



Office of the Secretary of State

CERTIFICATE OF INCORPORATION OF

Fairways at Scenic Hills Homeowners Association, Inc.
Filing Number: 800187751

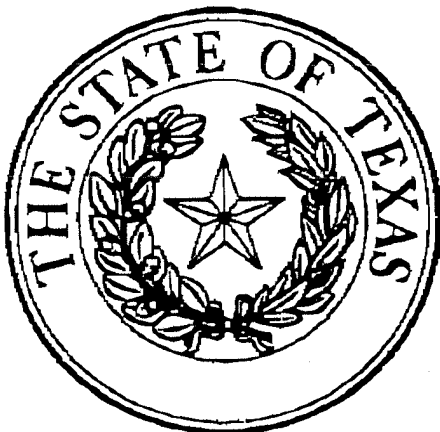
The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 03/27/2003

Effective: 03/27/2003



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea
Secretary of State

Form 202
Revised 9/00)

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
AX: 512/463-5709

Filing Fee: \$25



Articles of Incorporation
Pursuant to Article 3.02
Texas Non-Profit
Corporation Act

Filed in the Office of the
Secretary of State of Texas
Filing #: 800187751 03/27/2003
Document #: 30716790002
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Article 1 - Corporate Name

The corporation formed is a non-profit corporation. The name of the corporation is as set forth below:

Airways at Scenic Hills Homeowners Association, Inc.

The name must not be the same as, deceptively similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for the "name availability" is recommended.

Article 2 - Registered Agent and Registered Office (Select and complete either A or B and complete C)

☐ A. The initial registered agent is a corporation (cannot be corporation named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

First Name Israel	M.I.	Last Name Fogel	Suffix
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C. The business address of the registered agent and the registered office address is:

Street Address 8000 IH-10 West, Suite 700	City San Antonio	State TX	Zip Code 78230
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Article 3 - Management (Complete items A or B)

☐ Management of the affairs of the corporation is to be vested in the members of the corporation:

OR

☒ B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below:

Director 1: First Name Ted	M.I.	Last Name Brockner	Suffix
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Street Address 11202 Disco Drive	City San Antonio	State TX, USA	Zip Code 78216
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Director 2: First Name Israel	M.I.	Last Name Fogel	Suffix
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Street Address 8000 IH-10 West, Suite 700	City San Antonio	State TX, USA	Zip Code 78230
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Director 3: First Name J.	M.I. L.	Last Name Guerra	Suffix Jr
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Street Address 11202 Disco Drive	City San Antonio	State TX, USA	Zip Code 78216
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Article 4 - Organization Structure

☒ A. The corporation will have members.

☐ B. The corporation will not have members.

Article 5 - Duration

The period of duration is perpetual.

Article 6 - Purpose

the corporation is organized for the following purpose or purposes:
to discharge those functions necessary to the general maintenance, preservation,
and development of the Common Properties and Common Facilities and to enforce
the Declaration of Covenants, Conditions and Restrictions for Fairways at Scento
Hills, Unit 1, as recorded in Volume 1775, Page 565 of the Official Public
Records of Guadalupe County, Texas and Document #200206038942 of the Official
Records of Comal County, Texas (the "Declaration"), for the common benefit of
the members of the Association and in general, to have and exercise any and all
powers, rights and privileges which a corporation organized and existing under
the Texas Non-Profit Corporation Act may by law now or hereafter have.

Supplemental Provisions / Information

no member of the Board of Directors, the New Construction Committee, or the
Modifications Committee of the Association (collectively, the "Designated
Members"; individually, "Designated Member") shall not be liable to the
Association or its members for monetary damages for an act or omission in the
Designated Member's capacity as a Designated Member, except that this Article
does not eliminate or limit the liability of a Designated Member to the extent
the Designated Member is found liable for:

- (1) a breach of the Designated Member's duty of loyalty to the
Association or its members;
- (2) an act or omission not in good faith that constitutes a breach of
duty of the Designated Member to the Association or an act or omission that
involves intentional misconduct or a knowing violation of the law;
- (3) a transaction from which the Designated Member received an improper
benefit, whether or not the benefit resulted from an action taken within the
scope of the Designated Member's office; or
- (4) an act or omission for which the liability of a Designated Member is
expressly provided for by statute.

