

BYLAWS
OF
SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION

1. NAME AND LOCATION

1:1 The name of the corporation is SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC.

1:2 The principal office of the corporation shall be located at 9670 Ranch Road 12, Wimberley, Texas 78676.

2. DEFINITIONS

2:1 "Association" shall mean and refer to SUMMERGLEN PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns.

2:2 "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

2:3 "Declarant" shall mean and refer to SOUTHERLAND/RED CREEK RANCH VENTURE, a Joint Venture, acting herein by and through its Joint Venturer, SOUTHERLAND PROPERTIES, INC., a Texas Corporation, its successors and assigns, if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

2:4 "Declarations" shall mean and refer to the Declarations of Covenants, Conditions, and Restrictions applicable to the Subdivision and now or hereafter of record in the Office of the County of Bexar County, Texas.

2:5 "Lot" shall mean and refer to any numbered plot of land shown on the recorded Subdivision plats, together with all improvements located thereon.

2:6 "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declarations.

2:7 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Subdivision, but shall not include mortgages. The buyer under a recorded Contract for Deed shall be deemed the

"Owner" of any such Lot instead of the Seller under such Contract until such time as such Contract is forfeited or canceled.

2:8 "Subdivision" shall mean and refer to that certain 362.8 acres of land out of a 1976.26 acre tract as recorded in Volume 5570, Page 1061 of the Official Public Records of Bexar County, Texas and being comprised of a 0.9117 acre tract of land out of a 52.24 acre tract of land recorded in Volume 5596, Page 1614, Official Public Records of Bexar County, Texas, and a 361.9 acre tract out of a 474.1 acre tract of land recorded in Volume 5596, Page 1692, Official Public Records of Bexar County, Texas being out of the B. Staffel Survey No. 2, Abstract 946, County Block 4925, the Beaty, Seale & Forward Survey No.1, Abstract 113, County Block 4926 being out of the J.H.Classen Survey No. 384, Abstract 166, County Block 4927 and the C. L. Muller Survey No. 385, Abstract 531, County Block 4928, in Bexar County, Texas, known as SUMMERGLEN, formerly known as SUMMERLIN together with any other property developer may own or hereafter acquire and subject to the restrictions of any unit of SUMMERGLEN, formerly known as SUMMERLIN.

3. MEETINGS OF MEMBERS

3:1 Annual Meetings. The first annual meeting of Members shall be within one year from the date of incorporation of the Association or not later than thirty (30) days after seventy-five percent (75%) of the Lots have been sold, whichever last occurs. Subsequent annual meetings of 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. If the day for the annual meetings of Members is a legal holiday, the meeting will be held at the same hour on the next following day, 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 by the board of directors, or on written request of Members who are entitled to vote one-fourth of all votes.

3:3 Notice of Meetings. Except as provided in the Declarations, written notice of each meeting of Members shall be given by, or at the direction of, the secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) but not more than fifty (50) days before such meeting to each Member entitled to vote thereafter, 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 receiving notice, or by publishing in a weekly Bexar County newspaper notice of the meeting for a least two consecutive weeks prior to said meeting. Such notice shall specify the day, hour, and place for the meeting, and in the case of a special meeting, the purpose of the meeting.

3:4 Quorum. The presence at the meeting, in person or by proxy, of Members entitled to cast twenty percent (20%) of the votes of each class of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declarations, the articles of incorporation, or these bylaws. If a quorum is not present at any meeting, the

Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present.

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. Proxies shall be revocable, and the proxy of any power shall automatically terminate on conveyance by the Member of his Lot.

4. BOARD OF DIRECTORS – TERM OF OFFICE; FIRST ELECTION; REMOVAL

4:1 Number. The affairs of the Association shall be managed by a Board of Directors of five (5) Directors, who shall be property owners and members of the Association.

4:2 Term of Office. Directors shall be elected in accordance with SECTION 5. BOARD OF DIRECTORS – NOMINATION AND ELECTION. The Directors shall be classified with respect to the time for which they hold office by dividing them into two (2) classes, with the first class consisting of two (2) Directors, and the second class consisting of three (3) Directors; and each Director shall hold office until his successor shall be elected and shall qualify. On April 27, 2004, two (2) directors were elected to the first class and will continue to serve until the election of the Board of Directors at the Annual Membership Meeting in April 2006. Three (3) Directors in the second class shall be elected to the Board of Directors at the Annual Membership Meeting in April 2005 and thereafter shall serve a two-year term. At each Annual Membership meeting thereafter, the successors to the class whose term shall expire that year shall be elected to hold office for the term of two (2) years.

4:3 Removal. Any director may be removed from the board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining Members of the board and shall serve for the unexpired term of his predecessor.

4:4 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 his duties.

4:5 Restriction of Board membership. Not more than one person from each respective property owner family, household or address shall be allowed to simultaneously serve on the Board of Directors.

5. BOARD OF DIRECTORS – NOMINATION AND ELECTION

5:1 Nomination. Nomination for election to the board of directors shall be by nominating committee. However, nominations may also be made from the floor at any annual meeting of Members. The nomination committee shall consist of a chairman who shall be a Member of the board of directors, and two (2) or more Members of the Association. The committee shall be appointed by the board of directors prior to each annual meeting to serve from the close of

such meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The nominating committee shall make as many nominations for election to the board of directors as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled.

5:2 Election. Election to the board of directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declarations. Persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

6. BOARD OF DIRECTORS - MEETINGS

6:1 Regular Meetings. Regular meetings of the board of directors shall be held annually on the first day of February, without notice, or such place and hour as may be fixed from time to time by resolution of the board. In the event the regular date for a meeting falls on a legal holiday, such meeting shall be held at the same time on the next following day, which is not a legal holiday.

