



**SECOND AMENDED
BYLAWS OF
THE RANCH AT DELAWARE CREEK
PROPERTY OWNERS' ASSOCIATION, INC.**

ARTICLE I- OFFICES

I. Registered Office and Agent Henson and Rockafellow, PLLC. The registered office and registered agent of the Corporation is 205 S Pierce Street, Burnet, Texas 78611. The registered office or the registered agent may be changed by resolution of the Board of Directors, upon making the appropriate filing with the Secretary of State.

2. Principal Office. The principal office of the Corporation shall be at 201 Sunday Drive, Burnet, Texas 78611 provided that the Board of Directors shall have the power to change the location of the principal office, but meetings of members and directors may be held at such places within the State of Texas, County of Burnet, as may be designated by the Board of Directors.

ARTICLE II-DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in these Bylaws shall have the meanings hereinafter specified:

- 2.1 Design Review Board. "Design Review Board" (also referred to as "Design Committee") shall mean the committee created pursuant to the First Amended Declaration to review and approve plans for the construction of improvements upon the Property in addition to other powers and duties as set forth in the Declaration.
- 2.2 Design Review Board Rules. "Design Review Board Rules" (also referred to as "Committee Rules") shall mean the rules adopted by the Design Review Board.
- 2.3 Assessment. "Assessment" or "Assessments" shall mean the assessment(s) of the Association and includes both regular and special assessment(s).
- 2.4 Association. "Association" shall mean and refer to The Ranch at Delaware Creek Property Owners' Association, Inc.
- 2.5 Association Property. "Association Property" shall mean all real or personal property now or hereafter owned by or leased to the Association.
- 2.6 Association Restrictions. "Association Restrictions" shall mean the Declaration as the same may be amended from time to time, together with the Certificate, Bylaws, Committee Rules, and Association Rules from time to time in effect.
- 2.7 Association Rules. "Association Rules" shall mean the rules and regulations adopted by the Board pursuant to the Declaration, as the same may be amended from time to time.

- 2.8 Board. "Board" shall mean the Board of Directors of the Association.
- 2.9 Bylaws. "Bylaws" shall mean the Bylaws of the Association which may be adopted by the Board and as from time to time amended.
- 2.10 Certificate. "Certificate" shall mean the Certificate of Formation of The Ranch at Delaware Creek Property Owners' Association, Inc. which will be filed in the office of the Secretary of State of the State of Texas, the same may from time to time be amended.
- 2.11 Common Area. "Common Area" shall mean and refer to those areas within the Property designated as common area on the recorded plat of the Property and other property conveyed to the Association and held for the benefit of the owners, including all private drives. The Common Area may be owned by the Association, but every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to such Owner's Lot, subject to the following provisions:
- (a) the right of the Association to suspend the Owner's voting rights and right to use the Common Area for any period during which any Assessment against such Owner's Lot remains unpaid, and for any period during which an Owner is in violation of the Association Restrictions;
 - (b) the right of the Association to dedicate or transfer all or any part of the Common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board;
 - (c) the right of the Association, in accordance with the Certificate and Bylaws, to borrow money for the purpose of improving or maintaining the Common Area and, in aid thereof, to mortgage said Common Area;
 - (d) the right of the Association to make reasonable rules and regulations regarding the use of the Common Area and facilities located thereon by the Owners and other persons entitled to such use; and
 - (e) the right of the Association to contract for services with third parties on such terms as the Association may determine to be in the best interest of the Association.
- 2.12 Declaration. "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions for The Ranch at Delaware Creek (single-family residential lots) as recorded in Volume 1462, Page 445, Official Public Records of Burnet County, Texas and as may be amended from time to time.
- 2.13 Lot. "Lot" or "Lots" shall mean one or more of the subdivided lots within the Property, together with all improvements constructed thereon and which is assessed by any one or more of the taxing authorities and which is not intended to be an "open space" or a portion of any Common Area.
- 2.14 Manager. "Manager" shall mean the person, firm, or corporation, if any, employed by

the Association pursuant to the Declaration and delegated the duties, powers, or functions of the Association.

- 2.15 Member. "Member" or "Members" shall mean any person(s), entity or entities holding membership privileges in the Association as provided in the Declaration.
- 2.16 Mortgage. "Mortgage" or "Mortgages" shall mean any mortgage(s) or deed(s) of trust covering any portion of the Property given to secure the payment of a debt.
- 2.17 Mortgagee. "Mortgagee" or "Mortgagees" shall mean the holder or holders of any lien or liens upon any portion of the Property.
- 2.18 Owner. "Owner" or "Owners" shall mean the person(s), entity or entities, holding a fee simple interest in any Lot, but shall not include the Mortgagee of a Mortgage.
- 2.19 Property. "Property" shall mean and refer to all the real property situated in Burnet County, Texas subject to the terms and provisions of and which are more fully described in the Declaration and such additions thereto as may be brought within the jurisdiction of the Association.