Any repeal or amendment of this Article shall be prospective only and shall
not adversely affect any limitation on the liability of a Designated Member of
the Association existing at the time of such repeal or amendment. In addition
to the circumstances in which a Designated Member of the Association is not
liable as set forth in the preceding sentences, a Designated Member shall not be
liable to the fullest extent permitted by any provision of the statutes of
Texas hereafter enacted that further limits the liability of a director.

[The attached addendum is incorporated herein by reference.]

Effective Date of Filing

☒ A. This document will become effective when the document is filed by the secretary of state.

OR

☐ B. This document will become effective at a later date, which is not more than ninety (90) days from the date of its filing by the
secretary of state. The delayed effective date is:

Name Reservation Document Number

Incorporator

The name and address of the incorporator is set forth below.

Brad Richie 8000 IH-10 West, Suite 700, San Antonio, TX 78230

EXECUTION

The undersigned incorporator of these articles of incorporation subject to the penalties imposed by law for the submission of a false or fraudulent
document.

Brad Richie

Signature of Incorporator.

FILING OFFICE COPY

**BYLAWS
OF
FAIRWAYS AT SCENIC HILLS
HOMEOWNERS ASSOCIATION, INC.**

March 27, 2003

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OF
FAIRWAYS AT SCENIC HILLS
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**BYLAWS
OF
FAIRWAYS AT SCENIC HILLS
HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I

NAME, LOCATION AND PURPOSE

The name of the corporation is Fairways at Scenic Hills Homeowners Association, Inc., hereinafter referred to as the "Association". The initial registered office of the corporation shall be located at 8000 IH-10 WEST, SUITE 700, SAN ANTONIO, TEXAS 78230, 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. The Association has been formed under the laws of the State of Texas to discharge those functions necessary to the general maintenance, preservation, and development of the Common Properties and Common Facilities and to enforce the Declaration of Covenants, Conditions and Restrictions for Fairways at Scenic Hills, Unit 1 (hereinafter, the "Declaration", being more fully defined below) for the common benefit of the members of the Association and in general, to have and exercise any and all powers, rights and privileges which a corporation organized and existing under the Texas Non-Profit Corporation Act may by law now or hereafter have.

ARTICLE II

DEFINITIONS

Section 2.1. Declarant. "Declarant" means 196 Scenic Hills, Ltd., a Texas limited partnership, and any successor or assign to whom 196 Scenic Hills, Ltd., assigns its interest as Declarant under the Declaration in whole or in part by instrument recorded in the Official Records of Comal County and Guadalupe County, Texas.

Section 2.2. Declaration. "Declaration" means the Declaration of Covenants, Conditions and Restrictions for Fairways at Scenic Hills, Unit 1, filed and duly recorded in Document #20027642 the Official Public Records of Real Property in Comal County, Texas and Volume 1775, Page 565 of the Official Public Records of Real Property in Guadalupe County, Texas, as the same may be amended from time to time.

Section 2.3. Capitalized Terms. "Capitalized Terms" - Unless otherwise specifically provided herein, any capitalized terms used in these Bylaws shall have the same meanings as are given to such terms in the Declaration.

ARTICLE II

MEMBERSHIP

Section 3.1. Membership. Every owner of a residential Lot in Fairways at Scenic Hills, Unit 1, as recorded in Volume 14, Pages 178-182, of the Map and Plat Records of Comal County, Texas and recorded in Volume 6, Pages 499-503 of the Map and Plat Records of Guadalupe County, Texas, and areas annexed thereto pursuant to the recorded Declaration, shall be a Member of the Association and have voting rights in the Association.

Membership shall be appurtenant to and shall not be separated from ownership of any Lot. When ownership of any Lots is held by more than one person or by a legal entity which is not a natural person (other than Declarant), all such owners shall be Members of the Association, however, the voting rights of such Members shall be limited to one (1) vote for each Lot owned and shall be exercised as they among themselves shall determine.

Section 3.2. Directors' Role as Members in Association. Notwithstanding any provision to the contrary, the persons designated by Declarant to act as members of the Board of Directors for the Association, as provided in the Articles of Incorporation, or as may from time to time be elected to the Board of Directors by Declarant shall be Members of the Association during the period they act as members of the Board of Directors.

Section 3.3. Suspension of Membership. A Member must be current in the payment of the regular annual assessment and any duly adopted special assessment to validate the Membership and entitle the Member to all rights and privileges of same. During any period in which a Member shall be in default in the payment of any annual or special assessment levied by the Association, the voting rights and right to use of the recreational facilities of such Member may be suspended by the Board of Directors until such assessment has been paid. Such rights of a Member may also be suspended by the Board of Directors after notice and hearing, for a period not to exceed thirty (30) days, for violation of any rules and regulations established by the Board of Directors governing the use of the Common Properties and Common Facilities.

ARTICLE IV

PROPERTY RIGHTS: RIGHTS OF ENJOYMENT

Section 4.1. Use and Enjoyment. Each Member shall be entitled to the use and enjoyment of the Common Properties and Common Facilities as depicted on the duly recorded Plat or Plats of Fairways at Scenic Hills, Unit 1, which may from time to time be properly annexed into the Association in accordance with the provisions of the Declaration.

ARTICLE V

VOTING RIGHTS AND MEMBERSHIP CATEGORIES

Section 5.1. Voting Rights and Membership Categories. The Association shall have two classes of Membership, Class A Membership which shall include all Owners with the exception of Declarant, and Class B Membership which shall be the Declarant, all as more fully set forth in Article Two of the Declaration.

ARTICLE VI

BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

Section 6.1. Number. The affairs of the Association shall be managed by a Board of at least 3 but no more than 5 directors, who need not be Members of the Association. The initial Board of Directors shall consist of 3 persons.

Section 6.2. Selection. The initial directors shall be those individuals named in the Articles of Incorporation, and the Declarant shall retain the exclusive right to appoint and

remove Members of the Board of Directors of the Association until ninety (90) days after the termination of Class B Membership status of Declarant, or the Declarant has surrendered its authority to appoint and remove directors by an express amendment to the Declaration executed and recorded by Declarant. Thereafter, a meeting of the Association shall be called for the express purpose of electing a new Board of Directors. At such meeting, the Members shall elect one (1) director for a term of one (1) year; one (1) director for a term of two (2) years; and one (1) director for a term of three (3) years; and at each annual meeting thereafter the Members shall elect the director(s) for a term of three (3) years to fill each expiring term. In the event that the Membership elects to expand the Board of Directors to five (5) Members, then the Membership shall elect two (2) directors for a term of one (1) year; two directors for a term of two (2) years and one (1) director for a term of three (3) years, and thereafter the Members shall elect the directors for a term of three (3) years to fill each expiring term.

Section 6.3. Removal. So long as the Declarant retains the exclusive right to appoint directors, a director may only be removed by Declarant. Thereafter, 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 successors shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 6.4. 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.

ARTICLE VII

MEETINGS OF DIRECTORS

Section 7.1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday that meeting shall be held at the same time on the next day which is not a legal holiday. Any such meeting, whether regular or special may be held by conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other, and participation in the meeting in such manner shall constitute presence in person at such meeting.

Section 7.2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 7.3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 7.4. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Section 7.5. Meeting Organization. At each meeting of the Board, the president, or if he or she is absent therefrom, the vice president, or if he or she is absent therefrom, a director chosen by a majority of the directors present, shall act as Chairperson and preside over such meeting. The secretary, or if he or she is absent, the person whom the Chairperson of such meeting shall appoint, shall act as secretary of such meeting and keep the minutes thereof.

ARTICLE VIII

NOMINATION AND ELECTION OF DIRECTORS; RESIGNATIONS OR VACANCIES

The following Article shall apply, subject to Section 6.2 herein:

Section 8.1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such 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 not less than the number of vacancies that are to be filled. Such nominations may be made from among the Members or non-Members.

Section 8.2. Election. Election to the Board of Directors shall be by secret written ballot cast at the annual meeting. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

Section 8.3. Resignations. Any director may resign at any time by giving written notice of his or her resignation to the Association. Any such resignations shall take effect at the time specified therein, or, if the time when it shall be come effective is not specified therein, it shall take effect immediately upon its receipt by the president or the secretary; and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 8.4. Vacancies on the Board.