6:2 Special Meetings. Special Meetings of the board of directors shall be held when called by the president of the Association, or by any two (2) directors, after not less than three (3) days notice to each director.

6:3 Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the board.

7. BOARD OF DIRECTORS – POWERS AND DUTIES

7:1 Powers. The board of directors shall have power to:

7:1.1 Adopt and publish rules and regulations governing the use of the common areas and facilities including the personal conduct of the Members and their guests thereon; and to establish penalties for infractions of such rules and regulations;

7:1.2 Suspend the voting rights and right to use of the recreational facilities of any Member during any period in which such Member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty (30) days for infraction of published rules and regulations;

7:1.3 Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the association and not specifically reserved to the membership by the Declarations, articles of incorporation, or by other provisions of these bylaws;

7:1.4 Declare the office of a member of the board of directors to be vacant in the event that such Member is absent from three (3) consecutive regular meetings of the board of directors; and

7:1.5 Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

7:2 Duties. It shall be the duty of the board of directors to:

7:2.1 Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at each annual meeting, or at any special meeting at which such a statement is required in writing by one-fourth of the Members entitled to vote thereat:

7:2.2 Supervise all officers, agents, and employees of the Association and see to it their duties are properly performed:

7:2.3 (1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

7:2.3 (2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

7:2.3 (3) As an option to enforce the lien, foreclosure of same against any property for which assessments are not paid within thirty (30) days after the due date, or to bring an action at law against the Owner personally to pay the same.

7:2.4 Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The board may impose a reasonable charge for the issuance of these certificates.

7:2.5 Procure and maintain adequate liability and hazard Insurance on all property owned by the Association:

7:2.6 Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

7:2.7 Cause the Common Area to be maintained.

8. OFFICERS AND THEIR DUTIES

8:1 Enumeration of Offices. The officers of the Association shall be a president and vice president, who shall at all times be Members of the board of directors, and a secretary, treasurer, and such other officers as the board may from time to time by resolution create.

8:2 Election of Officers. The election of officers shall take place at the first meeting of the board of directors following each annual meeting of Members.

8:3 Term. The officers of the Association shall be elected annually by the board. Each shall hold office for a term of one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

8:4 Special Appointments. The board may elect such other officers as the affairs in 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 by the board at any time with or without cause. Any officer may resign at any time by 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 by appointment of the board. The officer appointed to such vacancy shall serve for the unexpired term of the officer he 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 offices created pursuant to 8:4 of this Article.

8:8 Duties. The duties of the officers are as follows:

8:8.1 President. The president shall preside at all meetings of the board of directors; shall see that orders and resolutions of the board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall cosign all checks and promissory notes.

8:8.2 Vice President. The vice president shall act in the place of the president in the event of his absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the board.

8:8.3 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 Members; keep appropriate current records showing the Members of the Association together with their addresses; and perform such other duties as may be required by the board or by law.

8:8.4 Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the board of directors; shall sign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made by certified public accountant at the completion of each fiscal year; and shall prepare an annual budget

public accountant at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures, a copy of which documents shall be delivered to each Member, and a report on which shall be given at the regular meeting of Members.

9. COMMITTEES

9:1 The Association shall have an architectural committee, as provided in the Declarations, and a nominating committee as provided in Article 5 of these bylaws. In addition, the board of directors may appoint such other committees as it may deem appropriate in the performance of its duties.

10. ASSESSMENTS

10:1 As more fully provided in the Declarations, each Member is obligated to pay the Association annual and special assessments which are secured by a continuing lien on the property against which such assessments are made. Any assessments which are not paid when due are considered delinquent. If an assessment is not paid within thirty (30) days after the due date, the assessment bears interest from the date of delinquency at the rate of six percent (6%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or may foreclose the lien against his property. Interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of any assessment due. No Owner may waive or otherwise escape liability for assessments by non-use of the Common Area or abandonment of his Lot.

11. BOOKS AND RECORDS: INSPECTION

11:1 The books, records, papers of the Association shall be subject to inspection by any Member during ordinary business hours. The Declarations, articles of incorporation, and bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies shall be made available for sale at a reasonable price.

12. FISCAL YEAR

12:1 The fiscal year of the Association shall be the calendar year, except that the first fiscal period shall begin on the date of incorporation and shall end on December 31st of the year of incorporation.

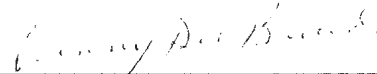
13. AMENDMENTS

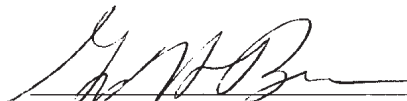
13:1 These bylaws may be amended by the board of directors at any annual or special meeting, or by the Members, by vote of a majority of a quorum of Members present in person or proxy.

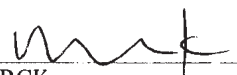
14. CONFLICTS

14:1 In the case of any conflict between the articles of incorporation and these bylaws, the articles shall control; in the case of any conflict between the Declarations and these bylaws, the Declarations shall control.

Unanimously adopted by the Board of Directors on the 2nd day of February, 1999.


VINNY DEL BROCCOLO


GEORGE BAUM


RUDI MOERCK

AMENDED: SEPTEMBER 24, 2001
FEBRUARY 02, 2005

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas etc.

APR 7 2005




COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20050074852 Fees: \$30.00
04/07/2005 11:44AM # Pages 9
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK