

3.13 Participation in Meetings. Members of the Board or any committee designated by the Board may participate in a meeting of the Board or committee by means of telephone conference, video conference or similar communications equipment, by means of which all persons participating in the meeting can converse with each other. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting.

3.14 Quorum of Board of Directors. At all meetings of the Board, a Majority of the directors shall constitute a quorum for the transaction of business, and the votes of a Majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board, unless otherwise specifically provided in these First Amended and Restated By-Laws or the Declaration. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a Majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a Majority of the directors present at such meeting may adjourn the meeting to a time not less than five (5) nor more than twenty (20) Days from the date of the original meeting. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

3.15 Compensation. Directors shall not receive any compensation from the Association for acting as such unless approved by Voting Delegates representing a Majority of the total Class "A" votes in the Association at a regular or special meeting of the Association. Any director may be reimbursed for expenses incurred on behalf of the Association upon approval of a Majority of the other directors. Nothing herein shall prohibit the Association from compensating a director, or any entity with which a director is affiliated, for services or supplies furnished to the Association in a capacity other than as a director pursuant to a contract or agreement with the Association, provided that such director's interest was made known to the Board prior to entering into such contract and such contract was approved by a Majority of the Board of Directors, excluding the interested director.

3.16 Conduct of Meetings. The president shall preside over all meetings of the Board, and the secretary shall keep a minute book of Board meetings, recording all Board resolutions and all transactions and proceedings occurring at such meetings. In the case of a tie vote on a motion or resolution before the Board, the motion or resolution is considered lost. Written minutes shall be kept as record of each regular and special meeting, and Members shall have access to approved minutes as outlined in the First Amendment to the Covenants, Conditions and Restrictions filed under Clerk's Document #201106044283, Official Real Property Records of Comal County, Texas which are incorporated by reference into this document.

3.17 Open Meetings. Subject to the provisions of Sections 3.12 and 3.17, all meetings of the Board shall be open to all Voting Delegates and, if required by law, all Members, but attendees other than directors may not participate in any discussion or deliberation unless permission to speak is requested on an attendee's behalf by a director. In such case, the president may limit the time any individual may speak. Notwithstanding the above, the president may adjourn any meeting of the Board, reconvene in a closed executive session, and exclude Persons other than directors, to discuss matters of a sensitive nature, such as pending or threatened litigation, contract negotiations, enforcement actions, confidential attorney communications, matters involving the invasion of Owners' privacy, or matters involving parties who have requested confidentiality and the Board has agreed to honor that request. Decisions made in executive sessions shall be summarized orally in general terms, including any expenditures approved, and recorded in the minutes.

3.18 Action Without a Formal Meeting. Any action to be taken at a meeting of the directors or

any action that may be taken at a meeting of the directors may be taken without a meeting subject to the provisions of Section 3.11 above.

C. Powers and Duties.

3.19 Powers. The Board shall have all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents and as provided by Texas law. The Board may do or cause to be done all acts and things which the Governing Documents or Texas law do not direct to be done and exercised exclusively by the Voting Delegates or the membership generally.

3.20 Duties. The duties of the Board shall include, without limitation:

- (a) preparing and adopting, in accordance with related provisions of the Declaration and these First Amended and Restated By-Laws, an annual budget establishing each Owner's share of the Common Expenses and any Neighborhood Expenses;
- (b) levying and collecting such assessments from the Owners;
- (c) providing for the operation, care, upkeep, and maintenance of the Area of Common Responsibility;
- (d) designating, hiring, and dismissing the personnel necessary to carry out the rights and responsibilities of the Association and where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;
- (e) depositing all funds received on behalf of the Association in a bank depository which it shall approve and using such funds to operate the Association, provided any reserve funds may be deposited, in the directors' best business judgment, in depositories other than banks;
- (f) making and amending rules in accordance with the Declaration;
- (g) opening of bank accounts on behalf of the Association and designating the signatories required;
- (h) contracting for repairs, additions, and improvements to or alterations of the Common Area in accordance with the Governing Documents;
- (i) enforcing by legal means the provisions of the Governing Documents and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;
- (j) obtaining and carrying property and liability insurance and fidelity bonds, as provided herein and/or in the Declaration, paying the cost thereof, and filing and adjusting claims, as appropriate;
- (k) paying the costs of all services rendered to the Association;
- (l) keeping books with detailed accounts of the receipts and expenditures of the Association;

(m) making available to any Owner, and the holders, insurers, and guarantors of any Mortgage on any Lot, current copies of the Governing Documents and all other books, records, and financial statements of the Association as provided in Section 8.4;

(n) permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of Havenwood at Hunters Crossing;

(o) indemnifying a director, officer or ARB or committee member, or former director, officer or ARB or committee member of the Association to the extent such indemnity is required or permitted under Texas law or the Governing Documents;

(p) assisting in the resolution of disputes between Owners and others without litigation as may be set forth herein and/or in the Declaration; and

(q) constituting, and performing the duties of, the ARB, as set forth in the Declaration.

3.21 Management. The Board may employ for the Association a professional management agent or agents at such compensation as the Board may establish, to perform such duties and services as the Board shall authorize. The Board may delegate such powers as are necessary to perform the manager's assigned duties, but shall not delegate policy-making authority or those duties set forth in Sections 3.19(a), 3.19(b), 3.19(f), 3.19(g) and 3.19(i). The Declarant or an affiliate of the Declarant may be employed as managing agent or manager.

The Board may delegate to one (1) of its members the authority to act on behalf of the Board on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board.

