AMENDED

BY-LAWS

ALL SECTIONS THAT HAVE BEEN AMENDED ARE MARKED WITH A STAR IN THE LEFT HAND COLUMN.

AMENDED BYLAWS
OF
CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE ONE
Name and Location

The name of the corporation is **CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.,** a Texas non-profit corporation (hereinafter referred to as the "Association"). The principal office of the Association shall be located at the office of its registered agent in Dallas County, Texas, but meetings of Members and Directors may be held at such places within the State of Texas as may be designated by the Board of Directors.

ARTICLE TWO
Definitions

The following words, when used in these Articles of Incorporation, shall have the following definitions and meanings:

a. "Association" shall mean and refer to the CANYON CREEK PROPERTY OWNERS ASSOCIATION INC., its successors and assigns;

b. "Properties" shall mean and refer to the land and premises located in Hood County, State of Texas, more particularly described within Annex "A" attached hereto and incorporated herein by reference for all purposes, and any additions thereto as may hereafter be brought within the jurisdiction of the Association.

c. "Declaration" shall mean and refer to";

i. any and all restrictive covenants and covenants running with the land directly or indirectly pertaining to the Properties, as recorded in the Public Records of Hood County, Texas;

ii. any further or subsequent supplements, amendments, additions or modifications to the foregoing instruments, all of which are incorporated herein by reference for all purposes;

d. "Common Properties" shall mean and refer to any and all areas of land within the Properties which are known, described or designated as common green, common areas, recreational easements, green belts, open spaces, private streets, jogging and bicycle trails, swimming pools, tennis courts, recreational centers or bodies of water on any recorded subdivision plat of the Properties or intended for or devoted to the common use and enjoyment of the Members of the Association, together with any and all improvements that are now or may hereafter be constructed thereon;

e. "Lot" shall mean and refer to any plot or tract of land shown upon any recorded subdivision map(s) or plat(s) of the Properties, as amended from time to time, which is designated as a lot thereon;

f. "Owner" shall mean and refer to each and every person or entity who is a record owner of a fee or undivided fee interest in any Lot; however the word "Owner" shall not include person(s) or entity(ies) who hold a bona fide lien or interest in a Lot merely as security for the performance of an obligation;

g. "Member" shall mean and refer to each Owner of a Lot.

ARTICLE THREE
Membership

Section 1. Every person or entity that is now or hereafter becomes an owner shall automatically be and must remain a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The rights of membership are subject to the payment of monthly and special assessments levied by the Association, the obligation of which assessments is imposed against each Owner of and become a lien upon the Lot against which such assessments are made as provided by the Declaration.

Section 3. The membership rights of any person whose interest in the Properties is subject to assessment, whether or not he or she be personally obligated to pay such assessment, may be suspended by action of the Board of Directors during the period when the assessment remains unpaid; but, upon payment of such assessment, his or her rights and privileges shall be automatically restored. If the Board of Directors has adopted and published rules and regulations governing the use of the Common Properties and the personal conduct of any person thereon, they may, in their discretion, suspend the rights of any such person for violation of such rules and regulations for a period not to exceed sixty (60) days.

ARTICLE FOUR
Voting Rights

Section 1. All increases in dues, maintenance fees, assessments or loans in the Property Owner Association's name are to be voted on by the entire membership of Canyon Creek.

Section 2. The Association shall have one class of voting membership. Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they, among themselves, may determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

ARTICLE FIVE
Property Rights and Rights of Enjoyment of the Common Properties

Section 1. Each Member and their immediate family shall be entitled to the use and enjoyment of the Common Properties in accordance with the terms and provisions of the Declaration or as may be otherwise prescribed by the Association.

Section 2. No Member may further delegate his or her rights of enjoyment in the Common Properties and facilities without the prior written consent of the Association (and the Association shall have absolute discretion in this regard). Such Member shall notify the Secretary, in writing of the name of any such person and the relationship of the Member to such person. The rights and privileges of each such person are subject to suspension to the same extent as those of the Member and shall be subject to any applicable rules and regulations that may be adopted from time to time by the Board of Directors of the Association.

The Board of Directors may, from time to time, establish and promulgate additional rules and requirements concerning the delegation of enjoyment rights.

ARTICLE SIX
Association Purposes and Powers

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are:

a. to provide for the acquisition, construction, management, maintenance and care of the Association property;

b. to provide for and assist in maintenance, preservation and architectural control of the Properties and to promote the health, safety and welfare of the Owners and residents of the Properties;

c. to borrow money (if necessary) and to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association, subject to the terms and provisions of, and limitations and prohibitions within, the Texas Miscellaneous Corporation Laws and Act and the Texas Non-Profit Corporations Act;

d. to cause the Common Properties to be maintained, operated, regulated and administered in accordance with any applicable terms and conditions of the Declaration or as may be otherwise prescribed by the Association;

e. to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as may be set forth in the Declaration or as may be otherwise prescribed by the Association;

f. to fix, levy, collect and enforce payment by any lawful means, all charges or assessments provided for by the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including any licenses, taxes or governmental charges which may be levied or imposed against the Common Properties or any other property owned by the Association;

g. insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors of the Association, will promote the common benefit and enjoyment of the Owners and residents of the Properties; provided, however, that no part of the net earnings of the Association shall inure to the benefit of or be distributable to any Member, Director or officer of the Association, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Association related to or pertaining to one or more of its purposes); and provided further that no part of the activities of the Association shall include carrying on propaganda, or otherwise attempting to influence legislation, or participating in, or intervening in (including the

publication or distribution of statements) any political campaign on behalf of any candidate for public office.

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The Association is and shall be treated as a property owners Association under Section 528 of the Internal Revenue Code of 1954.

ARTICLE SEVEN
Board of Directors

Section 1. Except for those matters which these Bylaws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director elected shall hold office for a term of two (2) years or until his or her successor is elected and qualified.

*See Appendix 1 for latest term limits amendment - filed 11/4/11 2011-0012165

Section 2. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office. Any Directorship to be filled by reason of an increase in the number of Directors shall be filled at any annual meeting of the Members or at a special meeting of the Members. Any Director may be removed from the Board of Directors, with or without cause, by the affirmative vote of a majority of the Directors at a properly called special meeting of the Board of Directors or by majority vote of the members in accordance with Article Eleven Section 6 at the Annual meeting or a Special Meeting called for that purpose, whenever in its judgment, the best interest of the Association will be served thereby.

See Appendix 2 for latest removal process - filed 11/14/11 - 2011-0012166

Section 3. The Board of Directors may exercise all such powers of the Association and do all such lawful acts and things as are not by statute or by the Articles of Incorporation or by these Bylaws directed or required to be exercised or done by the Members. The Board, for the benefit of the Association, the Common Properties and the Owners, may provide, and may pay for, out of the maintenance fund(s), the following:

a. care, preservation and maintenance of the Common Properties and the furnishing and upkeep of any desired personal property for use in or on the Common Properties;

b. security arrangements;

c. taxes, insurance and utilities (including, without limitation, electricity, gas, water and sewer charges) which pertain to the Common Properties only;

d. the services of a person or firm to manage the Association or any separate portion thereof, to the extent deemed advisable by the Board, and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by the property manager;

e. legal and accounting services; and

f. any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, taxes or assessments which the Board is required to obtain or pay

for pursuant to the terms of the Declaration or which, in its option, shall be necessary or proper for the operation or protection of the Association or for the enforcement of the Declaration.

