, subject to these by-laws and the rules and regulations promulgated hereunder.

Each member and his spouse shall be entitled to vote at all meetings of the membership, in accordance with the provisions of these by-laws, and either or both shall be eligible to hold office or serve on committees provided they are in good standing on assessments.

On rent property, both the owner and the renter have swimming and fishing privileges. The owner retains all other privileges. Renters' privileges are valid after the Secretary is notified by certified mail, from the owner, of the name of the renter and his immediate family. Privileges may be terminated or suspended by the Board of Directors.

ARTICLE IIIMEMBERSHIP MEETINGSRegular Meetings

Time and Place: There shall be regular meetings of the membership at 7:30 p.m. on the second Tuesday of each January, April, July and October at the clubhouse. The June meeting will be held on the second Sunday in June at 2:00 p.m.

Should there not be enough present for a quorum at a General Meeting, the meeting shall automatically revert to a Board Meeting. All Board members should realize this and attend.

Purpose: The regular meetings of the members shall be for the purpose of conducting any business requiring action by the membership; and at the regular meeting of the members held in June of each year, there shall be an election of officers and directors as hereinafter set out.

Special Meetings

Time and Place: Special meetings of the members may be called by the President or any three Directors of the Corporation for any time to be held at the clubhouse.

Notice by mail to the last known address of each member at least ten (10) days prior to the meeting date.

Quorum

Quorum shall consist of fifteen (15) members present at a regular or special meeting.

The majority vote of a membership quorum may change the date and/or time of the regular meetings without changing the Deed Restrictions or By-Laws.

Vote

Refer to Deed Restrictions; Duration - paragraph 7, items (b), (c), and (d).

Proxies

No proxies to be used at any meeting for any reason.

Absentee Voting

Applicable at election meetings only. Absentee ballots are to be mailed by and returned to the Secretary plainly marked "ballot" and to be opened only by the election committee and qualified by the Treasurer.

Procedure

All meetings shall be governed by Roberts Rules of Order unless covered by Lakeland By-Laws and Deed Restrictions.

ARTICLE IV

OFFICERS AND DIRECTORS

1. Number and Term of Office

Term of office shall be for one (1) year beginning with the July general meeting. There shall be thirteen (13) Directors and thirteen (13) alternates elected at large who shall serve until a new Board is elected. Each 13 Directors and alternates shall be listed in alphabetical order.

Nominating Committee

At the general meeting in April, a nominating committee shall be chosen; two appointed by the President and three elected by the membership. This committee shall present to the Board of Directors a slate of officers, directors and alternates. Anyone interested in holding any office must submit their name to the Nominating Committee by April 25. The 13 names with the most votes will be seated to the Board. The next 13 will be named as alternates.

The names of all members seeking office will be placed on the ballot. Nominations will be accepted from the floor.

2. Election

At the election meeting in June, there shall be elected a President, Vice-President, Secretary, Treasurer, three member architectural control committee and thirteen directors and thirteen alternates. Election meeting is the second Sunday in June at 2:00 p.m.

3. Director's Meetings

The Board of Directors shall hold regular meetings at 7:30 p.m. on the second Tuesday of each month except those months having a general meeting. The newly elected Directors shall meet the last Tuesday in June for the purpose of levying amount of assessment and setting up the budget for the coming year. Special meetings may be called by the President or any three Directors upon notice to the Directors.

4. Powers and Duties

At the regular meeting in July of each year, the Board shall announce their budget and the necessary maintenance charge for the succeeding year to be levied against each member owning property served by the Corporation. At the July meeting each year, the President shall appoint the following Commissioners: Ground, Lakes, Water, Recreational, Publicity, Clubhouse, and Finance; which commissioners shall appoint two other persons who are members of the Corporation to serve with him or her as a committeeman to perform the duties relative to the commission.

At the request of a Director, or in his absence, the President may appoint an alternate board member to serve in his stead.

The Board of Directors shall, through the Commissioners aforesaid, manage all of the affairs of the Corporation and shall establish and maintain one checking and one savings account in one bank, issue checks against the same, to be executed by the President and the Treasurer. All purchases made or services furnished for the Corporation shall be with proper authorization. The Directors shall not incur any indebtedness for which there are no funds available.

Seven (7) Directors shall constitute a quorum for the purpose of transacting any business at either a regular or special meeting.

Vacancies in the Board may be filled by a majority of the remaining Directors, should less than a quorum remain; a special meeting of the membership must be called for the purpose of electing new Directors to fill those unexpired terms of the Directory so vacated. Should a vacancy occur in the chair of the President, Vice-President, Secretary or Treasurer, the Directors shall elect a replacement.

Two consecutive unexcused absences of an officer or a Director shall constitute voluntary resignation. Any officer or Director that does not maintain a current dues status may be disallowed to serve.