3.22 Accounts and Reports. The following management standards of performance shall be followed unless the Board by resolution specifically determines otherwise:

(a) cash or accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform to generally accepted accounting principles;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any item of value received shall benefit the Association;

(e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board;

(f) commencing at the end of the quarter in which the first Lot is sold and closed, financial reports shall be prepared for the Association at least quarterly (such financial statements shall

include an income statement reflecting all income and expense activity for the preceding period on a cash or accrual basis and may include such other reports as deemed necessary by the Board);

(g) an annual financial report shall be made available to all Members within one hundred twenty (120) Days after the close of the fiscal year. Such annual report may be prepared on an audited, reviewed or compiled basis, as the Board determines; provided, however, upon written request of any holder, guarantor or insurer of any first Mortgage on a Lot, the Association shall provide an audited financial statement; and

(h) all financial reports shall be kept at the principal office of the Association for at least seven (7) years after the closing of each fiscal year.

3.23 Borrowing. The Association shall have the power to borrow money for any legal purpose; provided, however, if the proposed borrowing is for the purpose of making discretionary capital improvements and the total amount of such borrowing, together with all other debt incurred within the previous twelve (12) month period, exceeds or would exceed ten percent (10%) of the budgeted gross expenses of the Association for that fiscal year, the Board shall obtain the approval of Voting Delegates representing at least sixty-seven percent (67%) of the total votes allocated to Lots prior to borrowing such money.

3.24 Right to Contract. The Association shall have the right to contract with any Person for the performance of various duties and functions. This right shall include, without limitation, the right to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or Neighborhood and other owners or residents associations, within and outside Havenwood at Hunters Crossing; provided, any common management agreement shall require the consent of a Majority of the total number of directors of the Association.

3.25 Enforcement of Association Authority. The Board, or any committee established by the Board, may impose sanctions for violation of the Governing Documents after compliance with the notice and hearing procedures set forth herein. Such sanctions may include, without limitation:

- (i) imposing monetary fines which shall constitute a lien upon the Lot of the violator. (In the event that any occupant, guest or invitee of a Lot violates the Governing Documents and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Board.);
- (ii) filing liens in the Public Records for nonpayment of any assessments or fees;
- (iii) filing notices of violations in the Public Records providing record notice of any violation of the Governing Documents;
- (iv) suspending an Owner's right to vote;
- (v) suspending any Person's right to use any recreational facilities within the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;
- (vi) levying Specific Assessments to cover costs incurred in bringing a Lot

into compliance;

(vii) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner is more than thirty (30) Days delinquent in paying any assessment or other charge owed to the Association; and

(viii) filing suit to enforce any of the above sanctions; provided, however, compliance with the notice and hearing procedures set forth herein is not required prior to filing suit (1) to collect a General, Neighborhood or Special Assessment, (2) to foreclose the Association's lien for assessments set forth in the Declaration, (3) to obtain a temporary restraining order or temporary injunctive relief, or (4) that includes foreclosure as a cause of action.

(ix) In the event that any occupant, guest or invitee of a Lot violates the Governing Documents, the Board or any committee established by the Board, with the Board's approval, may sanction such occupant, guest or invitee and/or the Owner of the Lot that the violator is occupying or visiting.

(x) In addition, the Board, or the covenants committee if established, may elect to enforce any provision of the Governing Documents by entering the Lot and exercising self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules, the removal of pets that are in violation of pet rules or the correction of any maintenance, construction or other violation of the Governing Documents) or by suit at law or in equity to enjoin any violation or to foreclose a lien or both without the necessity of compliance with the procedures set forth in these First Amended and Restated By-Laws.

(xi) All remedies set forth in the Declaration and/or these First Amended and Restated By-Laws shall be cumulative of any remedies available at law or in equity. In any action to enforce the provisions of the Governing Documents, if the Association prevails, it shall be entitled to recover all costs, including, without limitation, attorneys' fees and court costs, reasonably incurred in such action.

(xii) The Association shall not be obligated to take action to enforce any covenant, restriction, or rule which the Board in the exercise of its business judgment determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed a waiver of the right of the Association to enforce such provision under any circumstances or prevent the Association from enforcing any other covenant, restriction or rule.

(xiii) The Association, by contract or other agreement, may enforce county, city, state and federal ordinances, if applicable, and permit local and other governments to enforce ordinances in Havenwood at Hunters Crossing for the benefit of the Association and its Members.

(b) Notice. Prior to imposition of any sanction requiring compliance with these procedures, the Board or its delegate shall serve the alleged violator with written notice sent by certified mail, return receipt requested, including (i) the nature of the alleged violation; (ii) the proposed sanction to be imposed; (iii) a statement that the alleged violator may present a written request for a hearing to the

Board, or to the covenants committee, if one has been appointed pursuant to Article 5, within thirty (30) Days of the notice; (iv) a statement that the hearing, if held before the covenants committee, may be appealed to the Board as set forth herein; and (v) a statement that the proposed sanction shall be imposed as contained in the notice unless a request for a hearing is received within thirty (30) Days of the notice. If a timely request is not received, the sanction stated in the notice shall be imposed; provided, however, the Board or covenants committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the thirty (30) Day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Person. In the event of a continuing violation, each day the violation continues beyond the thirty (30) Day period shall constitute a separate offense, and fines may be imposed on a per diem basis without further notice to the violator. In the event of a violation which recurs within six (6) months from the date of any notice hereunder, the Board or covenants committee may impose a sanction without further notice to the violator.

(c) Hearing. If a hearing is requested within the allotted thirty (30) Day period, the hearing shall be held before the covenants committee, or, if none has been appointed, then before the Board in executive session, within thirty (30) Days after the Board or its delegate receives the written request. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or delegate who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may adopt a schedule of sanctions for violations of the Governing Documents.