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Section 4. The Board shall have, in addition to all powers of the Association not precluded by (i) statute, (ii) the Articles of Incorporation (iii) these Bylaws or (iv) the Declaration, the following additional rights, powers and duties:

a. to execute all declarations of ownership for tax assessment purposes with regard to any of the Common Properties owned by it as an incorporated entity;

b. to borrow funds to pay costs of operation, secured by assignment or pledge of rights against delinquent Owners, if the Board sees fit;

c. to enter into contracts, maintain one or more bank accounts and to have all the powers necessary or incidental to the operation and management of the Association;

d. to protect or defend the Common Properties from loss or damage by suit or otherwise, to sue or defend in any court of law in behalf of the Association and to provide adequate reserves for repairs and replacements;

e. to make reasonable rules and regulations for the operation of the Common Properties and to amend them from time to time;

f. to make available to each Owner after the end of each year an annual report;

g. to adjust the amount, collect and use any insurance proceeds to repair damaged or replace lost property; and if proceeds are insufficient to repair damaged or replace lost property, to assess the Members in proportionate amounts to cover the deficiency; and

h. to enforce the provisions of the Declaration and any rules made hereunder and to enjoin and seek damages from any Owner for violation of such provisions and rules.

i. to determine all items to be voted on by the members; including making a final determination on whether any item to be voted on as a result of member initiative under Article 11 Section 9 of these Bylaws is properly submitted. The Board of Directors may refuse to submit any matter originating by member initiative if such item, if adopted, would be contrary to any law, the covenants and restrictions or the Articles of Incorporation; or if such matter, if adopted as presented, would result in an internal conflict between such measure and the remaining provisions of the documents governing the Association. The Board of Directors, by an affirmative vote of a majority of the Board but not less than four Directors, may refuse to submit to a vote (i.e. veto) any matter originating by member initiative if adoption would be contrary to the best interest of the Association and its membership.

Section 5. The Board shall have the exclusive right to contract for all goods, services and insurance, and the exclusive right and obligation to perform the function of the Board, except as otherwise provided herein.

Section 6. The Board, on behalf of the Association, shall have full power and authority to contract with any Owner for performance on behalf of the Association of services which the Association is otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable and in the best interest of the Association.

Section 7. Conflict of Interest: Whenever a Director Officer has (1) a financial interest or (2) a potential benefit accruing to an immediate family member, regarding any matter coming before the Board of Directors, the affected person shall (a) fully disclose the nature of the interest or benefit and (b) withdraw from discussion, lobbying, and voting on the matter. Additionally, a Director Officer shall act in the best interest of the members of the Association and not use their positions or information obtained there from to provide an unfair advantage to themselves or members of their family. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested Directors determine that it is in the best interest of the Association to do so. The minutes of the meeting at which votes are taken shall record such disclosure, abstention and rationale for approval.

ARTICLE EIGHT
Meetings of the Board of Directors

Section 1. Meetings of the Board of Directors, regular or special, must be held within the State of Texas.

Section 2. The first meeting of each newly-elected Board of Directors shall be held at such time and place as shall be specified in a notice given as hereinafter provided for special meetings for the Board of Directors, or as shall be specified in a written waiver signed by all of the Directors.

Section 3. Regular meetings of the Board of Directors shall be held semi-annually, without notice, 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.

Section 4. Special meetings of the Board of Directors shall be held when called by the President or by any two (2) Directors. Written notice of special meetings of the Board of Directors shall be given to each Director at least three (3) days before the date of the meeting. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

Section 5. A majority of the Directors shall constitute a quorum for the transaction of business and the act of the majority of Directors present in person or by proxy at a meeting at which a quorum is present shall be the act of the Board of Directors, unless a greater number is required by the Articles of Incorporation or the Declaration. If a quorum shall not be present at any meeting of the Board of Directors, the Directors thereat may adjourn from time to time, without notice other than an announcement at the meeting until a quorum is present).

Section 6. The Board of Directors, by resolution adopted by a majority of the whole Board, may designate two (2) or more Directors to constitute an executive committee, which committee, unless its authority shall be otherwise expressly limited by such resolution, shall have and may exercise all of the authority of the Board of Directors and the business and affairs of the corporation except where action of the Board of Directors is specified by statute. Vacancies in the membership of the committee shall be filled by the Board of Directors at a regular or special meeting of the Board of Directors. The executive committee shall keep regular minutes of its proceedings and report the same to the Board when required. The designation of such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member, thereof, of any responsibility imposed upon them by law.

ARTICLE NINE
Officers

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Section 1. The officers of the Association shall consist of a President, one or more Vice Presidents, a Secretary and a Treasurer and may include a Chairman of the Board, each of whom shall be elected by the Board of Directors. Any two or more offices may be held by the same person, except that the President and Secretary shall not be the same person.

Section 2. The Board of Directors, at its first meeting after each annual meeting of Members, shall choose a President, one or more Vice Presidents, a Secretary and a Treasurer, none of whom need be a Member of the Board, and may appoint one of their number as Chairman of the Board.

Section 3. Such other officers and assistant officers and agents, as may be deemed necessary, may be elected or appointed by the Board of Directors.

Section 4. The officers of the Association shall hold office until their successors are chosen and qualified. Any officer or agent or Member of the Executive Committee elected or appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Any vacancy occurring in any office of the Association by reason of death, resignation, removal or otherwise shall be filled by the Board of Directors.

President

Section 5. The President shall be the chief executive officer. The chief executive officer shall preside at all meetings of the Members and (if a Chairman of the Board has not been designated) the Board of Directors, and shall have other powers and duties as usually pertain to such office or as may be delegated by the Board of Directors. The President shall have such powers and duties as usually pertain to such office, except as the same may be modified by the Board of Directors. Unless the Board of Directors shall otherwise delegate such duties, the President shall have general and active management of the business of the Association, and shall see that all orders and resolutions of the Board of Directors are carried into effect.

Section 6. The President shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Association, except where required or permitted by law to be otherwise signed and executed, and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Association.

Vice President

Section 7. The vice Presidents, in the order of their seniority, unless otherwise determined by the Board of Directors, shall in the absence or disability of the President, perform the duties and exercise the powers of the President. They shall perform such other duties and have such other powers as the Board of Directors shall prescribe.

Secretary

Section 8. The Secretary shall attend all meetings of the Board of Directors and all meetings of the Members, and record all the proceedings of the meetings of the Association and of the Board of Directors in a book to be kept for that purpose. He or she shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or President, under whose supervision he or she shall be. The Secretary shall keep in safe custody the seal of the Association, and when authorized by the Board of Directors, affix the same to any instrument requiring it, and when so affixed, it shall be attested by his or her signature.

Section 9. Any Assistant Secretaries, in the order of their seniority, unless otherwise determined by the Board of Directors, shall, in the absence or disability of the Secretary, perform the duties and exercise the power of the Secretary. They shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

Treasurer

Section 10. The Treasurer shall have the custody of the corporate funds and securities, and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors.