(a) Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority of the remaining directors though less than a quorum or by a sole remaining director, and any director so chosen shall hold office until the next election of directors when his or her successor is elected and qualified. Any newly created directorship shall be deemed a vacancy. When one (1) or more directors resigns from the Board, effective at a future time, a majority of the directors then in office, including those who have so resigned, may fill such vacancy, the vote on the vacancy to take effect when such resignation becomes effective. Each director so chosen shall hold offices provided for the filling of other vacancies. If by reason of death, resignation or otherwise, the Association has no directors in office, any officer or Member may call a special meeting of Members for the purpose of electing the Board of Directors.

(b) Should an elected director fail to assume office by reason of death, disability, declination prior to the beginning date of the term to which elected, then the unsuccessful candidate in such election receiving the next highest number of votes shall be deemed elected in his or her stead.

ARTICLE IX

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 9.1. Powers. The Board of Directors shall have the power:

(a) To exercise those powers enumerated in Article Four of the Articles of Incorporation of the Association;

(b) To adopt and publish rules and regulations governing the use of the Common Properties and Common Facilities, and the personal conduct of the Members and their guests therein, and to establish penalties for the infraction thereof;

(c) To exercise for the Association all power, duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these Bylaws and the Articles of Incorporation;

(d) To declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors without just cause having been furnished to and accepted by the Board;

(e) To establish, and disburse and maintain such petty cash fund as necessary for efficiently carrying on the business of the Association; and

(f) To engage the services of a manager, an independent contractor, or such employees as it deems necessary, and to prescribe the conditions, compensation and duties of their work. Such power shall include authority to enter into management agreements with other parties to manage, operate or perform all or any part of the affairs and business of the Association.

Section 9.2. Duties. It shall be the duty of the Board of Directors:

(a) To cause to be kept a record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting, when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote;

(b) To supervise all officers, agents and employees of this Association;

(c) To establish annually a budget and Membership fees or assessments;

(d) To procure and maintain adequate liability and hazard insurance on property owned by the Association;

(e) To cause all officers, employees or agents, having fiscal responsibility to be bonded, as it may deem appropriate;

(f) To cause the Common Properties and Common Facilities to be maintained; and,

(g) Perform such other duties as may be established by the Membership from time to time or set forth in these Bylaws, the Articles of Incorporation or the Declaration.

ARTICLE X

COMMITTEES

Section 10.1. Appointment of Committees. The Board of Directors may appoint committees as deemed appropriate in carrying out its purposes, which may include for example, but not by way of limitation, the following:

(a) A Nominating Committee as provided for in Section 8.1 of these Bylaws;

(b) A Recreation Committee to advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and to perform other such functions as the Board in its discretion determines;

(c) A Maintenance Committee to advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Common Properties and Common Facilities, if any, and to perform such other functions as the Board in its discretion determines;

(d) A Publicity Committee to inform the Members of all activities and functions of the Association and after consulting with the Board of Directors, to make such public releases and announcements as are in the best interest of the Association, and

(e) An Audit Committee to supervise the annual audit of the Association's books and approve the annual budget and statement of income and expenditures to be presented to the Membership at its regular annual meeting, as provided in Article XII, Section 12.8(d) of these Bylaws. The treasurer shall be an ex-officio member of this committee when formed.

Section 10.2. Function of Committees. It shall be a function of each committee to receive complaints from Members on any matter involving Association duties and activities within its field of 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 XI

MEETINGS OF MEMBERS

Section 11.1. Annual Meetings. The first annual meeting of the Members shall be held at a date to be determined by the Board of Directors, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 p.m. provided that the Board of Directors may upon written notice to the Members at least ten (10) days prior to the regular annual meeting date schedule the annual meeting date for a date not more than fourteen (14) days subsequent to the regular annual meeting date. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. The annual Membership meeting shall, among other things, be used for the purpose of electing directors and conducting other official business of the Association.

Section 11.2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the entire Membership.

Section 11.3. Notice of Meetings. Except as otherwise provided in the Articles of Incorporation, or these Bylaws, written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 10 days before such meeting to each Members entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 11.4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast ten percent (10%) of the votes shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions or these Bylaws. If, however, such quorum shall not be present or represented 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 as aforesaid, shall be present or be represented.

Section 11.5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon cessation of Membership or restriction of the Member's voting rights.