(d) Appeal. If a hearing is held before a covenants committee, the violator shall have the right to appeal the committee's decision to the Board. To exercise this right, a written notice of appeal must be received by the manager, president, or secretary of the Association within ten (10) Days after the hearing date.

ARTICLE 4: OFFICERS

4.1 Officers. The officers of the Association shall be a president, secretary, and treasurer. The president and secretary shall be elected from among the members of the Board; other officers may, but need not, be members of the Board. The Board may appoint such other officers, including one or more assistant secretaries and one (1) or more assistant treasurers, as it shall deem desirable, such officers to have such authority and perform such duties as the Board prescribes. Any two (2) or more offices may be held by the same person, except the offices of president and secretary.

4.2 Election and Term of Office. The Board shall elect the officers of the Association at the first meeting of the Board following each election of new directors. Such officers shall serve until their successors are elected.

4.3 Removal and Vacancies. The Board may remove any officer whenever in its judgment the best interests of the Association will be served and may fill any vacancy in any office arising because of death, resignation, removal, or otherwise for the unexpired portion of the term. The Board may also remove any officer in accordance with the provisions of Section 3.1 herein.

4.4 Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may

specifically be conferred or imposed by the Board of Directors. The president shall be the chief executive officer of the Association. The treasurer shall have primary responsibility for the preparation of the budget and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both. The secretary shall be responsible for preparing minutes of meetings of the Association and the Board and for authenticating records of the Association.

4.5 Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the president, or the secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

4.6 Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by Board resolution.

4.7 Compensation. Compensation of officers shall be subject to the same limitations as compensation of directors under Section 3.14.

ARTICLE 5: COMMITTEES

5.1 General. The Board may appoint such committees as it deems appropriate to perform such tasks and to serve for such periods as the Board may designate by resolution. Each committee shall operate in accordance with the terms of such resolution. Unless otherwise provided by the Board, committee members shall be eligible Members or residents; provided however, no Class "A" Member may have more than one (1) representative on a committee at any time. No committee appointed by the Board shall be empowered to take any affirmative action nor to bind the Board or the Association without the consent of the Board.

5.2 Architectural Control. After the Class "B" Control Period, the full Board shall constitute the elected members of the ARB, unless the Board delegates said authority to a committee composed of three (3) or more Members.

5.3 Covenants Committee. In addition to any other committees which the Board may establish pursuant to the Declaration, these First Amended and Restated By-Laws and, specifically, Section 5.1, the Board may appoint a covenants committee consisting of at least three (3) and no more than seven (7) Members. Acting in accordance with the provisions of the Declaration, these First Amended and Restated By-Laws, and resolutions the Board may adopt, the covenants committee, if established, shall be the hearing tribunal of the Association and shall conduct all hearings held pursuant to Section 3.24.

5.4 Neighborhood Committees. In addition to any other committees appointed as provided above, each Neighborhood which has no formal organizational structure or association may elect a Neighborhood Committee to determine the nature and extent of services, if any, to be provided to the Neighborhood by the Association in addition to those provided to all Members of the Association. A Neighborhood Committee may advise the Board on any other issue, but shall not have the authority to bind the Board or the Association. Such Neighborhood Committees, if elected, shall consist of three (3) to five (5) Members, as determined by the vote of at least a Majority of the Owners of Lots within the Neighborhood.

Neighborhood Committee members shall be elected for a term of one (1) year or until their successors are elected. Any director elected to the Board of Directors from a Neighborhood shall be an

ex officio member of the Neighborhood Committee. The Neighborhood Committee shall elect a chairperson who shall preside at its meetings and shall be responsible for transmitting any and all communications to the Board.

In the conduct of its duties and responsibilities, each Neighborhood Committee shall abide by the meeting, notice and quorum requirements applicable to the Board under Sections 3.8, 3.9, 3.10, 3.11, and 3.13. Meetings of a Neighborhood Committee shall be open to all Owners of Lots in the Neighborhood and their representatives; provided, however, a Neighborhood Committee may act by unanimous written consent in lieu of a meeting.

ARTICLE 6: INSURANCE AND CASUALTY LOSSES

6.1 Association Insurance.

(a) Required Coverages. The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect such types of insurance as required by Texas law, including the following types of insurance, if reasonably available, or if not reasonably available, the most nearly equivalent coverages as are reasonably available.

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis (or comparable coverage by whatever name denominated) for all insurable improvements on the Common Area, if any, and on other portions of the Area of Common Responsibility to the extent that it has assumed responsibility for maintenance, repair and/or replacement in the event of a casualty. If such coverage is not generally available at reasonable cost, then "broad form" coverage may be substituted. The Association shall have the authority to and interest in insuring any property for which it has maintenance or repair responsibility, regardless of ownership. All property insurance policies obtained by the Association shall have policy limits sufficient to cover the full replacement cost of the insured improvements;

(ii) Commercial general liability insurance on the Area of Common Responsibility, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, the commercial general liability coverage (including primary and any umbrella coverage) shall have a limit of at least one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) in the aggregate with respect to bodily injury, personal injury, and property damage, provided should additional coverage and higher limits be available at reasonable cost which a reasonably prudent person would obtain, the Association shall obtain such additional coverages or limits;

(iii) Workers compensation insurance and employers liability insurance, if and to the extent required by law;

(iv) Directors and officers liability coverage;

(v) Fidelity insurance covering all Persons responsible for handling Association funds in an amount determined in the Board's best business judgment but not less than an amount equal to one-sixth (1/6th) of the annual General

Assessments on all Lots plus reserves on hand. Fidelity insurance policies shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation; and

(vi) Such additional insurance as the Board, in its best business judgment, determines advisable, which may include, without limitation, flood insurance.