Section 11. The Treasurer shall disburse the funds of the Association as may be ordered by the Board of Directors, taking proper vouchers for such disbursements and shall render to the President and the Board of Directors at its regular meetings, or when the Board of Directors requires, an account of all his or her transactions as Treasurer and of the financial condition of the Association.

Section 12. If required by the Board of Directors, the Treasurer shall give the Association a bond in such sum and with such sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his or her office and for the restoration to the Association, in case of his or her death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his or her possession or under his or her control belonging to the Association.

Section 13. Any Assistant Treasurers, in the order of their seniority, unless otherwise determined by the Board of Directors, shall, in the absence or disability of the Treasurer, perform the duties and exercise the powers of the Treasurer. They shall perform such other duties and have such other powers as the Board of Directors may from time to time prescribe.

ARTICLE TEN
Committees

Section 1. The Board of Directors, by resolution adopted by a majority of the Directors, may designate and appoint one or more committees, each of which shall consist of at least one Director, which committees, to the extent provided in said resolution, shall have and exercise the authority of the Board of Directors in the management of the Association. Unless otherwise provided herein, each committee shall consist of two or more individuals designated by the Board of Directors. The committees shall be

appointed by the Board of Directors prior to each annual meeting to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each such annual meeting.

Section 2. It shall be the duty of each committee to receive complaints from Members on any matter involving Association functions, duties and activities within its field or responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Director or officer of the Association as is further concerned with the matter presented.

ARTICLE ELEVEN
Meetings of Members

Section 1. Any act of the members must be by majority vote of printed, secret ballot cast by members in accordance with procedural rules established by the Board of Directors for voting. The result of such ballot becomes effective when announced at a member meeting. A quorum shall consist of at least 10% of ballots entitled to be cast, in person or by mail. Ballots containing all matters to be voted upon by the members must be mailed to members entitled to cast ballots by the record date (Section 8 below) at their address of record. A deadline for returned ballots may be established by the board not greater than 10 days from the date of a member meeting where the result of such ballot is announced. Challenges to the ballot process and/or challenges of ballot results shall be resolved by the Board of Directors.

Section 2. Annual meetings of Members, commencing with the year 1996, shall be held on the fourth Saturday of September, if not a legal holiday, and if a legal holiday, than on the next business day. [Amended 9-28-1995]

Section 3. Special meetings of the Members shall be held when called by a majority vote of the Board of Directors. Written notice of special meetings of the Members shall be given to each member at least twenty one (21) days before the date of the meeting. Written notice, including a ballot of matters to be voted on, together with the rules applicable to voting at the special meeting shall be sent to all members entitled to vote.

Section 4. Meetings of the Members for the election of Directors are to be held at the offices of the Association in the County of Hood, State of Texas, or at such other location within the State of Texas as shall be stated in the notice of the meeting. Meetings of Members for any other purpose shall be held at such place, within the State of Texas and at such time as shall be stated in the notice of the meeting.

Section 5. Each Member may cast as many votes as he or she is entitled to exercise under the terms and provisions of Article Four of these Bylaws on each matter submitted to a vote at a meeting of Members, except to the extent that the voting rights of any Member have been suspended in accordance with these Bylaws or the Declaration. No cumulative voting shall be permitted.

Section 6. All matters to be submitted to a vote of the membership shall be determined in advance of any membership meeting in accordance with these bylaws so that each member may be afforded the opportunity to vote on each matter by mail. All voting shall be done by printed, secret ballot; and may be done in person at the membership meeting or by mail; except for the election of Directors which shall be done exclusively by mail. Voting by proxy shall not be permitted.

Section 7. The officer or agent having charge of the Association's books shall make, at least ten (10) days before each meeting of Members, a complete list of the Members, a complete list of the Members entitled to vote by ballot where results are announced at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of each. Which list, for a period of ten (10) days prior to such meeting, shall be kept on file at the principal office of the Association or such other location which has been designated by the Board of Directors and shall be subject to inspection by any Member at any time during the usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member during the whole time of the meeting.

Section 8. The Board of Directors may fix, in advance, a date not exceeding sixty (60) days preceding the date of any meeting of Members, as a record date for the determination of the Members entitled to notice and vote at the meeting. The Board of Directors shall also establish rules for the conduct of voting, including setting a date by which all ballots to be cast by mail must be received in order to be considered. The Board of Directors shall send to each member entitled to vote a ballot and instructions for complying with rules established for voting by mail.

Section 9. Members constituting at least a quorum but not less than members entitled to cast 120 votes shall have the right to petition the Board of Directors in writing for a membership vote on the following matters: removal of Director, a proposed amendment to the Declarations, Association Bylaws or Articles of Incorporation. A petition should be presented to the President prior to the Directors meeting at which the agenda for the Annual Meeting or Special Meeting is to be determined. If the Board determines that the petition contains the requisite number of signatures and there is no basis for refusal to submit the matters to a vote under Article 7 Section 4j; the matters raised by the petition shall be submitted to a vote of the membership. The Board of Directors may include its recommendation for approval or disapproval, and the basis for such recommendation, either on the ballot or with the notice of the meeting.

ARTICLE TWELVE
Books, Papers and Notices

Section 1. The Association shall keep minutes of all member meetings, meetings of the Board of Directors and any committee exercising the authority of the Board of Directors. The Board of Directors shall establish reasonable guidelines and procedures for making the minutes, and other such records as the Board of Directors deems appropriate, readily available for inspection by any member. Additionally, a member of the Association, on written demand stating the purpose of the demand, shall have the right to examine and copy, in person or by agent, accountant, or attorney, at any reasonable time, for any proper purpose, the books and records of the corporation relevant to that purpose, at the expense of the member.

Section 2. Notices to Directors and Members shall be in writing, shall specify the time and place of the meeting and shall be delivered personally or mailed to the Directors or Members at their addresses appearing on the books of the Association. Notices by mail shall be deemed to be given at the time when same shall be mailed. Notice to Directors may also be given by fax or e-mail.

Section 3. Whenever any notices required to be given to any Member or Director under provisions of the statutes or the Declaration or of the Articles of Incorporation or these Bylaws, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to giving of such notice.

Section 4. Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. VOL. PG.

ARTICLE THIRTEEN
Indemnification and Limitations on Liability

Section 1. Neither any Member nor the Board of Directors (or any one of them) nor the officers (or any one of them) shall be personally liable for debts contracted for or otherwise incurred by the Association or for a tort of another Member, whether such other Member was acting on behalf of the Association or otherwise. Neither the Association nor its Directors, officers, agents or employees shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements or portion thereof or for failure to repair or maintain the same. The Association or any other person, firm or corporation liable to make such repairs or maintenance shall not be liable for any personal injury or other consequential damages occasioned by any act or omission in the repair or maintenance of any premises, improvements or portion thereof.

