

**BYLAWS
OF
STEEPLECHASE COUNTRY ESTATES
HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I
OFFICES

- SECTION 1. “NAME” The name of the Association is STEEPLECHASE COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., a non-profit organization, hereinafter referred to as the “Association.”
- SECTION 2. “LOCATION” The principal office of the association shall be located in Steeplechase Country Estates of Van Alstyne, County of Grayson, P.O. Box 2164, Van Alstyne, Texas 75495.
- SECTION 3. “Registered Agent” The Association 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 Association. The address of the principal office may be changed from time to time by the Board of Directors.

ARTICLE II
PURPOSE

The purpose of the Association shall be to:

1. endeavor to protect property values by enforcing such conditions, covenants and restrictions on and appurtenant to the lots in the Steeplechase Country Estates Subdivision, Phase I, Phase II and Phase III as shown by plats recorded in Volume 8, pages 22, 32A and 61, filed in the Office of the County Clerk; Grayson County, Texas, as well as any other conditions, covenants or restrictions as shall hereafter be properly established; and,
2. promote a community for safe, healthful, and harmonious living;

ARTICLE III
MEMBERS

- SECTION 1. “Membership” The Association shall have one class of members. Ownership of a home or lot constitutes membership in the Association; such membership shall be mandatory. Persons or entities who hold an interest merely as security for the performance of an obligation are not entitled to membership. Membership in the Association shall terminate upon a member ceasing to be a property owner in Steeplechase Country Estates.
- SECTION 2. “Good Standing” A member shall be in good standing until declared not to be in good standing by the Board of Directors. The grounds for so declaring shall be continued disregard for the provisions of the Declaration of Covenants, Conditions and Restrictions of Steeplechase Country Estates, which are on file at the Grayson County Clerk’s Office, or failure to pay assessments within ninety (90) days of the due date(s), provided that notice of delinquency has been mailed to the address on file with the Association Secretary at least thirty (30) days previously.
- SECTION 3. “Voting Authority” Members of the Association shall be entitled to one (1) vote per lot or residential unit owned. When more than one (1) person holds and interest in any lot or residential unit, all such persons shall be members; however, the vote for such lot or residential unit shall be exercised as they determine,

but in no event shall more than one vote be cast per lot or residential unit owned. Members shall be in good standing in order to vote. Good standing means that all current assessments have been paid.

SECTION 4.

“Assessments” Each member shall pay to the Association annual and special assessments. Assessments shall be used solely for the comfort, health, safety and welfare of the members, for the maintenance and improvement of Association property or any part thereof, and for carrying out the purposes of the Association as stated herein or as shall be adopted from time to time.

- a. Annual assessments shall be used for the routine business of the Association, such as the purchase of postage, office supplies and minor items of office equipment, and for the maintenance of Association property. The amount of the annual assessment, the frequency of payment and due dates(s) shall be recommended by the Board of Directors at the annual meeting of members, and shall be approved by the majority of the members present
- b. Special assessments shall be authorized by two-thirds majority of the total number of members in good standing, and shall be for the purpose of defraying, in whole or in part, improvements, construction, or reconstruction, major repair, or replacement of Association property, as well as for legal fees. Special assessments for the sole benefit of specific areas shall be levied against each affected property owner in proportion to the benefits to be derived, as determined by the Board, and need not be equal. The amounts, frequency of payment, and the due date(s) shall be established at the time the assessment is approved by the members.
- c. All assessments shall be payable to the Steeplechase Country Estates Homeowners Association, Inc. and shall be submitted to the Treasurer. At the ~~discretion~~ † *direction* of the Board of Directors, property owners whose assessments are delinquent may be declared not to be in good standing, and a lien may be placed on the property † *after the assessment has been delinquent for a period of at least (90) days from the date of invoice.*
- d. † *The Board of Directors may, if the delinquency set forth in the preceding paragraph continues for a period of (5) years or more, exercise all foreclosure rights as set forth in the Covenants, Conditions and Restrictions. This provision does not prevent the Board from taking any and all other legal actions available to collect any delinquent amounts.*
- e. † *A Five Hundred Dollar (\$500.00) road assessment fee must be paid by any builder contractor constructing a new residence or swimming pool prior to ACC approval.*

ARTICLE IV
OFFICERS

SECTION 1.

“Officers” The officers of the Association shall be a President, a Vice-President, a Secretary, a Treasurer and three (3) Directors. All shall be members of the Association in good standing. These officers shall perform the duties prescribed by these Bylaws, by the parliamentary authority adopted by the Association and by resolutions that may be adopted by the Association from time to time. All officers and committee members shall serve without salary or remuneration other than reimbursement for actual expenses incurred in the conduct of Association business.

SECTION 2.

“Election of Officers” The Officers of this Association shall be elected by ballot at the annual meeting, including proxy ballots. Nominations shall be submitted by a Nominating Committee; however, nominations may be made from the floor.

SECTION 3.