In the event that any portion of the Common Area is or shall become located in an area identified by the Federal Emergency Management Agency ("FEMA") as an area having special flood hazards, a "blanket" policy of flood insurance on the Common Area must be maintained in the amount of one hundred percent (100%) of current "replacement cost" of all affected improvements and other insured property or the maximum limit of coverage available, whichever is less.

In addition, the Association may obtain and maintain property insurance on the insurable improvements within any Neighborhood in such amounts and with such coverages as the Owners in such Neighborhood may agree upon pursuant to Section 2.3. Any such policies shall provide for a certificate of insurance to be furnished to the Neighborhood Association and to the Owner of each Lot insured upon request.

Premiums for all insurance on the Area of Common Responsibility shall be Common Expenses and shall be included in the General Assessment, except that (i) premiums for property insurance obtained on behalf of a Neighborhood shall be charged to the Owners of Lots within the benefited Neighborhood as a Neighborhood Assessment; and (ii) premiums for insurance on Exclusive Common Areas may be included in the Neighborhood Assessment of the Neighborhood(s) benefited unless the Board of Directors reasonably determines that other treatment of the premiums is more appropriate. In the event of an insured loss, the deductible shall be treated as a Common Expense or a Neighborhood Expense and assessed in the same manner as the premiums for the applicable insurance coverage. However, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with these First Amended and Restated By-Laws, that the loss is the result of the negligence or willful misconduct of one (1) or more Owners, their guests, invitees, or lessees, then the Board may charge the full amount of such deductible against such Owner(s) and their Lots as a Specific Assessment.

The Association shall have no insurance responsibility for any portion of the Private Amenities.

(b) Policy Requirements. The Association shall arrange for periodic reviews of the sufficiency of insurance coverage by one (1) or more qualified Persons, at least one (1) of whom must be familiar with insurable replacement costs in Comal County and/or the San Antonio, Texas metropolitan area.

All Association policies shall provide for a certificate of insurance to be furnished to the Association, and to each Member upon request. The policies may contain a reasonable deductible and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements of Section 6.1(a).

All insurance coverage obtained by the Board shall:

(i) be written with a company authorized to do business in the State of Texas which satisfies the requirements of the Federal National Mortgage Association, or such other secondary mortgage market agencies or federal agencies as the Board deems appropriate;

- (ii) be written in the name of the Association as trustee for the benefited parties. Policies on the Common Areas shall be for the benefit of the Association and its Members. Policies secured on behalf of a Neighborhood shall be for the benefit of the Owners of Lots within the Neighborhood and their Mortgagees, as their interests may appear;
- (iii) not be brought into contribution with insurance purchased by Owners, occupants, or their Mortgagees individually;
- (iv) contain an inflation guard endorsement;
- (v) include an agreed amount endorsement, if the policy contains a co-insurance clause; and
- (vi) include an endorsement requiring at least thirty (30) Days prior written notice to the Association of any cancellation, substantial modification, or non-renewal.

In addition, the Board shall use reasonable efforts to secure insurance policies which list the Owners as additional insureds and provide:

- (i) a waiver of subrogation as to any claims against the Association's Board, officers, employees, and its manager, the Owners and their tenants, servants, agents, and guests;
 - (ii) a waiver of the insurer's rights to repair and reconstruct instead of paying cash;
 - (iii) an endorsement precluding cancellation, invalidation, suspension, or non-renewal by the insurer on account of any one (1) or more individual Owners, or on account of any curable defect or violation without prior written demand to the Association to cure the defect or violation and allowance of a reasonable time to cure;
 - (iv) an endorsement excluding Owners' individual policies from consideration under any "other insurance" clause;
 - (v) a cross liability provision; and
 - (vi) a provision vesting the Board with the exclusive authority to adjust losses; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss.
- (c) Damage and Destruction. In the event of any insured loss, only the Board or its duly authorized agent may file and adjust insurance claims and obtain reliable and detailed estimates of the cost of repair or reconstruction. Repair or reconstruction, as used in this subsection, means repairing or restoring the property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes in applicable building codes.

Any damage to or destruction of the Common Area shall be repaired or reconstructed unless the Voting Delegates representing at least sixty-seven percent (67%) of the total Class "A" votes in the Association, and, during the Development Period, the Declarant, decide within sixty (60) Days after the loss not to repair or reconstruct.

If either the insurance proceeds or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not available to the Association within such sixty (60) Day period, then the period shall be extended until such funds or information are available. However, such extension shall not exceed sixty (60) additional Days. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area shall be repaired or reconstructed.

If determined in the manner described above that the damage or destruction to the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, the affected property shall be cleared of all debris and ruins and thereafter shall be maintained by the Association in a neat and attractive, landscaped condition consistent with the Community-Wide Standard.

Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by and for the benefit of the Association or the Neighborhood, as appropriate, and placed in a capital improvements account. This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected Lot.

If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors may, without a vote of the Voting Delegates, levy Special Assessments to cover the shortfall against those Owners responsible for the premiums for the applicable insurance coverage under Section 6.1(a).

6.2 Owners' Insurance. By virtue of taking title to a Lot, each Owner covenants and agrees with all other Owners and with the Association to carry property insurance for the full replacement cost of all insurable improvements on his or her Lot, less a reasonable deductible, unless either the Neighborhood Association (if any) for the Neighborhood in which the Lot is located or the Association carries such insurance (which they may, but are not obligated to do hereunder). If the Association assumes responsibility for obtaining any insurance coverage on behalf of Owners, the premiums for such insurance shall be levied as a Specific Assessment against the benefited Lot and the Owner thereof.

Each Owner further covenants and agrees that in the event of damage to or destruction of structures on or comprising his or her Lot, the Owner shall proceed promptly to repair or to reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with the architectural control provisions of the Declaration. Alternatively, the Owner shall clear the Lot of all debris and ruins and maintain the Lot in a neat and attractive, landscaped condition consistent with the Community-Wide Standard. The Owner shall pay any costs which are not covered by insurance proceeds.

The requirements of this Section shall also apply to any Neighborhood Association that owns common property within the Neighborhood in the same manner as if the Neighborhood Association were an Owner and the common property were a Lot. Additional recorded covenants applicable to any Neighborhood may establish more stringent requirements for insurance and more stringent standards for rebuilding or reconstructing structures on the Lots within such Neighborhood and for clearing and maintaining the Lots in the event the structures are not rebuilt or reconstructed

6.3 Limitation of Liability. Notwithstanding the duty of the Association to maintain and repair portions of the Common Area, neither the Association, its Board of Directors, nor any respective

officer, director, committee member, employee, agent, contractor (including the management company, if any) of any of the same shall be liable to any Member or the Member's immediate household for any injury or damage sustained in the Area of Common Responsibility, the Common Area or other area maintained by the Association, or for any injury or damage caused by the negligence or misconduct of any Members or their family members, guests, invitees, agents, servants, contractors or lessees, whether such loss occurs in the Common Area or in individual Lots.

Each Owner, by virtue of the acceptance of title to his or her Lot, and each other Person having an interest in or right to use any portion of Havenwood at Hunters Crossing, by virtue of accepting such interest or right to use, shall be bound by this Section and shall be deemed to have automatically waived any and all rights, claims, demands, and causes of action against the Association arising from or connected with any matter for which the liability of the Association has been disclaimed under this Section.

ARTICLE 7: BUDGETS AND ASSESSMENTS

7.1 Computation of General Assessment. At least thirty (30) Days before the beginning of each fiscal year, the Board shall adopt a budget covering the estimated Common Expenses during the coming year, which may include a capital contribution to establish a reserve fund in accordance with a budget separately prepared as provided in Section 7.3.

General Assessments shall be levied equally against all Lots subject to assessment and shall be proposed by the Board to be set at a level which is reasonably expected to produce total income for the Association equal to the total budgeted Common Expenses, including reserves. In determining the total funds to be generated through the levy of General Assessments, the Board, in its discretion, may consider other sources of funds available to the Association, including any surplus from prior years and any assessment income expected to be generated from any additional Lots reasonably anticipated to become subject to assessment during the fiscal year and any income expected to be generated from any Cost Sharing Agreement.

During the Class "B" Control Period, the Declarant may, but shall not be obligated to, reduce the General Assessment for any fiscal year by payment of a subsidy and/or contributions of services and materials, which may be treated as either a contribution or a loan, in the Declarant's discretion. Any such anticipated payment or contribution by the Declarant shall be disclosed as a line item in the Common Expense budget. Payments by the Declarant in any year shall under no circumstances obligate the Declarant to continue such payments in future years and the treatment of such payment shall be made known to the membership, unless otherwise provided in a written agreement between the Association and the Declarant.

The Board shall send a copy of the adopted budget and notice of the amount of the General Assessment for the following year to each Owner at least thirty (30) Days prior to the beginning of the fiscal year for which it is to be effective. Such budget and assessment shall become effective without further action of the Owners unless disapproved at a meeting by Voting Delegates representing at least sixty-seven percent (67%) of the total Class "A" votes in the Association and, during the Development Period, by the Declarant; provided, however, after the Class "B" Control Period, if the budget proposes a change in the amount of the General Assessment from the fiscal year immediately preceding the year in which the budget is to be effective, then it must be approved by Voting Delegates representing a Majority of the total Class "A" votes in the Association and, during the Development Period, by the Declarant. Unless approval of the budget by Voting Delegates is required as set forth herein, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Voting Delegates as provided for special meetings in Section 2.9, which petition must be presented to the Board

within twenty (20) Days after delivery of the notice of assessments. If such a meeting is requested, assessments pursuant to such proposed budget shall not become effective until after such meeting is held, provided such assessments shall be retroactive to the original effective date of the budget if the budget is not disapproved at such meeting.

If the proposed budget is not approved or is disapproved as required, or the Board fails for any reason to determine the budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the current year. In such event or if the budget proves inadequate for any reason, the Board may prepare a revised budget for the remainder of the fiscal year. The Board shall send a copy of the revised budget to each Owner at least thirty (30) Days prior to its becoming effective. The revised budget shall be subject to the above procedure in order to become effective.

7.2 Computation of Neighborhood Assessments. At least thirty (30) Days before the beginning of each fiscal year, the Board shall adopt a separate budget covering the estimated Neighborhood Expenses for each Neighborhood on whose behalf Neighborhood Expenses are expected to be incurred during the coming year. The Board shall be entitled to set such budget only to the extent that the Declaration, any Supplemental Declaration, or these First Amended and Restated By-Laws specifically authorizes the Board to assess certain costs as a Neighborhood Assessment. Any Neighborhood may request that additional services or a higher level of services be provided by the Association and, upon approval of Owners in accordance with Section 2.3, any additional costs shall be added to such budget. Such budget may include a contribution establishing a reserve fund for repair and replacement of capital items maintained as a Neighborhood Expense, if any, within the Neighborhood. Neighborhood Expenses shall be allocated equally among all Lots within the Neighborhood(s) benefited thereby and levied as a Neighborhood Assessment.