Section 2. The Association may indemnify any person who is or was a Director or officer of the Association, and any person who serves or served at the Association's request as a Director or officer as follows:

a. In case of a suit by or in the right of the Association against a Director or officer by reason of his or her holding such a position, the Association shall indemnify such person against expenses (including attorneys' fees) actually and necessarily incurred by him or her in connection with the defense or settlement of such action or suit if he or she is successful on the merits or otherwise, or if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interests of the Association, except that no indemnification shall be made in respect of any claim, issue or matter as to which such Director or officer shall have been finally adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Association;

b. In case of a threatened, pending or completed suit, action or proceeding (whether civil, criminal, administrative or investigative), other than a suit by or in the right of the Association, together hereinafter referred to as a non-derivative suit, against a Director or officer by reason of his or her holding a position set forth above, the Association shall indemnify him or her against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with the defense or settlement of such action, suit or proceeding if he or she is successful on the merits or otherwise or if he or she acted in good faith in the transaction which is the subject of the non-derivative suit to the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of a non-derivative suit by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the Director or officer did not act in good faith and in a manner which he or she reasonable believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe that such conduct was unlawful;

c. Indemnification provided under paragraphs (a) and (b) above shall be made by the Association (except as provided in paragraph (a) hereof) only upon a determination of the specific case that indemnification of the Director or officer is proper under the circumstances because he or she has met the applicable standard of conduct set forth in paragraph (b) hereof. Such determination shall be made (i) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, or (ii) such a quorum in not obtainable or, even if obtainable, if a quorum of disinterested Directors so directs, by independent legal counsel and a written opinion, or (iii) by vote of the Members. Indemnification may be prorated so as to indemnify such Director or officer as to some matters but not to others;

d. The Association may pay, in advance, any expenses (including attorneys' fees) which may become subject to indemnification hereunder if: (i) the Board of Directors authorizes the specific payment, and (ii) the Director or officer receiving the payment undertakes in writing to repay such payment unless it is ultimately determined that he or she is entitled to indemnification by the Association under this Article Thirteen;

e. The indemnification provided for herein shall not be exclusive of any of the rights to which a person may be entitled by law, the Bylaws of the Association, agreement, vote of Members or disinterested Directors, or otherwise, shall continue as to a Director or officer, who has ceased to hold such position and shall inure to his or her heirs, executors and administrators;

f. The Association may purchase and maintain insurance on behalf of any person who holds or who has held any position of Director or officer against any liability asserted against him or her and incurred by him or her in any such position, or arising out of his or her status as such; and

ARTICLE FOURTEEN
General Provisions

Section 1. The Canyon Creek Property Manager may not be a property owner or a resident of Canyon Creek.

Section 2. The fiscal year of the Association shall be fixed by resolution of the Board of Directors.

Section 3. The corporate seal shall have inscribed thereon the name of the Association. The seal may be used by causing it or a facsimile thereof to be impressed or affixed or in any other manner reproduced. In no event, however, shall any corporate seal be required to be affixed to any document or instrument in order to validate, effectuate or authorize the matters contained within said instrument on behalf of the Association.

Section 4. These Bylaws may be amended by a vote of the members as described in Article Eleven. Notwithstanding the above, those provisions of the Bylaws which are governed by the Articles of Incorporation of this Association may not be amended except as may be provided in the Articles of Incorporation of this Association or as required by applicable law; and provided further, that any matter stated herein to be, or which is in fact, governed by the Declaration may not be amended except as may be provided in such Declaration.

Section 5. The Articles of Incorporation may be amended in the following manner: The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be placed on

a ballot to become effective when announced at a meeting of Members, which may be either an annual or special meeting. Written notice setting forth the proposed amendment or a summary thereof shall be given to each Member entitled to cast a ballot within the time and in the manner provided in these Bylaws for the giving of notice of meetings of Members. The proposed amendment shall be adopted upon receiving at least two-thirds (2/3rds) of the ballots cast and representing a quorum.

Section 6. In the case of any conflict between the Articles of Incorporation of this Association and these Bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration of this Association and these Bylaws, the Declaration shall control.

★ See Appendix 3 for Section 7 added - Gatefees - filed 8/14/12 2012-0008804

IN WITNESS WHEREOF, we, being all of the Directors of the Canyon Creek Property Owner's Association, Inc., a Texas non-profit corporation, have hereunto set or hands this 20th day of July, 2009.

Cecilia Crawford, President

Bill Coward, Vice President

Ken Malone, Secretary

Cary Everett, Board Member

Loyd Higgins, Board Member

Ann Cole, Board Member

VOL. 0957 PG.

This instrument was acknowledged before me on this 20th day of July, 2009 by, Cecilia Crawford, Bill Coward, Ken Malone, Cary Everett, Loyd Higgins and Ann Cole.

Notary, State of Texas

VITA A. KUSHEL
Notary Public, State of Texas
My Commission Expires
April 03, 2013

FILED FOR RECORD
AT 3:57A M.
JUL 22 2009
County Clerk, Hood Co.

AMENDMENTS FILED

3/25/11

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2011-0003468 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: CANYON CREEK POA INC

Pages: 3

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Document Number:	2011-0003468
Receipt Number:	R113210
Amount:	$20.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY, TEXAS

Return To: In Office

CANYON CREEK POA
2300 CLUB DR
GRANBURY, TX 76048

AMENDMENT TO CONDOMINIUM BY-LAWS

OF

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

The Article of the By-Laws to be amended is:

ARTICLE SEVEN
BOARD OF DIRECTORS

Section 1. Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director elected shall hold office for a term of two (2) years or until his or her successor is elected and qualified.

The Amended Article of the By-Laws shall be:

"ARTICLE SEVEN
"Board of Directors

"Section 1. (a) Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director may be elected to serve on the Board of Directors for two consecutive terms (four years).

(b) (1) If a property owner is appointed to fulfill the unexpired term of a Director during the first year of the term, then he or she may only complete the term of the person he or she was appointed to replace, then he or she may run again. If elected to a second term, then at the completion of that term, he or she may not run again until one year has elapsed.

(2) If a property owner is appointed to fulfill the unexpired term of a Director during the second year of the term, then he or she may run for the Board and be elected for two additional consecutive terms.

(c) If a property owner has served two consecutive terms (four years), then that person may not run for the Board again for a period of one year.

(d) If a property owner is elected for one term and then defeated in the next election, that person, if found eligible, may run again the following year."

IN WITNESS WHEREOF, we, the President and Secretary of the CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., hereby certify that on the _____ day of _____, 20___, this Amendment to CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., Covenants and Restrictions, Article Seven, Section 1 has been duly adopted by the property owners of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., and shall be effective when recorded in the Deed Records of Hood County, Texas.

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

SHARON UHYREK
Notary Public, State of Texas
My Commission Expires
JUNE 22, 2011

By _____
PRESIDENT

By _____
SECRETARY

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on March 14th, 2011, by Cary Everett, President of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on March 14th, 2011, by Janne Cahill, Secretary of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

_____
NOTARY PUBLIC, STATE OF TEXAS

Ret.
Canyon Creek POA
2300 Club Drive
Granbury TX 76048

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2011-0012167 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK POA INC

Pages: 4

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Document Number:	2011-0012167
Receipt Number:	R1112132
Amount:	$24.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK POA INC

2300 CLUB DR
GRANBURY, TX 76048

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

This document is being refiled in order to correct Title, date, + document type.

Document Number: 2011-0003468 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: CANYON CREEK POA INC

Pages: 3

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Document Number:	2011-0003468	
Receipt Number:	R113210	
Amount:	$20.00	
Recorded By:	Virginia Chavero	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK POA
2300 CLUB DR
GRANBURY, TX 76048

AMENDMENT TO ~~CONDOMINIUM~~ BY-LAWS

OF

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

The Article of the By-Laws to be amended is:

ARTICLE SEVEN
BOARD OF DIRECTORS

Section 1. Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director elected shall hold office for a term of two (2) years or until his or her successor is elected and qualified.