ARTICLE III MEETING OF MEMBERS

3.1 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 on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock, p.m. unless a different date and/or time is selected by the Board of Directors. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

3.2 Special Meetings. Special meetings of the Members may be called at any time by the President or the Board of Directors, or upon written request of the Members who are entitled to vote sixty-seven percent (67%) or more of the votes of the Association.

3.3 Notice of Meetings. 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 ten (10) and no more than fifty (50) days before such meeting to each Member entitled to vote at the meeting, 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 the case of a special meeting, the purpose of the meeting.

3.4 Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, twenty-five percent (25%) of the total votes of the membership shall constitute a quorum for any action, except as otherwise provided in the Certificate of Formation, the

Declaration, or these Bylaws. If, however, such quorum is not present or represented at any meeting, the Members entitled to vote at the meeting shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented.

3.5 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.

3.6 Voting Rights. The right to cast votes, and the number votes which may be cast on all other matters to be voted upon by the members, shall be in accordance with Section 6.03 of the Declaration. The holder of more than one (1) vote may both make a motion and second such motion for any purpose.

3.7 Majority Vote: Withdrawal of Quorum. When a quorum is present at any meeting of the Members, the vote of the holders of a majority of the votes, present in person or represented by proxy, shall decide any question brought before such meeting unless the question is one upon which by express provision of a statute of the State of Texas, the Certificate or these Bylaws, a different vote is required, in which case such express provision shall govern and control the deciding of such question. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members leaving less than a quorum.

ARTICLE IV BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Number, Tenure and Qualifications. The affairs of the Association shall be managed by a Board of Directors consisting of not less than five (5) persons. The number of Directors may be increased or decreased, but to not less than five (5) persons, from time to time by resolution of the Board of Directors or by due election of that number of Directors by the members, but no decrease by the Board of Directors shall have the effect of shortening the term of any incumbent Director. Board Member terms should be staggered to ensure continuity.

4.1 Removal. Any Director may be removed from the Board, with or without cause, by a 67% 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 duration of the unexpired term or until removed in accordance with these Bylaws, whichever may occur first

4.2 Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of these duties.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

5.1 Nomination. Nomination for election to the Board may be made by a Nomination Committee. Nomination 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 and two (2) or more Members of the Association. The Nominating Committee may be appointed by the Board prior to each annual meeting of the Members, to serve until the close of such annual meeting. The Nominating Committee shall make as many nominations for election to the Board 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 nonmembers.

5.2 Election. Election to the Board 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 MEETING OF DIRECTORS

6.1 Regular Meetings. Regular meetings of the Board shall be open to all members and held as determined by the Board, with adequate notice to all members, at such place and hour as may be fixed from time to time by resolution of the Board. Should the 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.

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

6.3 Quorum. A majority of the number of Directors shall constitute a quorum for the Transaction of business.

6.4 Waiver of Notice. Before or after any meeting of the Board, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all Directors are present at any meeting of the Board, no notice shall be required, and any business may be transacted at such meeting.

6.5 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.

6.6 Action Taken by Electronic Means. The Directors shall have the right to take any action at a meeting to be held at such time and place, or by email exchange, as shall be designated in the notice of the meeting.

**ARTICLE VII
POWERS AND DUTIES OF THE BOARD**

- 7.1 Powers. The Board shall have power to undertake any of the following actions to the extent and only to the extent that such actions are undertaken in furtherance of the sole purposes of the Association as set forth in the Certificate and the Declaration:
- (a) adopt and publish the Association Rules, including regulations governing the use of the Association Property and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;
 - (b) suspend the voting rights and right to use the Association Property during any period in which such Member shall be in default in the payment of any Assessment levied by the Association, or after notice and hearing for any period during which an infraction of the Association Rules exists;
 - (c) exercise for the Association all powers, duties and authority vested in or related to this Association and not reserved to the membership by other provisions of the Association Restrictions;
 - (d) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board;
 - (e) employ such employees and/or contractors as they deem necessary, and to prescribe their duties;
 - (f) as more fully provided in the Declaration, to:
 - i. fix the amount of the Assessments against each lot in advance of each annual assessment period and any other assessments provided by the Declaration; and
 - ii. foreclose the lien against any property for which Assessments are delinquent or to bring an action at law against the Owner personally obligated to pay the same if the Board deems such action necessary;
 - (g) issue, or to cause an appropriate officer to issue, upon demand by any person a certificate setting forth whether or not any Assessment has been paid and to levy a reasonable charge for the issuance of these certificates (it being understood that if a certificate states that an Assessment has been paid, such certificates shall be conclusive evidence of such payment);
 - (h) procure and maintain adequate liability and hazard insurance on property owned by the Association;
 - (i) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and
 - U) exercise such other and further powers as provided in the Declaration.
- 7.2 It shall be the duty of the Board to:
- (a) cause to be kept 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 requested in writing by Members