The Board of Directors has the authority and the responsibility to see that all of the By-Laws are carried out or enforced.

5. Duties of the Officers

The officers of the Corporation shall have such powers and duties, except as modified by the Board of Directors, as generally pertain to their offices respectively, as well as such powers and duties as from time to time shall be conferred by the Board of Directors; provided, however, that the President shall be the chief executive officer of the Corporation and all other officers of the Corporation shall be subordinate to said President, and shall from time to time report as he may direct. In the absence of the President, the Vice-President shall have and may exercise all the powers of said President.

PRESIDENT

The President shall be the chief executive officer of the Corporation, and shall have general direction of the affairs of the Corporation and have general supervision over its several officers, subject, however, to the control of the Board of Directors. He shall at each annual meeting, and from time to time, report to the membership and to the Board, all matters within his knowledge which, in his opinion, the interest of the Corporation may require to be brought to their notice; shall preside at all meetings; shall sign and execute in the name of the Corporation all contracts or other instruments authorized by the Board of Directors, except in cases where the signing and execution thereof shall be expressly delegated or permitted by the Board or these By-Laws to some other officer or agent of the Corporation; and in general shall perform all duties incident to the office of President, and such other duties as from time to time may be assigned to him by the Board of Directors or as are prescribed by these By-Laws.

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VICE-PRESIDENT

At the request of the President, or in his absence or disability, the Vice-President shall perform the duties of the President, and when so acting shall have the powers of and be subject to all restrictions upon the President. The Vice-President shall perform such other duties as may from time to time, be assigned to him by the Board of Directors or the President.

SECRETARY

The Secretary shall keep or cause to be kept in books provided for the purpose, the minutes of the meetings of the membership and of the Board of Directors; shall see that all notices are duly given in accordance with the provisions of these By-Laws; shall be custodian of the records; shall keep or cause to be kept a register of the post office address of each member; and in general, the Secretary shall perform all duties incident to the office of the Secretary and such other duties as may from time to time be assigned to him by the Board of Directors or the President.

TREASURER

The Treasurer shall receive and be the custodian of all funds of the Corporation and countersign all checks against the Corporation's account for all necessary expenditures therefore authorized. Ninety (90) days prior to election, an audit committee shall be appointed to make a complete audit of books, thirty days prior to the election of officers. The Treasurer shall also render a statement of the condition of the finances of the Corporation at all regular meetings of the Board of Directors, and a full financial report at the annual election meeting of the membership, if called upon to do so.

RIGHT TO RECALL

With ten (10) days notice to the membership, any Board member or officer may be recalled at any general meeting by a majority vote of a quorum.

ARTICLE V

WATER SYSTEM

The water system shall always be managed by funds assessed by the Board of Directors in accordance with good business practices.

The system shall be maintained at all times so as to provide an adequate sanitary supply of potable water. Samples of the water shall be taken from each well and from at least one other outlet in the system, once a month and analyzed to determine the potability of such. Lakeland's water system shall be operated and maintained in accordance with the Texas State Department of Health's acceptable practices.

The tap-on fee shall be that amount charged by the plumber contacted by the Water Commissioner to make the tap-on. Water use is part of and included in the water assessment which is payable in advance. After sixty (60) days delinquency,

water will be cut off; all past dues must be paid, plus a reconnection fee, prior to restoration of water service.

Anyone turning water on without proper authorization will be prosecuted.

All water wells in Section Four shall be used to maintain lakes and to provide water service to lot owners who have paid a tap-on fee to main water line. Any tap-on shall be made by a licensed plumber or at the discretion of the Water Commissioner.

ARTICLE VI

RULES FOR USE OF RECREATIONAL FACILITIES

Any Lakeland owner may have use of the clubhouse upon accepting full responsibility for same. No one is to remove any clubhouse equipment without proper authority. No clubhouse equipment or furniture to leave Lakeland except by the Volunteer Fire Department and that with Board approval.

A commissioner shall be appointed to be in charge of keeping the clubhouse in proper order.

Trot lines shall be restricted to Lakes 1, 2 and 3. Throw lines are allowed in Lake 4. All trot lines or throw lines must be identified with date, name and address and then installed. This message will be at the end of the line and in a container which can be opened for inspection. No trot line or throw line to remain for more than 48 hours.

ARTICLE VII

RULES FOR BUILDING AND CONSTRUCTION AND ENVIRONMENT

All residences and outbuildings shall be constructed on site in accordance with conditions set forth in deed restrictions.

It is the responsibility of every member to do his utmost to promote a cleaner environment. It is also each proper owner's legal and moral obligation to abide by all Texas statutes and Montgomery County provision pertaining to sanitation and health protection.

ARTICLE VIII

AMENDMENT TO BY-LAWS

Method - By-Laws Change: If a majority at a regular meeting or board meeting desire to make a By-Law change, then they must mail the proposed change to all property members for their approval or non-approval.

NOW THEREFORE, we the Officers and Directors of Lakeland Subdivision Section Four Civic Club, a Texas Corporation, hereby adopt the foregoing By-Laws this 8th day of April, 1984. Adopted by property owners at the General Meeting held April 8, 1984, at Lakeland Section Four Civic Clubhouse; Amended July 14, 1985. Amended July 14, 1987.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures this day..

Directors:

C.C. Booth
C.C. Booth

Johnnie Armstrong
Johnnie Armstrong

J.R. Kinder
J. R. Kinder

Marie Kaleel
Marie Kaleel

Homer Cross
Homer Cross

Diane Burch
Diane Burch

Carl Goforth
Carl Goforth

R.W. Seyler
R. W. Seyler

R. L. Johnson
R. L. Johnson

Lois Burch
Lois Burch

Bill V. Johnson
Bill V. Johnson

Diana Markuson
Diana Markuson

Arlene Nash
Arlene Nash

The State of Texas
County of Montgomery

On this the 22nd day of May, 1988, personally appeared Keith A. Markuson, known to me to be the person who has made and subscribed to this instrument, and acknowledged to me that it is within his personal knowledge and correct.

Notary Expires:
7-88

Notary Public
State of Texas Roy L. Johnson

Keith A. Markuson
President

R.W. Seyler
Vice-President

Diana Markuson
Secretary

Bill V. Johnson
Treasurer



12 Markuson
7 Lakeland
1400 TEXAS
7384

FILED FOR RECORD

88 MAY 23 AM 10:35

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in the Public Records of the State of Texas on the date and at the time stamped herein by me, and was duly RECORDED. In the official Public Records of Real Property of Montgomery County, Texas.

MAY 23 1988



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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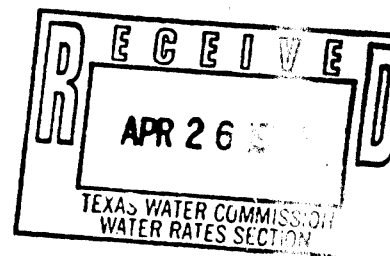
April, 6, 1989

Lakeland Section Four Civic Club
 Montgomery County
 State of Texas
 Incorporated # 173763-1

We the following, duly elected officers and board of directors of
 Lakeland Section Four Civic Club:

President: Dorothy Talley Dorothy Talley
 Vice President: Kent Hahne Kent Hahne
 Secretary: Cynthia Lyon Cynthia Lyon
 Treasurer: Doris Dilleshaw Doris Dilleshaw

Board of Directors:
 Wendell Ragsdale Wendell Ragsdale
 Bernard Thompson Bernard Thompson
 Kent Hahne Kent Hahne
 Ella Whitworth Ella Whitworth
 Gilbert May Gilbert May
 Irene May Irene May
 Doris Dilleshaw Doris Dilleshaw
 Bill Dilleshaw Bill Dilleshaw
 Cynthia Lyon Cynthia Lyon
 Lucille Watson Lucille Watson
 Matilda Armstrong Matilda Armstrong



Do hereby acknowledge that the following persons being members of
 Lakeland Section Four Civic Club by virtue of a deed, have voted by a
 majority of 58 of the 112 owners to revise the deed restrictions of
 Lakeland Section Four pertaining to the Maintenance Fund, Article Five,
 Paragraph One, Page Six.

To read and be recorded as follows:

1. Each property owner in Lakeland Section Four Subdivision shall
 be and is hereby made subject to a maintenance fee of no more than \$15.00
 per lot per month.

Each property will be assessed according to the following formula.

- A. All properties consisting of a dwelling, plus adjoining lots, shall
 be subject to a full maintenance fee for the primary lot and one third
 maintenance fee for each adjoining lot.
- B. Owners of separate single lots shall pay a full maintenance fee for
 each lot owned.
- C. Except as herein after provided, the maintenance fee shall be paid
 quarterly by the property owner in advance, on or before the fifth day of each quarter.

Signature
 President

Dorothy M. Talley
 Dorothy Talley

STATE OF TEXAS
 COUNTY OF MONTGOMERY

BEFORE ME, a Notary Public, on this the 6th day of April, 1989,
 personally appeared the Officers and Board of Directors of the
 Lakeland Section Four Civic Club whose names are subscribed to the
 foregoing instrument and acknowledged to me that they executed the
 same for the purposes and considerations therein expressed.

A. Wayne Armstrong
 A. Wayne Armstrong, Notary Public

