

**THIS UNOFFICIAL VERSION OF A TRAILS AT CARRIAGE HILLS ASSOCIATION, INC.
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BYLAWS

OF

TRAILS AT CARRIAGE HILLS ASSOCIATION, INC

ARTICLE I.

Section 1. The Registered Office of the corporation shall be at 4800 Fredericksburg Road, San Antonio, Texas 78229, County of Bexar and the name of the Registered Agent of the corporation at such address is Jesse Murphy.

Section 2. The corporation may also have offices at such other place both within and without the State of Texas, as the Board of Directors may from time to time determine or the business of the corporation may require.

ARTICLE II.

DEFINITIONS

Section 1. "Association" shall mean and refer to TRAILS AT CARRIAGE HILLS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to the real property described as The Trails At Carriage Hills, Section 1, according to the plat or map thereof recorded in Cabinet N at Slides 387-391, in the Official Public Records of Real Property in Williamson County, Texas and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners, and described in the Declaration.

Section 4. "Lot" shall mean and refer to each of the individual tracts of land or resubdivision of same into which the Properties, excepting the Common Area, shall be divided for individual ownership as described in the Declaration.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract seller, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to KAUFMAN AND BROAD OF TEXAS, LTD., its successors and assigns, if such successors and assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

STAMPED: OFFICIAL RECORDS/WILLIAMSON COUNTY, TEXAS

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Page 1 of 10

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Section 7. “Declaration” shall mean and refer to the Declaration executed by Declarant applicable to the Properties recorded in the Official Public Records of Real Property of Williamson County, Texas.

Section 8. “Member” shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III.

MEETINGS

Section 1. Annual meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held in the same month of each year thereafter, at the hour of 7:00 o’clock P.M.

Section 2. Special Meetings. Except as otherwise provided by Article 19 of the Declaration, special meetings of the Members may be called at any time by the President of the Board of Directors, or upon written request of the Members who are entitled to vote one-eight (1/8) of all the votes of the membership.

Section 3. List of Members. At least ten (10) days before each meeting of Members, a complete list of the Members entitled to vote at said meeting, arranged in alphabetical order with the residence of each and the number of voting shares held by each, shall be prepared by the officer or agent having charge of the membership books. Such list, for a period of ten (10) days prior to such meeting, shall be kept on file at the registered office of the corporation and shall be subject to inspection by any Member at any time during usual business hours.

Section 4. Notice of Meetings. Except as otherwise provided by Article 19 of the Declaration, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the Member’s address last appearing on the books of the Association, or supplied by such Member of the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Written notice of such meetings shall also be given to each institutional holder of a first mortgage lien on any of the Lots constituting the Properties which is designated in the Association’s list of mortgages and such mortgagee shall be permitted to attend, or to designate a representative to attend, such meetings.

Section 5. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10th) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such a quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time

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to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his lot or eleven months from the date said proxy is executed.

ARTICLE IV.

BOARD OF DIRECTORS

Section 1. Management. The business and affairs of the corporation shall be managed by its Board of Directors who may exercise all such powers of the corporation and do all such lawful acts and things as are not by statute or by the Articles of Incorporation or by these By-Laws directed or required to be exercised or done by the Members.

Section 2. Directors. The Board of Directors shall consist of three (3) directors, none of whom need be Members.

Section 3. Term of Office. Directors shall serve for the terms specified in Article 19 of the Declaration.

Section 4. Removal. Any director, other than the initial directors who shall serve the full terms provided by the Declaration, may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 5. Compensation. No director shall receive compensation for any service he may render to the Association. A director may, however, be reimbursed for his actual expenses incurred in the performance of his duties.

Section 6. Action Taken Without A Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Section 7. Indemnity. Each director, officer and agent, acting for and on behalf of the corporation shall be indemnified by the Corporation to the fullest extent allowed by Article 1396-2.22a, V.A.C.S. and the Corporation shall provide reasonable insurance consistent with said statute.