The Amended Article of the By-Laws shall be:

"ARTICLE SEVEN
"Board of Directors

"Section 1. (a) Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director may be elected to serve on the Board of Directors for two consecutive terms (four years).

(b) (1) If a property owner is appointed to fulfill the unexpired term of a Director during the first year of the term, then he or she may only complete the term of the person he or she was appointed to replace, then he or she may run again. If elected to a second term, then at the completion of that term, he or she may not run again until one year has elapsed.

(2) If a property owner is appointed to fulfill the unexpired term of a Director during the second year of the term, then he or she may run for the Board and be elected for two additional consecutive terms.

(c) If a property owner has served two consecutive terms (four years), then that person may not run for the Board again for a period of one year.

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2011-0003468 -
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RESTRICTION

Grantor: CANYON CREEK POA INC

Pages: 3

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Document Number:	2011-0003468
Receipt Number:	R113210
Amount:	$20.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

Return To: In Office

CANYON CREEK POA
2300 CLUB DR
GRANBURY, TX 76048

AMENDMENT TO CONDOMINIUM BY-LAWS

OF

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

The Article of the By-Laws to be amended is:

ARTICLE SEVEN
BOARD OF DIRECTORS

Section 1. Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director elected shall hold office for a term of two (2) years or until his or her successor is elected and qualified.

The Amended Article of the By-Laws shall be:

"ARTICLE SEVEN
"Board of Directors

"**Section 1.** (a) Except for those matters which these By-Laws require to be decided by a vote of the membership; the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director may be elected to serve on the Board of Directors for two consecutive terms (four years).

(b) (1) If a property owner is appointed to fulfill the unexpired term of a Director during the first year of the term, then he or she may only complete the term of the person he or she was appointed to replace, then he or she may run again. If elected to a second term, then at the completion of that term, he or she may not run again until one year has elapsed.

(2) If a property owner is appointed to fulfill the unexpired term of a Director during the second year of the term, then he or she may run for the Board and be elected for two additional consecutive terms.

(c) If a property owner has served two consecutive terms (four years), then that person may not run for the Board again for a period of one year.

(d) If a property owner is elected for one term and then defeated in the next election, that person, if found eligible, may run again the following year."

IN WITNESS WHEREOF, we, the President and Secretary of the CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., hereby certify that on the _____ day of _____, 20___, this Amendment to CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., Covenants and Restrictions, Article Seven, Section 1 has been duly adopted by the property owners of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., and shall be effective when recorded in the Deed Records of Hood County, Texas.

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

SHARON UHYREK
Notary Public, State of Texas
My Commission Expires
JUNE 22, 2011

By _____
PRESIDENT

By _____
SECRETARY

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on March 14th, 2011, by Cary Everett, President of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on March 14th, 2011, by Janne Cahill, Secretary of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

_____
NOTARY PUBLIC, STATE OF TEXAS

Ret.
Canyon Creek POA
2300 Club Drive
Granbury TX 76048

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2011-0012165 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK POA INC

Pages: 3

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Document Number:	2011-0012165
Receipt Number:	R1112132
Amount:	$20.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK POA INC
2300 CLUB DR
GRANBURY, TX 76048

AMENDED BY-LAWS OF
CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

The Article of the By-Laws to be amended is:

ARTICLE SEVEN SECTION ONE

Board of Directors

Section 1.(a): Except for those matters which these By Laws require to be decided by a vote of the membership, the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director may be elected to serve on the Board of Directors for two consecutive terms four years.
Section 1 (b) (1): If a property owner is appointed to fulfill the unexpired term of a Director during the first year of the term, then he or she may only complete the term of the person he or she was appointed to replace, then he or she may run again. If elected to a second term, then at the completion of that term he or she may not run again until one year has passed.
Section 1.(b) (2): If a property owner is appointed to fulfill the unexpired term of a Director during the second year of the term, then he or she may run for the board and be elected for a maximum of two additional consecutive terms.
Section 1 (c): If a property owner has served two consecutive terms (4 years), then that person may not run for the Board again for a period of one year.

The Amended Article of the By-Laws shall be:

ARTICLE SEVEN SECTION ONE

Board of Directors

Section 1.(a): Except for those matters which these By Laws require to be decided by a vote of the membership, the business and affairs of the Association shall be managed by the Board of Directors. The Board of Directors shall consist of no less than three (3) or more than seven (7) members who shall be elected by ballot of members entitled to cast ballots as prescribed in Article Eleven. The preferred number of Board of Directors is seven (7). In the event of a tie on any issue before the Board, no matter the number of Board members, the President's vote shall determine the final outcome. Their election shall become effective when announced at the annual meeting of the Members, except as provided in Section 2 of this Article, and each Director may be elected to serve on the Board of Directors for two consecutive terms ~~(four years)~~ (six years).

Section 1 (b) (1): If a property owner is appointed to fulfill the unexpired term of a Director ~~during the first year of the term~~ prior to April 1 of the second year of that term, then he or she may only complete the term of the person he or she was appointed to replace, then he or she may run ~~again~~ in the next election. If elected to ~~a second term~~ this subsequent, consecutive term, then at the completion of that term he or she may not run again until one (1) year has passed.

Section 1.(b) (2): If a property owner is appointed to fulfill the unexpired term of a Director ~~during the second year of the term~~ on April 1 or later of the term, then he or she may run for the board and be elected for a maximum of two additional consecutive terms.
Section 1 (c): If a property owner has served two consecutive elected terms ~~(4 years)~~ (6 years), then that person may not run for the Board again for a period of one (1) year.

IN WITNESS WHEREOF, we, the President and Secretary of the CANYON CREEK PROPERTY OWNERS ASSOCIAITON, INC., hereby certify that on the 24 day of September, 2011, this Amendment to CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., By-Laws, Article Seven, Section Two has been duly adopted by the property owners of CANYON CREEK PROEPRTY OWNERS ASSOCIATION, INC., and shall be effective when recorded in the Deed Records of Hood County, Texas.

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

By Janne Cahill
PRESIDENT

By Tyra Matthews
SECRETARY

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on NOV 3, 2011, by Janne Cahill, President of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

SHARON UHYREK
MY COMMISSION EXPIRES
June 22, 2015

NOTRAY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on NOV 3, 2011, by Tyra Matthews, Secretary of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

SHARON UHYREK
MY COMMISSION EXPIRES
June 22, 2015

NOTRAY PUBLIC, STATE OF TEXAS

Return to:

Canyon Creek POA
2300 Club Dr
Granbury, TX 76048

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2020-0017289 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK POA INC

Pages: 3

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Document Number:	2020-0017289	
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Amount:	$27.25	
Recorded By:	Kathryn Frost	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Katie Lang
County Clerk
Hood County, Texas

Return To: In Office
MARCY JENNINGS

Amendment to Board of Directors Operating Practices and By-Laws

Reason for Change – Current Board of Directors Code of Ethics and Rules of Conduct is located within the Board of Directors Operating Practices with required notarized signature of each Board of Director. Our attorney advises us to move this document to the By-Laws with removal of the notarized signature so that it applies to all Board Directors regardless of whether a notarized signature is obtained. The requirements also need to be updated.

Current Location of Board Of Directors Code of Ethics and Rules of Conduct -- Board of Directors Operating Practices

Move to By-Laws – Article Seven – Board of Directors – Add Section 8

Board of Directors Code of Ethics and Rules of Conduct

The Board of Directors of Canyon Creek Property Owners Association, Inc. has the obligation and duty to make decisions for the entire community. It is their responsibility to set a standard and a tone for behavior that is conducive to the best interest of the community at all times. The following is a list of requirements to which each Board Director is held accountable:

1. Use best efforts at all times to make decisions consistent with Texas State Law, Canyon Creek Property Owners Association Governing Documents and to protect and enhance the safety and property value of the residents.
2. No gifts of any type will be accepted from any resident, contractor, or supplier.
3. Protect confidentiality of other Board Directors personal lives as well as the personal lives of all residents.
4. No promise of anything can be made to any subcontractor, supplier or contractor.
5. No drugs, alcohol, or substance abuse.
6. If convicted of a felony the Board Director must immediately voluntarily resign from their position or be removed by the Board forthwith.
7. Language at Board Meetings will be kept professional. Personal attacks against Co-owners and Board Directors are prohibited and are not consistent with the best interest of the community. Any such violation by a Board Director will be cause for immediate dismissal from the meeting by the presiding officer.
8. It is understood that differences of opinions will exist. They should be expressed in a clear, professional, respectful, and business-like fashion.
9. Proper parliamentary procedure will be followed to have Board Director dissenting positions stated clearly within the official records of the Association.
10. A Board Director may not knowingly or recklessly misrepresent any facts to anyone within the community.
11. No Board Director may use their position to enhance their financial status using certain contractors or suppliers. Any potential or actual conflict of interest must be disclosed to the other Board Directors.
12. Board Director will respect and follow the Canyon Creek Property Owners Association management hierarchy addressed within the Governing Documents. Any direct contact with the staff is strictly prohibited without the written consent of the acting Board President. Email consent is adequate.

13. No Board Director shall post any Canyon Creek Property Owner Association business on social media nor relay any such business to anyone without the written consent of the Board President. Email consent is adequate.

Violation of Board Director Ethics and Code of Conduct -- Due Process

In the event one or more of the listed Board of Director Ethics and Code of Conduct are violated the offending Board Director will face disciplinary action from the Board of Directors including the possibility of discharge from the Board of Directors for Cause.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does hereby adopt and establish this revision to the By-Laws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Stephanie Harrison - Property Manager

Stephanie Harrison – Property Manager

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 11th day of November 2020 by Stephanie Harrison – Property Manager of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

MONICA JONES
Notary Public, State of Texas
Comm. Expires 10-19-2022
Notary ID 131765936

Monica Jones

Notary Public State of Texas

My commission Expires: 10-19-22

Hood County
Katie Lang, County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048

Receipt: R2017376

Product	Name	Extended
OWNERS	OWNERS ASSOCIATION	$25.00
	Pages	3
	Document #	2020-0017288
	Non Standard Document Type	0
2nd Page Recording Fee - $4		$4.00
1st Page Recording Fee - $5		$5.00
Records Management		$10.00
Records Archive Fee		$5.00
Courthouse Security		$1.00
BYL	BY-LAWS	$27.25
	Pages	3
	Document #	2020-0017289
	Non Standard Document Type	0
2nd Page Recording Fee - $4		$4.00
1st Page Recording Fee - $5		$5.00
Records Management		$10.00
Records Archive Fee		$5.00
Courthouse Security		$1.00
Credit Card Admin Fee		$2.25
Total		$52.25
Tender (CREDIT CARD)		$52.25
Name	Stephanie Wolfe	
Last Four Digits	0127	

Thank You For Your Business

11/12/20 12:36 PM kfrost

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2011-0012166 -
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BY-LAWS

Grantor: CANYON CREEK POA INC

Pages: 3

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Recorded On:	11/04/2011 01:44 PM
Document Number:	2011-0012166
Receipt Number:	R1112132
Amount:	$20.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK POA INC

2300 CLUB DR
GRANBURY, TX 76048

AMENDED BY-LAWS OF
CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

The Article of the By-Laws to be amended is:

ARTICLE SEVEN SECTION TWO

Board of Directors

It has been requested to delete the option of removing a Director from the Board of Directors "without cause." Therefore, the following By Law would be changed as follows:
Article Seven Section 2 fourth sentence: Any Director may be removed from the Board Directors, with or without cause, by the affirmative vote of a majority of the Directors at a properly called special meeting of the Board of Directors or by a majority vote of the members in accordance with Article Eleven Section 6 at the Annual meeting or a Special Meeting called for that purpose, whenever in its judgment, the best interest of the Association will be served thereby.

The Amended Article of the By-Laws shall be:

ARTICLE SEVEN SECTION TWO

Board of Directors

It has been requested to delete the option of removing a Director from the Board of Directors "without cause." Therefore, the following By Law would be changed as follows:
Article Seven Section 2 fourth sentence: Any Director may be removed from the Board Directors, with ~~or without~~ cause, by the affirmative vote of a majority of the Directors at a properly called special meeting of the Board of Directors or by a majority vote of the members in accordance with Article Eleven Section 6 at the Annual meeting or a Special Meeting called for that purpose, whenever in its judgment, the best interest of the Association will be served thereby.

IN WITNESS WHEREOF, we, the President and Secretary of the CANYON CREEK PROPERTY OWNERS ASSOCIAITON, INC., hereby certify that on the 24th day of September, 2011, this Amendment to CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., By-Laws, Article Seven, Section Two has been duly adopted by the property owners of CANYON CREEK PROEPRTY OWNERS ASSOCIATION, INC., and shall be effective when recorded in the Deed Records of Hood County, Texas.

CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC.

By Jane Cahill
PRESIDENT

By Tyra Matthews
SECRETARY

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on Nov 3, Jane Cahill, 2011, by Jan Cahill, President of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

SHARON UHYREK
MY COMMISSION EXPIRES
June 22, 2015

NOTRAY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)

COUNTY OF HOOD)

This instrument was acknowledged before me on Nov 3, 2011, by Tyra Matthews, Secretary of CANYON CREEK PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, on behalf of said organization.