- who are entitled to cast fifty-one percent (51%) of all outstanding votes; and
- (b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed.

ARTICLE VIII OFFICERS AND THEIR DUTIES

8.1 Enumeration of Offices. The officers of this Association shall be a President, who shall at all times be a member of the Board, a Vice-President, a Secretary, and a Treasurer, and such other offices as the Board may from time to time create by resolution.

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

8.3 Term. The officers of this Association shall be elected annually by the Board and each shall hold office for two (2) years unless he or she resigns sooner, is removed, or otherwise disqualified to serve. Board Member terms should be staggered to ensure continuity.

8.4 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.

8.5 Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving 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.

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

8.7 Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special appointments pursuant to Section 8.4.

8.8 Duties. The duties of the officers are as follows:

- (a) President. The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.
- (b) Vice President. The Vice President shall generally assist the President and shall have such powers and perform such duties and services as shall from time to time be prescribed or delegated to him by the President or the Board.
- (c) Secretary. The Secretary shall record the votes and keep the minutes of all

meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

- (d) Treasurer. The Treasurer, if any, shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall co-sign all checks and promissory notes of the Association; keep proper books of account in appropriate form such that they could be audited by a public accountant whenever ordered by the Board or the membership; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy of each to the Members. In the event no Treasurer is then serving, the President shall be empowered with the Treasurer's duties.

ARTICLE IX OTHER COMMITTEES OF THE BOARD OF DIRECTORS

The Board may, by resolution adopted by affirmative vote of a majority of the number of Directors fixed by these Bylaws, designate two or more Directors (with such alternates, if any, as may be deemed desirable) to constitute another committee or committees for any

purpose; provided, that any such other committee or committees shall have and may exercise only the power of recommending action to the Board of Directors and of carrying out and implementing instructions or any policies, plans, programs and rules approved, authorized and adopted by the Board.

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. The Association Restrictions shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association assessments which are secured by a continuing lien upon the property against which the assessments are made. Assessments shall be due and payable in accordance with the Declaration. If any assessment is not paid before becoming delinquent, the Owner responsible for the payment thereof may be required by the Board to pay a late charge at such rate as the Board may designate from time to time and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the

lot or lots owned by such Owner, and all costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Association Property or abandonment of his lot or lots. Notwithstanding any provision herein to the contrary, the Association may only levy assessments (regular or special) to defray costs which are incurred in furtherance of the purposes of the Association as set forth in the Declaration and/or costs which are incurred in connection with the exercise of the powers incident to such purposes as set forth in the Declaration.

ARTICLE XII CORPORATE SEAL

The Association may, but shall have no obligation to, have a seal in a form adopted by the Board.

ARTICLE XIII AMENDMENTS

13.1 These Bylaws may be amended at a regular or special meeting of the Members, by a vote of all the Members of the Association provide that such amendment has been approved by Members of the Association entitled to cast at least 67% of the total number of votes of the Association.

13.2 In the case of any conflict between the Certificate and these Bylaws, the Certificate shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV INDEMNIFICATION OF DIRECTORS AND OFFICERS

14.1 Definitions in this Article XIV:

- (a) "Indemnitee" means (i) any present or former director, advisory director or officer of the Association; (ii) any person who, while serving in any of the capacities referred to in clause (i) hereof, served at the Association's request as a director, officer, partner, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic corporation, partnership, joint venture, trust, employee benefit plan or other enterprise, and (iii) any person nominated or designated by (or pursuant to authority granted by) the Board of Directors or any committee thereof to serve in any of the capacities referred to in Clauses (i) and (ii) hereof.
- (b) "Official Capacity" means (i) when used with respect to a director, the office of director of the Association, and (ii) when used with respect to a person other than a director, the elective or appointive office of the Association held by such person

or the employment or agency relationship undertaken by such person on behalf of the Association, but in each case does not include service for any other foreign or domestic corporation or any partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise.

- (c) "Proceeding" means any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative, any appeal in such an action, suit or proceeding, and any inquiry or investigation that could lead to such an action, suit or proceeding.

14.2 Indemnification. The Association shall indemnify every Indemnatee against all judgments, penalties (including excise and similar taxes), fines, amounts paid in settlement, and reasonable expenses actually incurred by the Indemnatee in connection with any Proceeding in which he was, or is threatened to be named a defendant or respondent, on in which he was or is a witness without being named a defendant or respondent, by reason, in whole or in part, of his serving or having served, or having been nominated or designated to serve, in any of the capacities referred to in Section 14.1(a), if it is determined in accordance with Section 14.4 that the Indemnatee (i) conducted himself in good faith, (ii) reasonably believed, in the case of conduct was at least not opposed to the Association's best interests, and (iii) in the case of any criminal Proceeding, had no reasonable cause to believe that his conduct was unlawful; provided, however, that in the event that an Indemnatee is found liable

10

to the Association or is found liable on the basis that personal benefit was improperly received by the Indemnatee, the indemnification (i) is limited to reasonable expenses actually incurred by the Indemnatee in connection with the Proceeding and (ii) shall not be made in respect of any Proceeding in which the Indemnatee shall have been found liable for willful or intentional misconduct in the performance of this duty to the Association. Except as provided in the immediately preceding proviso to the first sentence of this Section 14.2, no indemnification shall be made under this Section 14.2 in respect of any Proceeding in which such Indemnatee shall have been (i) found liable on the basis that personal benefit was improperly received by him, whether or not the benefit resulted from an action taken in the Indemnatee's Official Capacity, or (ii) found liable to the Association. The termination of any Proceeding by judgment, order, settlement or conviction, or on a plea of nolo contendere or its equivalent, is not of itself determinative that the Indemnatee did not meet the requirements set forth in clauses (i), (ii), or (iii) of the first sentence of this Section 14.2. An Indemnatee shall be deemed to have been found liable in respect of any claim, issue or matter only after the Indemnatee shall have been so adjudged by a court of competent jurisdiction after exhaustion of all appeals therefrom. Reasonable expenses shall include, without limitation, all court costs and all fees and disbursements of attorneys for the Indemnatee.

14.3 Successful Defense. Without limitation of section 14.2 and in addition to the indemnification provided for in Section 14.2, the Association shall indemnify every Indemnatee against reasonable expenses incurred by such

10

person in connection with any Proceeding in which he is a witness or a named defendant or respondent because he served in any of the capacities referred to in Section 14.1(a), if such person has been wholly successful, on the merits or otherwise, in defense of the Proceeding.

14.4 Determinations. Any indemnification under Section 14.2 (unless ordered by a court of competent jurisdiction) shall be made by the Association only upon a determination that indemnification of the Indemnitee is proper in the circumstances because he has met the applicable standard of conduct. Such determination shall be made (i) by the Board by a majority vote of a quorum consisting of directors who, at the time of such vote, are not named defendants or respondents in the Proceeding; (ii) if such a quorum cannot be obtained, then by a majority vote of all directors (in which designation directors who are named defendants or respondents in the Proceeding may participate), such committee to consist solely of two (2) or more directors who, at the time of the committee vote, are not named defendants or respondents in the Proceeding; (iii) by special legal counsel selected by the Board of a committee thereof by vote as set forth in clauses (i) or (ii) of this Section 14.4 or, if the requisite quorum of all of the directors cannot be obtained therefore and such committee cannot be established, by a majority vote of all of the directors (in which directors who are named defendants or respondents in the Proceeding may participate); or (iv) by the Members in a vote that excludes the directors who are named defendants or respondents in the Proceeding. Determination as to reasonableness of expenses shall be made in the same manner as the determination that indemnification is permissible, except that if the determination that indemnification is permissible is made by special legal counsel, determination as to reasonableness of expenses must be made in the manner specific in clause 9iii) of the preceding sentence for the selection of special legal counsel. In the event a determination is made under this Section 14.4 that the Indemnitee has met the applicable standard of conduct as to some matters but not as to others, amounts to be indemnified may be reasonably prorated.

14.5 Advancement of Expenses. Reasonable expenses (including court costs and attorneys' fees) incurred by an Indemnitee who was or is a witness or who is or is threatened to be made named defendant or respondent in a Proceeding shall be paid by the Association at reasonable intervals in advance of the final disposition of such Proceeding, and without making any of the determinations specified in Section 14.4, after receipt by the Association of (i) a written affirmation by such Indemnitee of his good faith belief that he has met the standard of conduct necessary for indemnification by the Association under this Article XIV and (ii) a written undertaking by or on behalf of such Indemnitee to repay the amount paid or reimbursed by the Association if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized in his Article XIV. Such written undertaking shall be an unlimited obligation of the Indemnitee but need not be secured and it may be accepted without reference to financial ability to make repayment. Notwithstanding any other

provision of this Article XIV, the Association may pay or reimburse expenses incurred by an Indemnitee in connection with his appearance as a witness or other participation in a Proceeding at a time when he is not named a defendant or respondent in the Proceeding.