“Resignation or Removal” Any officer may be removed with cause by the Board. Any officer may resign at any time by giving written notice to the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, approval of such resignation shall not be necessary in order for it to become effective.

SECTION 4.

“Vacancies” Vacancies in any elected office shall be filled by appointment by the Board. Any officer so appointed shall serve for the remainder of the term of the officer replaced.

SECTION 5. “Multiple Offices” No person shall simultaneously hold more than one office. Serving on committees does not constitute an office for the purpose of this Section.

SECTION 6. “Terms of Office” The terms of office for the President, Vice President, Secretary, and Treasurer shall be for two (2) years, or until their successors can be elected. The term of office commences at the close of the annual meeting at which they are elected. The office of president shall not be held by the same person for more than two (2) consecutive terms. Terms for the three directors are for three (3) years. The first election following the adoption of these Bylaws shall elect all officers for the following terms: President and Treasurer, two (2) years; Vice President and Secretary, one (1) year; one director for one (1) year, one director for two (2) years and one director for three(3) years.

SECTION 7. “Duties”: The duties of the Officers are:

PRESIDENT

a. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and the Board of Directors. The President; shall have all of the general powers and duties usually invested in the office of president of an association, including the power to appoint committees and members of such committees from among the Association members as, in the President’s discretion, is deemed necessary to assist in the conduct of the affairs of the Association. The President shall cosign all checks and shall sign all correspondence and documents leaving the Association, with the exception of correspondence and documents originated by the Architectural Review Committee.

VICE-PRESIDENT

b. The Vice-President shall serve as President in the absence of the President and perform other duties as the President may assign from time to time.

SECRETARY

c. The Secretary shall handle all correspondence, keep the minutes and record record of the votes of all Association meetings and proceedings of the Board, and shall be in charge of the records of the Association, except financial and architectural records. The Secretary shall notify members of meetings of the Association. The Secretary shall maintain a list of members eligible to vote, and determine that a quorum is or is not present at Association meetings. The Secretary shall keep appropriate records showing the current members of the Association, and their standing, together with their addresses, and shall perform such other duties as required by the President.

TREASURER

d. The Treasurer shall be responsible for the Association funds and maintaining full and accurate accounts of all receipts and disbursements in books belonging to the Association, and for safeguarding said records. The Treasurer shall receive and deposit in a bank account all moneys and liquid assets in the name and to the credit of the Association, shall disburse such funds as directed by resolution of the Board of Directors; and shall cosign all checks of the Association. The Treasurer shall present a statement of income and expenditures to be presented to the membership at meetings, including an annual report at the annual meeting. Copies of the annual report shall be provided to members at the annual meeting. Members may request a copy of the latest report and such shall be provided expeditiously. The Treasurer shall be bonded.

e. cause the collection of assessments from the members and cause written notice to be sent to every property owner at ~~twenty five (25)~~ *thirty (30)* days in advance of each due date.

f. cause overdue notices to be sent to property owners who have not paid their assessments by the due date. Report those owners that become six (6) or more months overdue to the Board of Directors.

DIRECTORS

g. serve on the Board of Directors.

ARTICLE V MEETINGS

- SECTION 1. “Annual Meetings” An annual meeting shall be held each January for the purpose of electing officers, receiving reports of officers and committees, and for any other business as may arise, except for the January following the adoption of these Bylaws. The date, time and place of this meeting shall be determined by the Board of Directors. At least ~~twenty-five (25)~~ † *thirty (30)* days notice shall be given for annual meetings.
- SECTION 2. “Special Meetings” Special meetings of the members may be called at any time by the President or the Board of Directors. At least ~~fifteen (15)~~ † *thirty (30)* days notice shall be given for such meeting, except in the case of emergencies.
- SECTION 3. “Called Meetings” Members may cause a called meeting to take place by presenting written request signed by twenty (20) or more members to the Secretary. Such request shall state the purpose of calling the meeting. No business other than that stated in the written request shall be conducted at a called meeting. The President shall call the meeting in accordance with Section 4 below. At least ~~fifteen (15)~~ † *thirty (30)* days notice shall be given unless the Board of Directors declares the meeting to be an emergency.
- SECTION 4. “Notice of Meetings” Written notice of each meeting of the members shall be given by mailing a notice of 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 to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in case of a special or called meeting the purpose of the meeting. The date of the postmark shall be the first day of the notification period.
- SECTION 5. “Quorum” ~~Fifteen (15) members of the Association that are in good standing shall constitute a quorum.~~
† *“Quorum” is defined as the presence at a properly called meeting of members, or of proxies entitled to cast twenty-five (25) votes representing twenty-five (25) lots.*
- SECTION 6. † *At least thirty (30) days written notice of any meeting must be given to all members. Notice of any meeting at which a vote on a special assessment will be taken must include a written notice setting forth in specific detail all matters on which a special assessment vote will be taken. Notice of all meetings shall include an agenda of all matters to be discussed.*