Section 11.6. Canvass in Lieu of Meeting. In the event that a quorum of Members is not achieved at any scheduled meeting, the Board of Directors may authorize a door-to-door canvass of all Members whose votes shall be duly recorded, and any action so taken shall have the same force and effect as if taken at a meeting at which a quorum of Members was present. Any such canvass must be completed within 30 days of the Board's decree.

Section 11.7. Majority Vote; Withdrawal of Quorum. When a quorum is present at any meeting of the Members, the vote of the holders of a majority of the votes, present in person or represented by proxy, shall decide any question brought before such meeting unless the question is one upon which by express provision of the statutes, the Articles of Incorporation or these Bylaws, a different vote is required, in which case such express provision shall govern and control the deciding of such question. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

Section 11.8. Voting.

(a) Voice Vote. A voice or standing vote or show of hands of Members shall prevail on all matters of business, except the following items which require a ballot vote:

- (i) The election of all directors (except by the Declarant).
- (ii) When a majority of the Board of Directors requests a ballot vote.
- (iii) When a ballot is requested by a majority vote of the eligible Members of the Association attending the meeting.

(b) Ballot Vote. When a ballot vote is required the following will apply:

- (i) Voting shall proceed under the supervision of the Board of Directors.
- (ii) At least two (2) members of the Board of Directors shall be in attendance at all times during voting and they shall determine eligibility of all voters, issue all official ballots and witness the casting of the ballots.
- (iii) Ballot boxes shall remain sealed until all votes are cast, then opened and votes tabulated in the presence of at least two (2) members of the Board of Directors. A tie vote shall be decided by Lot. Upon completion of the tabulation of ballots, the results shall be certified by such members of the Board of Directors and officially posted on Association bulletin boards.
- (iv) Any Member may be present as an observer at the tabulation of votes.

(c) Mail Vote.

(i) A majority of the Board of Directors may authorize use and implementation of a mail-in ballot on any election or issue it deems appropriate, including the election of directors.

(ii) When mail-in ballots are authorized by the Board, said ballots shall be prepared and mailed to the Members no later than twenty (20) days prior to the date of the election, and the date set for the tabulation of the ballots shall be stated on the ballot. Ballots received on or after the date set for tabulation of the ballots shall not be counted.

(iii) The determination of eligibility and tabulation of votes shall proceed under the supervision of the Board of Directors.

(iv) Following tabulation, all ballots will be sealed and stored for a period of thirty (30) days in the custody of the Board of Directors.

ARTICLE XII

OFFICERS AND THEIR DUTIES

Section 12.1. Enumeration of Officers. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 12.2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 12.3. Term. The officers of this Association shall be elected annually by the Board and shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 12.4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 12.5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving 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; the acceptance of such resignation shall not be necessary to make it effective.

Section 12.6. Vacancies. A vacancy in any office may be filled in the manner prescribed for regular election of officers. The officer elected to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 12.7. 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 Section 12.4 of this Article.

Section 12.8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out, unless the Board of Directors shall otherwise specify, shall sign all easements, contracts, leases, mortgages, deeds, and other written instruments.

Vice-President

(b) The vice-president shall act in the place and stead 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.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in the appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; unless the Board of Directors shall otherwise specify, shall sign all checks of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall annually prepare or approve, on behalf of the Board of Directors, a report of the financial activity of the Association for the preceding year; the report must conform to accounting standards as promulgated by the American Institute of Certified Public Accountants and must include a statement of support, revenue, and expenses and changes in fund balances, a statement of functional expenses, and balance sheets for all funds. This report shall be presented to the membership at its regular annual meeting.

ARTICLE XIII

ASSESSMENTS

Section 13.1. Assessments in Accordance with the Declaration. Article 3 of the Declaration sets forth the obligation of the Members to pay to the Association annual and special assessments which are secured by a lien upon each Member's Lot against which the assessment is made. The Declaration provides for late charges as well as suspension of Membership privileges in the event assessments are not paid. The Association may bring an action at law against the Owner personally obligated to pay a delinquent assessment, or foreclose the lien against his Lot and, after Notice and Opportunity for a Hearing, the Association may suspend a delinquent Owner's Membership in the Association while the assessment remains unpaid. In any action to enforce payment of an assessment, the Association shall be entitled to recover interest, cost and reasonable attorney's fees. No Owner may exempt himself from payment of assessments by waiver of the use or enjoyment of all or any portion of the Common Properties and Common Facilities or abandonment of his Lot.

Section 13.2. No Reimbursement to Declarant. The proceeds of the regular annual assessments shall not be used to reimburse Declarant for any capital expenditures incurred in construction or other improvements of common facilities, if any, nor for the operation or maintenance of such facilities incurred prior to conveyance unencumbered to the Association.

ARTICLE XIV

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any Members at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XV CORPORATE SEAL

The Association shall have no seal, and the imprint of a seal shall not be required to evidence acts of the Association.

ARTICLE XVI

FISCAL YEAR

The Fiscal Year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE XVII

AMENDMENTS

Section 17.1. Manner for Amending Bylaws. These Bylaws may be amended, at regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.

Section 17.2. Conflict Between Documents. In case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control. In case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XVIII

GENDER AND GRAMMAR

The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provision hereby apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

ARTICLE XIX

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify its officers and directors to the maximum extent allowable pursuant to Texas Civil Statutes, Article 1396-2.22A (Section B), as the same now exists or may be hereafter amended.

**FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC.
UNANIMOUS CONSENT OF DIRECTORS**

The undersigned, being all of the directors of FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC., hereby consent to the adoption of the following resolution:

RESOLVED, that the Bylaws attached to this Resolution are hereby adopted as the Bylaws of FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC.

WITNESS THE EXECUTION HEREOF as of the 27TH day of March, 2003.


Israel Fogiel


J.L. Guerra, Jr.


Ted Brocker

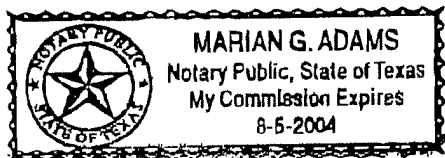
THE STATE OF TEXAS

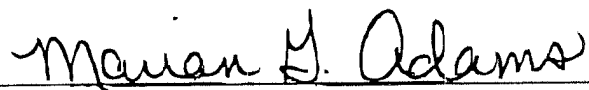
COUNTY OF BEXAR

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I, the undersigned authority, a Notary Public in and for the State of Texas, do hereby certify that on the 27th day of March, 2003, personally appeared before me Israel Fogiel, who, being by me first duly sworn, personally declared that he is one of the persons who signed the foregoing document as a member of the Board of Directors of FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC., and that the above is a true and correct statement of the Bylaws adopted by said Board.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.




Notary Public in and for The State of Texas

My Commission Expires: 8 / 5 / 04

THE STATE OF TEXAS

COUNTY OF BEXAR

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7th April

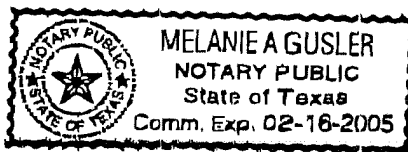
I, the undersigned authority, a Notary Public in and for the State of Texas, do hereby certify that on the ~~27th~~ day of ~~March~~, 2003, personally appeared before me J.L. Guerra, Jr. and Ted Brocker who, each being by me first duly sworn, each personally declared that he is one of the persons who signed the foregoing document as a member of the Board of Directors of FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC., and that the above is a true and correct statement of the Bylaws adopted by said Board.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Melanie A. Gusler

Notary Public in and for The State of Texas

My Commission Expires: 2-16-2005



CORPORATE RESOLUTION


DIRECTORS CONSENT FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC.

We, the undersigned, being the Directors of **FAIRWAYS AT SCENIC HILLS HOMEOWNERS ASSOCIATION, INC.**, a Texas Non-Profit Corporation, do hereby consent that the following resolution and act shall be deemed to be adopted or taken to the same extent and to have the same force and effect as if adopted or taken at a formal annual meeting of the Directors of said Corporation duly called and held for the purpose of acting upon proposals to adopt such resolution and to take such act:

RESOLVED, that the following are duly elected officers of the Corporation to serve until the next annual meeting of the Board of Directors or until their successors shall be duly elected, to-wit:

J.L. Guerra, Jr.	President
Ted Brocker	Vice President
Israel Fogiel	Secretary
Israel Fogiel	Treasurer

Executed as of the 13th day of January, 2004.


Israel Fogiel
J.L. Guerra, Jr.
Ted Brocker