14.6 Employee Benefit Plans. For purposes of this Article XIV, the Association shall be deemed to have requested an Indemnitee to serve an employee benefit plan whenever the performance by him of his duties to the Association also imposes duties on or otherwise involves services by him to the plan or participates of beneficiaries of the plan. Excise taxes assessed on an Indemnitee with respect to an employee benefit plan pursuant to applicable law shall be deemed fines. Action taken or omitted by an Indemnitee with respect to an employee benefit plan in the performance of these duties for a purpose reasonably believed by him to be in the interest of the participants and beneficiaries of the plan shall be deemed to be for a purpose which is not opposed to the best interests of the Association.

14.7 Other Indemnification and Insurance. The indemnification provided by this Article XIV shall (i) not be deemed exclusive of, or to preclude, any other rights to which those seeking indemnification may at any time be entitled under the Certificate, any law, agreement or vote of Members of disinterested directors, or otherwise, or under any policy or policies of insurance purchased and maintained by the Association on behalf of any Indemnitee, both as to action in this Official Capacity and as to action in any other capacity, (ii) continue as to a person who has ceased to be in the capacity by reason of which he was an Indemnitee with respect to matter arising during the period he was in such capacity, and (iii) insure to the benefit of the heirs, executors, and administrators of such a person.

14.8 Notice. Any Indemnification of or advance of expenses to an Indemnitee in accordance with this Article shall be reported in writing to the members with or before the notice or waiver of notice of the next meeting of the Members or with or before the next submission to the Members of a consent to action without a meeting and, in any case, within the twelve-month period immediately following the date of the indemnification or advance.

14.9 Construction. The indemnification provided by this Article XIV shall be subject to all valid and applicable laws, including, without limitation, Article 2.02-1 of the Texas Business Association Act, and in the event this Article XIV or any of the provisions hereof or the indemnification contemplated hereby are found to be inconsistent with or contrary to any such valid laws, the latter shall be deemed to control and this Article XIV shall be regarded as modified accordingly, and, as so modified, to continue in full force and effect.

14.10 Continuing Offer, Reliance, etc. The provisions of this Article XIV (i) are for the benefit of, and may be enforced by, each Indemnitee of the Association the same as if set forth in their entirety in a written instrument duly executed and delivered by the Association and such Indemnitee, and (ii) constitute a continuing offer to all present and future Indemnitees. The Association, by its adoption of these Bylaws, (i) acknowledges and agrees that each Indemnitee of the Association has relied upon and will continue to rely upon the provisions of this Article XIV in becoming, and serving in any of the capacities referred to in Section 14.1(a) hereof, (ii) waives reliance upon, and all notices of acceptance of, such

provisions by such Indemnitees, and (iii) acknowledges and agrees that no present or future Indemnitee shall be prejudiced in his right to enforce the provisions of this Article XIV in accordance with their terms by any act or failure to act on the part of the Association.

14.11 Effect of Amendment. No amendment, modification or repeal of this Article XIV or any provision hereof shall in any manner terminate, reduce or impair the right of any past, present or future Indemnitees to be indemnified by the Association, nor the obligation of the Association to indemnify any such Indemnitees, under and in accordance with the provisions of this Article XIV as in effect immediately prior to such amendment, modification or repeal with respect to claims arising from or relating to matters occurring, in whole or in part, prior to such amendment, modification or repeal, regardless of when such claims may arise or be asserted.

ARTICLE XV MISCELLANEOUS

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, except that the first fiscal year shall begin on the date of incorporation.

I hereby certify that this, the above Bylaws for The Ranch at Delaware Creek were adopted and approved by the Association in accordance with the Bylaws, Restrictive Covenants and applicable law and are to be effective as of November 2, 2018.

Dale Hoffman

Dale Hoffman

Acting President, The Ranch at Delaware Creek, Property Owner's Association

On Behalf of the Association

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on the 2nd day of November, 2018, by Dale Hoffman, acting as President of the Ranches of Delaware Creek Property Owner's Association.

Heather N. Jones

Notary Public Signature, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

11/2/2018 12:29:47 PM

FEE: \$78.00

201811617

BL