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Page 3 of 10

H
I
J
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M
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ARTICLE V.***

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting, and such Nominating Committee shall make as many nominations for election to the Board of Directors as it shall, in its discretion, determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or Non-Members.

Section 2. Election. Election to the Board of Directors shall be by secret, written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI.

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly-held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII.

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:
(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the Members and their guests while using these facilities, and

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- to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use the recreational facilities of a Member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations.
 - (c) exercise for the Association all powers, duties, and authority vested in, or delegated to, the Association and not reserved to the membership by other provision of these Bylaws, the Articles of Incorporation, or the Declaration;
 - (d) declare the office of a member of the Board of Directors, other than an initial Director, to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
 - (e) employ a manager, an independent contractor, or such other employees as it deems necessary, and to prescribe their duties; provided, any management agreement shall be terminable, with or without cause, upon 30 days written notice and the term thereof shall not exceed one year. In the event the Board of Directors employs professional management of the Properties and thereafter elects to terminate professional management and assume self-management of the Properties, the vote of at least 2/3 of the Members shall concur in such decision and the holders of at least 51% of the first mortgage liens against the Lots constituting the Properties shall first have given their written consent thereto.

Section 2. Duties. It shall be the duty of the Board of Directors to do the following or cause the following to be done:

- (a) keep a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is required in writing by one-fourth (1/4) of the Class A and Class B Members who are entitled to vote;
- (b) supervise all officers, agents, and employees of the Association and to see that their duties are properly performed.
- (c) as more fully provided in the Declaration, to:
 - (1) fix the amount of the annual assessment against each Lot;
 - (2) send written notice of any change in assessment to every Owner subject thereto at least thirty (30) days prior to the effective date of change;
 - (3) to take such action as is necessary to collect assessment not paid within thirty (30) days after due date;

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- (d) issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) procure and maintain liability and hazard insurance on the Properties as provided in the Declaration;
- (f) cause all officers or employees having fiscal responsibilities to be bonded; and
- (g) cause the Common Area to be maintained as required by the Declaration.

ARTICLE VIII.

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. Each of the officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time, given written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices created pursuant to Section 4 of this Article.

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ARTICLE X.

BOOKS AND RECORDS

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member and the holders of first mortgage liens on any of the Lots. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association where copies may be purchased for the actual cost thereof.

ARTICLE XI.

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association the annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the Association may bring an action at law against the Owner personally obligated to pay the same or foreclosure of the lien against the property and interest of the responsible Owner, such action to also include costs and reasonable attorney's fees of any such action. No Owner shall otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XII.

AMENDMENTS

Section 1. These Bylaws may be amended at a regular or special meeting of the members by the affirmative vote of at least three-fourths (3/4) of the Class A and Class B members.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIII.

OWNERSHIP OF ASSOCIATION

Each owner of a fee simple interest in a Lot within the Properties (as the Properties may be hereafter be expanded) shall be entitled to an ownership in this Association equivalent to what would normally be in a corporation, one share of stock for each Lot so owned. There shall be no issuance of any certificate of any nature, but this ownership shall vest automatically on the purchase of any such Lot.

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Page 8 of 10

H
I
J
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ARTICLE XIV.**

FISCAL YEAR

The fiscal year of the corporation shall be fixed by resolution of the Board of Directors.

IN WITNESS WHEREOF, we, being all of the directors of TRAILS AT CARRIAGE HILLS ASSOCIATION, INC., have hereunto set our hands this [8th] day of [September], 1997.

SIGNED Michael D. Moore

SIGNED Jesse T. Murphy

SIGNED Herb Quiroga

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STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this [8th] day of [September], 1997, by Michael D. Moore.

SIGNED TERRI L. HORN
(STAMPED: TERRI L. HORN/Notary Public, State of Texas/My Commission expires JULY 12, 1997)

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this [8th] day of [September], 1997, by Jesse T. Murphy.

SIGNED TERRI L. HORN
(STAMPED: TERRI L. HORN/Notary Public, State of Texas/My Commission expires JULY 12, 1997)

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this [8th] day of [September], 1997, by Herb Quiroga.

SIGNED TERRI L. HORN
(STAMPED: TERRI L. HORN/Notary Public, State of Texas/My Commission expires JULY 12, 1997)

After recording return to:

[Entire address marked out with an X]
Kaufman and Broad
ATTN: LEGAL DEPT [#2 circled]
P. O. Box 5250
San Antonio, Texas 78201

AFTER RECORDING RETURN TO:
SAN ANTONIO TITLE COMPANY
4715 FREDERICKSBURG ROAD, SUITE 520
SAN ANTONIO, TEXAS 78229
ATTN: MEL LUNA

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Page 10 of 10

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If you did not receive the declaration of protective covenants (deed restrictions), by-laws, and articles of incorporation when you closed on your home, please contact our property management company Severn Trent at 512-244-0855. They will notify your title agency to let them know of their neglect. In the meantime, you may use this UNOFFICIAL version of the By Laws.

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Thanks and Acknowledgements

Our heartfelt thanks to you and your neighbors for all of the work you do to keep our neighborhood beautiful and our residents informed!

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BYLAWS INDEX

A	
Amendments of Bylaws <i>See also Article XII (12)</i>	
Requirements for Bylaw	14
$\frac{3}{4}$ Vote of all members.....	14
Annual Assessment.....	8, 9, 10, 14
Action of law against home owner to pay	14
Delinquent accounts.....	14
Enforcement of.....	14
Requirement of.....	14
Setting the amount of.....	9
Article 19 of Declaration of Protective Covenants.....	3, 5
Article I (1) – Registered Office	1
Article II (2) - Definitions.....	1
Article III (3) - Meetings.....	3
Article IV (4) – Board of Directors.....	5
Article IX (9) - Committees.....	12
Article V (5) – Nomination and Election of Directors.....	7
Article VI (6) - Meetings of Directors	7
Article VII (7) – Powers and Duties of the Board of Directors.....	8
Article VIII (8) – Officers and their Duties	10
Article X (10) – Books and Records.....	14
Article XI (11) - Assessments.....	14
Article XII (12) – Amendments of Bylaws.	14
Article XIII (13) – Ownership of Association	15
Article XIV (14) – Fiscal Year	16
Articles of Incorporation.....	4, 5, 8, 14
Assessment.....	<i>See Annual Assessment</i>
Assessments	<i>See also Annual Assessment. See Article XI (11)</i>
Association name	<i>See Definitions</i>
B	
Board of Directors	<i>See also Article IV (4)</i>
Action taken without meeting.....	5
Compensation of.....	5
Declaration of Vacancy	8
Duties of	8. <i>See also Officers Certificate of paid assessment</i>
Certificate of paid assessment	10
Collecting of assessments.....	9
Complete record	9
Maintenance of common areas.....	10
Management	5
Notification of assessment.....	9
Provide insurance	10
Setting of Annual Assessment.....	9
Supervision of.....	9
To be bonded.....	10
Election of	7
Indemnity of	6
Make up of.....	5
Meetings of	
Action without a meeting	5
Regular	7
Special	7
Nomination of.....	7
Power of	8
Self management	8
Powers and Duties	<i>See Article VII</i>
Quorum requirements.....	7
Removal of	5. <i>See also Declaration of Protective Covenants, Article 18, Page 19</i>
Terms of Office	5
Books and Records	<i>See Article X (10)</i>
Bylaws	8, 13, 14
C	
Committees	<i>See Article IX (9)</i>
Architectural Control.....	12
Nominating Committee	12
Conflict between Articles of Incorporation and Bylaws	14
Conflict between Declaration of Protective Covenants and Bylaws	14
Conflict in documents	14

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TRAILS AT CARRIAGE HILLS ASSOCIATION, INC.*

Go to <http://www.TrailsAtCarriagehills.com> for more information and documents

Index Page 2 of 3

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DOCUMENT IS NOT LEGALLY BINDING**

Corporation See Board of Directors

N

D

Declaration of Protective Covenants 1, 3, 4, 5,
7, 8, 9, 10, 12, 14

Definitions See Article II (2)

Association..... 1
Common Area..... 1
Declarant..... 2
Declaration..... 3
Lot..... 1
Member..... 3
Owner..... 1
Properties 1

E

Election 7. See also Board of Directors
Officers 10
Voting by proxy 5

F

Fiscal Year 12, 16. See Article XIV (14)

L

List of Members..... 3
Lot..... 1, 2, 9, 14, 15

M

Management of Corporation..... See Board of
Directors

Meetings See also Article III (3)

Annual member meetings 3
Board of Directors.. See Board of Directors
List of Members..... 3
Notice of Meetings..... 3
Proxies..... 5
Quorum 4
Special member meetings 3
Written notice..... 3, 8, 9, 10

Meetings of Directors See also *Officers*. See
also **Board of Directors**. See Article VI
(6)

Nominating Committee 12

Nomination and Election of Directors ... See
Article V (5)

Nomination of Directors..... See also Board of
Directors

O

Officers 10. See also Board of Directors

Duties of

President 12
Secretary 12
Treasurer..... 12
Vice President..... 12

Election of 10

Enumeration of 10

Multiple offices held 11

Resignation and removal of..... 10

Special Appointments..... 10

Terms of 10

Vacancies..... 11. See also Declaration of
Protective Covenants, Page 19

Officers and their duties .. See also Board of
Directors. See **Article VIII (8)**

Ownership of Association . See **Article XIII
(13)**

Ownership of the Association 15

P

Powers and Duties of the Board of

Directors See also Board of Directors. See
Article VII (7)

Property Management Company

Discontinued use of..... 8

Use of 8

Proxy 4, 5, 7

Q

Quorum..... 4, 5, 7

R

Registered Agent See Article I

Registered Office See **Article I (1)**

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Index Page 2 of 3

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DOCUMENT IS NOT LEGALLY BINDING**

T

Things That Require Members To Vote

- 1/4 of membership can require presentation of statements at a special meeting..... 9
- 1/8 of membership required to call special meeting..... 3
- 3/4 of membership required to amend the Bylaws..... 14
- Largest number of votes for a director..... 7
- Majority of votes to remove a director 5
- Provide for self-management of HOA 8
- Quorum of 10% of eligible voters 4

Things the Association Must Do

- Appoint a nominating committee..... 7
- Call a special meeting if 1/8 of members request..... 3
- Conduct quarterly meetings 7
- Conduct special meeting if President or 2 directors request..... 7
- Hold an all-member annual meeting each year..... 3
- Provide an annual written audited financial statement to all members and first mortgage lien holders..... 12
- Provide list of members 10 days prior to annual meeting..... 3

- Provide proxies for those members that can not attend a meeting..... 4
- Send written notice of member meetings at least 15 days before 4

Things You Should Know

- Election of Officers conducted at first Board of Directors meeting – members do not elect officers only Directors to the Board 10
- If documents conflict Articles of Incorporation prevail over Bylaws and Declaration prevails over Bylaws..... 15
- The Board of Directors appoint Architectural Control Committee members as well as Nominating Committee members..... 13
- The Board of Directors may make special appointments 10
- There are specific duties for each Officer 12

V

Voting..... 3, 4, 5, 7, 8, 9, 12, 14

- By proxy 5. *See also* Board of Directors
- In regular annual meeting..... 3
- In special meeting..... 3

Rights

- Suspension of 8

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TRAILS AT CARRIAGE HILLS ASSOCIATION, INC.*

Go to <http://www.TrailsAtCarriagehills.com> for more information and documents

Index Page 3 of 3