ARTICLE VI BOARD OF DIRECTORS

- SECTION 1. “Members” The officers of the Association, including the Directors, shall constitute the Board of Directors. The outgoing President shall be an ex officio member of the Board, without vote.
- SECTION 2. “Responsibilities” The normal affairs of the Association shall be managed by its Board of Directors between business meetings. The Board shall be subject to the orders of the Association, and none of its actions shall conflict with action taken by the Association, and shall perform such other duties as are specified in these Bylaws. Specific duties shall be to:
- a. fix the hour, date, and place of Association meetings.
 - b. make recommendations to the Association.

c. declare the office of an officer to be vacant in the event such officer shall be absent from three (3) consecutive meetings of the Board of Directors.

d. insure that all officers and of the Association perform their duties properly.

e. at its discretion, cause a lien to be placed against property for which assessments are not paid within thirty (30) days after the overdue notice has been sent date in order to prevent sale of the property. Such lien shall be removed promptly upon payment of the assessment.

f. at its discretion, cause officers having fiscal responsibilities to be bonded.

SECTION 3.

“Meetings” The Board of Directors shall meet annually, within thirty (30) days of the annual Association meeting, without notice to the members of the Association. The Board of Directors may hold additional meetings as needed without notice to the members of the Association. The time and lace of all meetings shall be designated by the Board of Directors.

ARTICLE VII
COMMITTEES

SECTION 1.

“Architectural Review Committee” An Architectural Review Committee is hereby established consisting of three (3) members which shall be elected at the annual membership meeting. *No member who is a building contractor in Steeplechase Country Estates shall be allowed to serve on the Architectural Review Committee.* At the first election following adoption of these bylaws, one (1) member shall be elected for one (1) year, and two shall be elected for two (2) year terms. The vote of a majority of the members of the Architectural Review Committee shall constitute the action of that Committee.

a. The purpose of the Architectural Review Committee shall be to insure that construction and improvements to lots do not detrimentally affect property values by enforcing the provisions of the Declaration of Covenants, Conditions and Restrictions of Steeplechase Country Estates regarding improvements to and construction on lots.

b. The committee shall function as described in the Declaration of Covenants, Conditions and Restrictions of Steeplechase Country Estates, which are on file at the Grayson County Clerk’s Office.

c. The Architectural Review Committee shall keep and safeguard a complete written record of all applications submitted to it, dates submitted, actions taken, and dates actions were taken. These records shall be retained for ~~five (5)~~ *three (3)* calendar years after the year of approval or disapproval. An annual report shall be submitted at the annual meeting of members.

SECTION 2.

“Nominating Committee” The President shall appoint a Nominating Committee to recommend Association officers for each general election. The Nominating Committee shall make its recommendation to the members at that meeting. The Committee shall report to the Board of Directors from time to time regarding its progress.

SECTION 3.

“Other Committees” Such other committees, standing or special, shall be appointed by the President as the Board of Directors shall from time to time deem necessary to carry on the work of the Association. The President shall be ex officio a member of all committees except the Nominating Committee. Committees shall report to the Board of Directors at every Board meeting, and may be called upon to report to the membership at the discretion of the Board of Directors.

ARTICLE VIII
BOOKS AND RECORDS

The books, records and papers of the Association shall at any reasonable hour, be subject to inspection by any member. The Bylaws of the Association shall be available for inspection by any member at the residence of the Secretary of the Association. Financial records shall be available at the home of the

Treasurer. Architectural records shall be available at the home or office of the chairperson of the Architectural Review Committee. Members desiring copies may be required to pay the reproduction costs as determined by the Board of Directors. † *All financial records of the Association shall be retained for a period of five (5) years.*

ARTICLE IX
PARLIAMENTARY AUTHORITY

The rules in the Modern Edition of Robert's Rules of Order shall govern the Association in all cases in which they are not inconsistent with those Bylaws and any special rules of order the Association may adopt.

ARTICLE X
AMEMDMENTS

SECTION 1. "Procedure" These Bylaws may be amended at any meeting of the members by a vote of a two-thirds (2/3) majority of a majority of all members in good standing, provided that any amendment has been provided to the members in writing at least ~~twenty five (25)~~ † *thirty (30)* days before the meeting.

SECTION 2. "Precedence of Authority" In the case of any conflict between the Ceclaration and these Bylaws, the Declaration shall control.

ARTICLE XV
MISCELLANEOUS

SECTION 1. "Fiscal Year" The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

IN WITNESS WHEREOF, We hereunto set our hands this 26th day of January, 2001.

Wayne Rackley, President, Steeplechase country Estates
Homeowners Association

Gretohen Kaiser, Secretary, Steeplechase country Estates
Homeowners Association

† Approved Agreed Declaratory Judgment amendments ref No 04-927in District Court 336th Judicial District Grayson County, Texas. Accepted and signed Decemeber 5th, 2006 by Judge presiding.

Strikethrough represents deleted terms or description of By laws previous to Declaratory Judgements approval and acceptance.