The Board shall cause a copy of such budget and notice of the amount of the Neighborhood Assessment for the coming year to be delivered to each Owner of a Lot in the Neighborhood at least thirty (30) Days prior to the beginning of the fiscal year for which it is to be effective. Such budget and assessment shall become effective unless disapproved by Owners of a Majority of the Lots in the Neighborhood to which the Neighborhood Assessment applies and, during the Development Period, by the Declarant; provided, however, after the Class "B" Control Period, if the budget proposes a change in the amount of the Neighborhood Assessment from the fiscal year immediately preceding the year in which the budget is to be effective, it must be approved by Voting Delegates representing a Majority vote of the Owners of Lots in the Neighborhood to which the Neighborhood Assessment applies and, during the Development Period, by the Declarant. Unless approval by Owners is required as set forth herein, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of Owners of at least ten percent (10%) of the Lots in such Neighborhood. This right to disapprove shall apply only to those line items in the Neighborhood budget which are attributable to services requested by the Neighborhood. If a meeting is requested, assessments pursuant to such proposed budget shall not become effective until after such meeting is held, provided such assessments shall be retroactive to the original effective date of the budget if the budget is not disapproved at such meeting.

If the Owners within any Neighborhood disapprove or fail to approve, as required, any line item of a Neighborhood budget, the Association shall not be obligated to provide the services anticipated to be funded by such line item of the budget. If the Board or Owners fail for any reason to determine a Neighborhood budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the current year.

All amounts which the Association collects as Neighborhood Assessments shall be expended solely for the benefit of the Neighborhood for which they were collected and shall be accounted for separately from the Association's general funds.

7.3 Reserve Budget and Capital Contribution. The Board may annually prepare reserve budgets for both general and Neighborhood purposes which take into account the number and nature of replaceable assets within the Area of Common Responsibility, the expected life of each asset, and the expected repair or replacement cost. If a reserve budget is prepared, the Board shall set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Association, as shown on the budget, with respect both to amount and timing by annual General Assessments or Neighborhood Assessments, as appropriate, over the budget period.

7.4 Special Assessments. In addition to other authorized assessments, the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted. Any such Special Assessment may be levied against all Lots, if such Special Assessment is for Common Expenses, or against the Lots within any Neighborhood if such Special Assessment is for Neighborhood Expenses. Special Assessments shall be allocated equally among all Lots subject to such Special Assessment. Any Special Assessment shall become effective unless disapproved at a meeting of Voting Delegates representing at least sixty-seven percent (67%) of the total Class "A" votes allocated to Lots which will be subject to such Special Assessment and by the Declarant during the Development Period. There shall be no obligation to call a meeting for the purpose of considering any Special Assessment except on petition of the Voting Delegates as provided for special meetings in Section 2.9, which petition must be presented to the Board within twenty (20) Days after delivery of the notice of such Special Assessment. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

7.5 Specific Assessments. The Association shall have the power to levy Specific Assessments against a particular Lot or Lots as follows:

- (a) to cover the costs, including overhead and administrative costs, of providing benefits, items, or services to the Lot(s) or occupants thereof upon request of the Owner pursuant to a menu of special services which the Board may from time to time authorize to be offered to Owners and occupants (which might include, without limitation, landscape maintenance, garbage collection and similar services and facilities), which assessments may be levied in advance of the provision of the requested benefit, item or service as a deposit against charges to be incurred by the Owner;
- (b) to cover the costs associated with maintenance, repair, replacement and insurance of any Exclusive Common Area assigned to one (1) or more Lots; and
- (c) to cover costs incurred in bringing the Lot(s) into compliance with the terms of the Governing Documents or costs incurred as a consequence of the conduct of the Owner or occupants of the Lot, their agents, contractors, employees, licensees, invitees, or guests; provided, however, the Board shall give the Lot Owner prior written notice and an opportunity for a hearing, in accordance with Section 3.24, before levying any Specific Assessment under this subsection (c).

The Association may also levy a Specific Assessment against the Lots within any Neighborhood to reimburse the Association for costs incurred in bringing the Neighborhood into compliance with the provisions of the Declaration, any applicable Supplemental Declaration, the Articles, the First Amended and Restated By-Laws, and rules; provided, however, the Board shall give prior written notice to the

Owners of Lots in, or the Voting Delegate representing, the Neighborhood and an opportunity for such Owners or Voting Delegate to be heard before levying any such assessment.

MISCELLANEOUS

7.6 Fiscal Year. The fiscal year of the Association shall be the calendar year unless the Board establishes a different fiscal year by resolution.

7.7 Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order Newly Revised (current edition) shall govern the conduct of Association proceedings when not in conflict with Texas law, the Articles of Incorporation, the Declaration, or these First Amended and Restated By-Laws.

7.8 Conflicts. If there are conflicts between the provisions of Texas law, the Articles of Incorporation, the Declaration, and these First Amended and Restated By-Laws, the provisions of Texas law, the Declaration, the Articles of Incorporation, and the First Amended and Restated By-Laws (in that order) shall prevail.

7.9 Books and Records.

(a) Inspection by Members and Mortgagees. The Board shall make available for inspection and copying by any holder, insurer or guarantor of a first Mortgage on a Lot, any Member, or the duly appointed representative of any of the foregoing at any reasonable time and for a purpose reasonably related to his or her interest in a Lot: the Declaration, First Amended and Restated By-Laws, and Articles of Incorporation, any amendments and supplements to the foregoing, the rules of the Association, and the minutes of meetings of the Members, the Board, and committees. The Board shall provide for such inspection to take place at the office of the Association or at such other place within Havenwood at Hunters Crossing as the Board shall designate during normal business hours.

(b) Delivery of Certain Information to Owner. Within ten (10) Days after receipt of a written request by the Board or its designee from an Owner, the Association shall deliver to the Owner, the Owner's agent, or to a title insurance company or its agent acting on behalf of the Owner, copies of the following, as requested: the Declaration, First Amended and Restated By-Laws, and Articles of Incorporation, any amendments or supplements to the foregoing, the rules of the Association, and a "resale certificate." A "resale certificate" must contain the following:

- (i) a statement of any right of first refusal or other restraint, if any, contained in the Declaration that restricts the Owner's right to transfer his or her Lot;
- (ii) the frequency and amount of General Assessments and Neighborhood Assessments, if any;
- (iii) the amount of any Special Assessment that is due after the date the resale certificate is prepared;
- (iv) the total of all amounts due and unpaid to the Association that are attributable to the Owner's Lot;

- (v) capital expenditures, if any, approved by the Association for the current fiscal year;
- (vi) the amount of reserves, if any, for capital expenditures;
- (vii) the Association's current operating budget and balance sheet;
- (viii) the total of any unsatisfied judgments against the Association;
- (ix) the style and case number of any pending lawsuit in which the Association is a defendant;
- (x) a copy of a certificate of insurance showing the Association's property and liability insurance relating to the Common Areas and common facilities;
- (xi) a description of any conditions on the Owner's Lot that the Board has actual knowledge are in violation of the Governing Documents;
- (xii) a summary or copy of notices received by the Association from any governmental authority regarding health or housing code violations existing on the preparation date of the resale certificate relating to the Owner's Lot or the Area of Common Responsibility;
- (xiii) the amount of any administrative transfer fee charged by the Association for a change of ownership of a Lot;
- (xiv) the name, mailing address, and telephone number of the Association's managing agent, if any; and
- (xv) a statement indicating that the Governing Documents allow foreclosure of the Association's lien on the Owner's Lot for failure to pay assessments.

The Association may charge a reasonable fee to assemble, copy, and deliver the information required by this subsection 8.4(b) and may charge a reasonable fee to prepare and deliver an update of a resale certificate.

(c) Rules for Inspection. The Board may establish reasonable rules with respect to:

- (i) notice to be given to the custodian of the records;
- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents requested.

(d) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make a copy of relevant documents at the expense of the Association.

7.10 Notices. Except as otherwise provided in the Declaration or these First Amended and Restated By-Laws, all notices, demands, bills, statements, and other communications under the Declaration or these First Amended and Restated By-Laws shall be in writing and shall be deemed to

have been duly given if delivered personally or if sent by United States mail, first class postage prepaid:

(a) if to a Member or Voting Delegate, at the address which the Member or Voting Delegate has designated in writing and filed with the secretary or, if no such address has been designated, at the address of the Lot of such Member or Voting Delegate; or

(b) if to the Association, the Board, or the managing agent, at the principal office of the Association or the managing agent or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

If mailed, any notice shall be deemed to be delivered when deposited in the United States mail addressed with postage prepaid. To increase flexibility, any Person, including the Association, may consent to or request in writing additional methods of receiving notice, including but not limited to, facsimile, electronic mail or e-mail.

7.11 Indemnification. The Association shall indemnify every officer, director, ARB member and committee member against all damages, liability, and expenses, including attorneys' fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, ARB member or committee member, except that such obligation to indemnify shall be limited to those actions for which liability is limited under this Section, the Articles of Incorporation and Texas law.

The officers, directors, and ARB and other committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers, directors and ARB and other committee members shall have no personal liability with respect to any contract or other commitment made or action taken in good faith on behalf of the Association (except to the extent that such officers, directors or ARB or other committee members may also be Members of the Association). The Association shall indemnify and forever hold each such officer, director and ARB and other committee member harmless from any and all liability to others on account of any such contract, commitment or action. This right to indemnification shall not be exclusive of any other rights to which any present or former officer, director, or ARB or other committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

7.12 Litigation. Except as provided below, no judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of Voting Delegates representing seventy-five percent (75%) of the total Class "A" votes in the Association. A Voting Delegate representing Lots owned by Persons other than himself or herself shall not vote in favor of bringing or prosecuting any such proceeding unless authorized to do so by a vote of the Owners holding seventy-five percent (75%) of the total votes attributable to Lots in the Neighborhood represented by the Voting Delegate. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens); (b) the imposition and collection of assessments by the Association; (c) proceedings involving challenges to property taxes; (d) counterclaims brought by the Association in proceedings instituted against it; or (e) actions brought by the Association against any contractor, vendor or supplier of goods and services arising out of a contract for services or supplies. This Section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

7.13 Amendment.

(a) By Declarant. Until termination of the Class "B" membership, the Declarant may unilaterally amend these First Amended and Restated By-Laws for any purpose. Thereafter, the Declarant may unilaterally amend these First Amended and Restated By-Laws at any time and from time to time if such amendment is necessary (i) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (ii) to enable any reputable title insurance company to issue title insurance coverage on the Lots; (iii) to enable any institutional or governmental lender, purchaser, insurer or guarantor of Mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee Mortgage loans on the Lots; or (iv) to satisfy the requirements of any local, state, or federal governmental agency. However, any such amendment shall not adversely affect the title to any Lot unless the Owner shall consent thereto in writing. In addition, during the Development Period, the Declarant may unilaterally amend these First Amended and Restated By-Laws for any other purpose, provided the amendment has no material adverse effect upon any right of any Member.