SHARON UHYREK
MY COMMISSION EXPIRES
June 22, 2015

NOTRAY PUBLIC, STATE OF TEXAS

Return to:
Canyon Creek Poa
2300 Club drive
Granbury, Tx 76048

AMENDED BYLAWS FOR
THE CANYON CREEK SUBDIVISION
FILED

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2012-0008804 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK PROPERTY OA INC

Pages: 2

Recorded On: 08/14/2012 04:02 PM

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Recorded On:	08/14/2012 04:02 PM
Document Number:	2012-0008804
Receipt Number:	R129333
Amount:	$16.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY, TEXAS

Return To: In Office

CANYON CREEK PROPERTY OA INC
2300 CLUB DR
GRANBURY, TX 76048-6477

Canyon Creek Property Owners Association

BY-LAWS ADMENDMENT

ADD ARTICLE 14 SECTION 7 – GATE FEE

Section 7: All vehicles entering the community will be assessed a Gate Entry Fee in in the amount of $1.00 each time they enter the community. There are exceptions to this rule such as Vendors, Emergency Vehicles, and other legitimate entries that will not be assessed for entry. This assessment will also be **WAIVED** for all property owners and residents **CURRENT** on their dues and assessments. Those who are delinquent in the payment of their fees will be required to 'Pay at the Gate' for their fair contribution to the expenses associated with maintenance of the roads and operation of the Courtesy Gate.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Tyra C. Matthews

Tyra C. Matthews, Secretary/Registered Agent

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 14th day of August, 2012 by Tyra C. Matthews of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

STEPHANIE S. WOLFE
Notary Public, State of Texas
My Commission Expires
June 07, 2016

Stephanie S. Wolfe

Notary Public State of Texas
My commission expires: June 07, 2016

The undersigned hereby certifies that she is the duly elected and qualified President of Canyon Creek Property Owners Association, Inc.; that Tyra C. Matthews is the duly elected and qualified Secretary of Canyon Creek Property Owners Association, Inc.; that the signature above is the genuine signature of Tyra C. Matthews; and that this amendment is certified as true and correct.

Janne Cahill

Janne Cahill, President

Return To: In Office
Canyon Creek Property OA Inc
2300 Club Drive
Granbury TX 76048-6477

Canyon Creek Property Owners Association, Inc.
2300 Club Drive
Granbury, Texas 76048
817 573-3371 or 817 279-9022
www.canyoncreekpoa.us

VOTING INSTRUCTIONS:

1. Mark ballot **clearly** with an **"X or Check Mark".** Please use a dark ink pen.
2. **Name, Unit and Lot # MUST** be indicated on each Ballot or Ballot will be considered invalid and **will not** be counted.
3. You must sign and print your name legibly to ensure voting eligibility.
4. **ALL BALLOTS MUST BE POSTMARKED BY JANUARY 22, 2009, and returned to the POA (addressed envelope enclosed).**
5. All Maintenance and Road Fees must be **paid in full** by the record date of **December 31, 2009,** for your vote to count.
6. Each Owner will receive one ballot for each lot owned and each ballot is one (1) vote.
7. **NOTICE OF THE SPECIAL MEMBERS MEETING IS HEREBY GIVEN TO BE HELD ON JANUARY 30, 2010 AT 7 PM AT THE POA.**

Type Below is the verbage for the Filing Fee

ABOUT THE GATE FEE PROPOSAL

We have received a number of responses from our membership about our recent announcement of our proposal to charge a gate entry fee. This was done after considerable deliberation over the best means by which to provide fairness to all property owners while at the same time attempting to keep our annual maintenance fees from increasing due to these tight economic times. We have accomplished more work on our roads and amenities this year than in any recent years, and if you drive through Canyon Creek it should become quickly evident that with all the roadside brush cleared away for the sake of safety and appearance, the absence of some of the dilapidated travel trailers and abandoned buildings, and the paint and upkeep of our parks and facilities, our efforts do show. Much of this deserves our thanks to the many volunteers who have contributed their time and labor in improving our community.

Unfortunately, there are a number of residents in Canyon Creek who come through our gates daily but are delinquent in their Maintenance Fees and/or Fines and Assessments for various violations of our Covenants and Restrictions. Our Bylaws address this issue and clearly establishes that their delinquency prohibits their use of our amenities which includes the use of our pools, boat-launch facilities, parks, fishing pier, tennis and basketball courts. The two most costly elements of our POA is the maintenance of our roads, and the costs associated with our Courtesy Gate.

Amendment to By Laws - add the to Article 14 Section 7.

It was therefore decided that the best way to provide a fair and positive action that would enforce our Bylaws and ensure all residents are being assessed properly was to institute a policy whereby all vehicles entering the community will be assessed a Gate Entry Fee each time they enter our community. There are of course exceptions to this rule such as Vendors, Emergency Vehicles, and other legitimate entries that would not be assessed for entry. This assessment will also be **WAIVED** for all property owners and residents **CURRENT** on their dues and assessments. This leaves only those who are delinquent in the payment of their fees and will be required to 'Pay at the Gate' for their fair contribution to the expenses associated with our maintenance of the roads and operation of the Courtesy Gate.

We are therefore presenting this proposal to our membership and ask for your vote of approval to initiate this action effective at our proposed Enforcement date of February 1, 2010.

Canyon Creek Board of Directors

Please Cast Your Vote...

FOR ☒ **AGAINST** ☐

LOT OWNERS SIGNATURE: [redacted] **UNIT** [redacted] **LOT #** [redacted]

LOT OWNERS PRINTED NAME: [redacted]
(Please print name legibly)

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2018-0014436 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK PROPERTY OA

Pages: 3

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Recorded On:	10/31/2018 12:27 PM	**Notes:**
Document Number:	2018-0014436	
Receipt Number:	R1814708	
Amount:	$25.00	
Recorded By:	Lauren Waite	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Katie Lang
County Clerk
Hood County, Texas

Return To: In Office

Canyon Creek Property Owners Association

BY-LAWS ADMENDMENT

The current By-Laws, as added in 2012, are stated as follows:

Article 14, section 7 [Gate Fee. All vehicles entering the community will be assessed a Gate Entry Fee in the amount of $1.00 each time they enter the community. There are exceptions to this rule such as Vendors, Emergency Vehicles, and other legitimate entries that will not be assessed for entry. This assessment will also be WAIVED for all property owners and residents CURRENT on their dues and assessments. Those who are delinquent in payment of their fees will be required to "Pay at the Gate" for their fair contribution to the expenses associated with the maintenance of the roads and operation of the Courtesy Gate.

Proposed ballot wording:

The amended By-Law would read:

Article 14, section 7 [Gate Fee. All vehicles entering the community will be assessed a Gate Entry Fee in the amount of $5.00 each time they enter the community. There are exceptions to this rule such as Vendors, Emergency Vehicles, and other legitimate entries that will not be assessed for entry. This assessment will also be WAIVED for all property owners and residents CURRENT on their dues and assessments. Those who are delinquent in payment of their fees will be required to "Pay at the Gate" for their fair contribution to the expenses associated specifically with the maintenance of the roads and border fence maintenance. This is not an alternate dues payment plan.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does

hereby adopt and establish this amendment to the Bylaws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Sally Kennemer

Sally Kennemer - President

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 30th day of October, 2018 by Sally Kennemer, President of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

Notary Public State of Texas Nancy Sherwood

My commission expires: 11-16-2020

NANCY SHERWOOD
My Notary ID # 129205867
Expires November 16, 2020

The undersigned hereby certifies that he is the duly elected and qualified President of Canyon Creek Property Owners Association, Inc.; that Stephanie Harrison is the Property Manager of Canyon Creek Property Owners Association, Inc.; that the signature above is the genuine signature of Sally Kennemer; and that this amendment is certified as true and correct.

Stephanie Harrison

Stephanie Harrison – Property Manager

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2013-0013392 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK HOA

Pages: 3

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Recorded On:	11/13/2013 01:38 PM
Document Number:	2013-0013392
Receipt Number:	R1314094
Amount:	$20.00
Recorded By:	Virginia Chavero

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK HOA

2300 CLUB DRIVE
GRANBURY, TX 76048

Canyon Creek Property Owners Association

BY-LAWS ADMENDMENT

ARTICLE 7 SECTION 7 – BOARD OF DIRECTORS
The Article of the By-Laws to be amended is:

Section 7: **Conflict of Interest:** Whenever a Director Officer has (1) a financial interest or (2) a potential benefit accruing to an immediate family member, regarding any matter coming before the Board of Directors, the affected person shall (a) fully disclose the nature of the interest or benefit and (b) withdraw from discussion, lobbying, and voting on the matter. Additionally, a Director Officer shall act in the best interest of the members of the Association and not use their positions or information obtained there from to provide an unfair advantage to themselves or members of their family. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested Directors determine that it is in the best interest of the Association to do so. The minutes of the meeting at which votes are taken shall record such disclosure, abstention and rationale for approval.

The Amended Article of the Bylaws shall be:

Section 7: **Conflict of Interest:** Whenever a Director Officer has (1) a financial interest or (2) a potential benefit accruing to an immediate family member, regarding any matter coming before the Board of Directors, the affected person shall (a) fully disclose the nature of the interest or benefit and (b) withdraw from discussion, lobbying, and voting on the matter. Additionally, a Director Officer shall act in the best interest of the members of the Association and not use their positions or information obtained there from to provide an unfair advantage to themselves or members of their family. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested Directors determine that it is in the best interest of the Association to do so. The minutes of the meeting at which votes are taken shall record such disclosure, abstention and rationale for approval.

Section 8: In order to employ or terminate a Property Manager, the decision must be agreed upon by a majority of the elected/appointed Board of Directors.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Andy Wall

Andy Wall - President

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 13th day of November, 2013 by Andy Wall President of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

NANCY SHERWOOD
Notary Public, State of Texas
My Commission Expires
November 16, 2016

Nancy Sherwood

Notary Public State of Texas
My commission expires: 11-16-16

The undersigned hereby certifies that he is the duly elected and qualified President of Canyon Creek Property Owners Association, Inc.; that Stephanie Wolfe is the Property Manager of Canyon Creek Property Owners Association, Inc.; that the signature above is the genuine signature of Andy Wall; and that this amendment is certified as true and correct.

Stephanie Wolfe

Stephanie Wolfe – Property Manager

Return to
Canyon Creek POA
2300 Club Drive

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury Texas, 76048
Phone: 817-579-3222

Document Number: 2013-0002217 -
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BY-LAWS

Grantor: CANYON CREEK POA INC

Pages: 2

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Document Number:	2013-0002217	
Receipt Number:	R132138	
Amount:	$16.00	
Recorded By:	Virginia Chavero	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Mary Burnett
County Clerk
Hood County, Texas

COUNTY CLERK OF HOOD COUNTY TEXAS

Return To: In Office

CANYON CREEK POA INC
2300 CLUB DR
GRANBURY, TX 76048

Canyon Creek Property Owners Association

BY-LAWS ADMENDMENT

ARTICLE 7 SECTION 2 – BOARD OF DIRECTORS
The Article of the By-Laws to be amended is as follows:

Section 1: **b.** Board of Directors Resignations: If a Board of Director tenders their resignation either orally or in writing to the office or a member of the BOD, his/her resignation becomes effective immediately. That Board member will not be considered when deciding a quorum or any other reason and they will be considered removed from the Board. However, there will be a 48 hour "cool down" period in which that Board member can rescind their resignation and be reinstated to the Board. After 48 hours of receiving the initial resignation, the Board member can not rescind their resignation and he/she can be replaced at the Board's discretion.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Bill Haynes Sr. - President

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 15 day of February, 2013 by Bill Haynes Sr, President of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

NANCY SHERWOOD
Notary Public, State of Texas
My Commission Expires
November 16, 2016

Nancy Sherwood
Notary Public State of Texas
My commission expires: November 16, 2016

The undersigned hereby certifies that he is the duly elected and qualified President of Canyon Creek Property Owners Association, Inc.; that Stephanie Wolfe is the Property Manager of Canyon Creek Property Owners Association, Inc.; that the signature above is the genuine signature of Bill Haynes Sr.; and that this amendment is certified as true and correct.

Stephanie Wolfe
Stephanie Wolfe – Property Manager

Return to
Canyon Creek POA
2300 Club Dr.
Granbury TX 76048

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2018-0014437 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: CANYON CREEK PROPERTY OA

Pages: 3

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Recorded On:	10/31/2018 12:27 PM
Document Number:	2018-0014437
Receipt Number:	R1814708
Amount:	$25.00
Recorded By:	Lauren Waite

Notes:

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Katie Lang
County Clerk
Hood County, Texas

Return To: In Office

Canyon Creek Property Owners Association

BY-LAWS ADMENDMENT

PROPOSED AMENDMENT TO BY-LAWS ARTICLE 7 SECTION 7.

Article Seven Section seven currently reads

Board of Directors – Conflict of Interest

Whenever a Director Officer has (1) a financial interest or (2) a potential benefit accruing to an immediate family member, regarding any matter coming before the Board of Directors, the affected person shall (a) fully disclose the nature of the interest or benefit and (b) withdraw from discussion, lobbying and voting on the matter. Additionally, a Director Officer shall act in the best interest of the members of the Association and not use their positions or Information obtained there to provide an unfair advantage to themselves or members of their family. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested Directors determine that it is in the best interest of the Association to do so. The minutes of the meeting at which votes are taken shall record such disclosure, abstention and rationale for approval.

The Article of the By-Laws to be amended will read:

Conflict of Interest:

Section 1: Whenever a Director Officer has (1) a financial interest (2) a potential benefit accruing to an immediate family member, regarding any matter coming before the Board of Directors, the affected person shall (a) fully disclose the nature of the interest or benefit and (b) withdraw from discussion, lobbying and voting on the matter. Additionally, a Director Officer shall act in the best interest of the members of the Association and not use their positions or information obtained there to provide an unfair advantage to themselves or members of their family. Any transaction or vote involving a potential conflict of interest shall be approved only when a majority of disinterested Directors determine that it is in the best interest of the Association to do so. The minutes of the meeting at which votes are taken shall record such disclosure, abstention and rationale for approval.

Section 2: Individuals who own multiple lots planned for development, monetary gain or investments are not eligible candidates to become a Board of Director.

NOW, THEREFORE, the Canyon Creek Property Owners Association Inc., does hereby adopt and establish this amendment to the Bylaws.

CANYON CREEK PROPERTY OWNERS ASSOCIATION INC.

Sally Kennemer

Sally Kennemer - President

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 30th day of October, 2018 by Sally Kennemer, President of Canyon Creek Property Association, Inc., a nonprofit corporation, on behalf of said corporation.

Notary Public State of Texas Nancy Sherwood

My commission expires: 11-16-2020

NANCY SHERWOOD
My Notary ID # 129205867
Expires November 16, 2020

The undersigned hereby certifies that he is the duly elected and qualified President of Canyon Creek Property Owners Association, Inc.; that Stephanie Harrison is the Property Manager of Canyon Creek Property Owners Association, Inc.; that the signature above is the genuine signature of Sally Kennemer; and that this amendment is certified as true and correct.

Stephanie Harrison

Stephanie Harrison – Property Manager