(b) By the Board. The Board shall be authorized to amend these First Amended and Restated By-Laws without the consent of the Members (i) for the purpose of conforming these First Amended and Restated By-Laws to any mandatory provisions of the Act or other Texas law, and (ii) to correct scrivener's errors and other mistakes of fact, provided that any amendments under this provision have no material adverse effect on the rights of the Members. During the Development Period, any such amendment shall require the consent of the Declarant.

(c) By Members. Except as provided above, these First Amended and Restated By-Laws may be amended only by the affirmative vote or written consent, or any combination thereof, of Voting Delegates representing sixty-seven percent (67%) of the total Class "A" votes in the Association, and, during the Development Period, the written consent of the Declarant. In addition, any notice requirements to Mortgagees as set forth in the Declaration shall be met, if applicable.

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

(d) Validity and Effective Date. Any amendment to these First Amended and Restated By-Laws shall become effective upon recordation in the Public Records, unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within six (6) months of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of these First Amended and Restated By-Laws.

No amendment may remove, revoke, or modify any right or privilege of the Declarant or the Class "B" Member without the written consent of the Declarant, the Class "B" Member, or the assignee of such right or privilege.

If a Member consents to any amendment to the Declaration or these First Amended and Restated By-Laws, it will be conclusively presumed that such Member has the authority to consent and no contrary provision in any Mortgage or contract between the Member and a third party will affect the validity of such amendment.

(e) HUD/VA Approval. As long as there is a Class "B" membership, the U.S. Department of Veterans Affairs, so long as it is guaranteeing the Mortgage on any Lot, or the U.S.

Department of Housing and Urban Development, so long as it is insuring the Mortgage on any Lot, shall have the right to disapprove any amendment to these First Amended and Restated By-Laws.

EXHIBIT 1

DEFINITIONS

1. "ARB" The Architectural Review Board, as described in the Declaration.
2. "Act": The Texas Residential Property Owners Protection Act, Title 11, Chapter 209 of the Texas Property Code, as such act may be amended.
3. "Additional Property" All of that certain real property, without limitation, which is adjacent to or in the proximity of the Subdivision.
4. "Area of Common Responsibility": The Common Area, together with those areas, if any, for which the Association has or assumes responsibility pursuant to the terms of the Declaration, any Supplemental Declaration or other applicable covenant, contract, or agreement. The Area of Common Responsibility shall include any real property and improvements which are designated as areas to be maintained by the Association on a recorded subdivision plat for any portion of Havenwood at Hunters Crossing.
5. "Articles of Incorporation" or "Articles": The Articles of Incorporation of Havenwood at Hunters Crossing Property Owners Association, as filed with the Secretary of State of the State of Texas.
6. "Association": Havenwood at Hunters Crossing Property Owners Association, a Texas nonprofit corporation, its successors or assigns.
7. "Board of Directors" or "Board": The body responsible for administration of the Association, selected as provided in the By-Laws and generally serving the same role as the board of directors under Texas corporate law.
8. "Builder": Any Person who purchases one (1) or more Lots for the purpose of constructing improvements for later sale to consumers or purchases one (1) or more parcels of land within Havenwood at Hunters Crossing for further subdivision, development, and/or resale in the ordinary course of such Person's business. Any Person occupying or leasing a Lot for residential purposes shall cease to be considered a Builder with respect to such Lot immediately upon occupancy of the Lot for residential purposes, notwithstanding that such Person originally purchased the Lot for the purpose of constructing improvements for later sale to consumers.
9. "By-Laws": The By-Laws of Havenwood at Hunters Crossing Property Owners Association, as they may be amended.
10. "Class "B" Control Period": The period of time during which the Class "B" Member is entitled to appoint a Majority of the Members of the Board of Directors as provided in Section 2.2.
11. "Commercial Member": The Owner of a Lot which is designated in the Declaration pertaining to such Lot as a Commercial Lot.
12. "Common Area": All real and personal property, including easements and licenses, which the Association owns, leases or holds possessory or use rights in for the common use and

enjoyment of the Owners. The term also shall include the Exclusive Common Area, as defined below.

13. "Common Expenses": The actual and estimated expenses incurred, or anticipated to be incurred, by the Association for the general benefit of all Owners, including any reasonable reserve, as the Board may find necessary and appropriate pursuant to the Governing Documents.
14. "Community-Wide Standard": The standard of conduct, maintenance, or other activity generally prevailing throughout Havenwood at Hunters Crossing. Such standard shall initially be established by the Declarant and may be more specifically determined by the Board of Directors and the ARB.
15. "Cost Sharing Agreement": Any agreement, contract or covenant between the Association and an owner or operator of property adjacent to, in the vicinity of, or within Havenwood at Hunters Crossing, including any Private Amenity, for the allocation of expenses that benefit both the Association and the owner or operator of such property.
16. "Days": Calendar days; provided, however, if the time period by which any action required hereunder must be performed expires on a Saturday, Sunday or legal holiday, then such time period shall be automatically extended to the close of business on the next regular business day.
17. "Declarant": Southstar at Havenwood, LLC, a Delaware limited liability company, or any successor, successor-in-title, or assign who takes title to any portion of the property in Havenwood at Hunters Crossing for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant; provided, however, there shall be only one Person entitled to exercise the rights and powers of the Declarant hereunder at any one time.
18. "Declaration": Any of certain declarations of covenants, conditions and restrictions, or similar document with another title, pertaining to any portion of Havenwood at Hunters Crossing, which are recorded in the Public Records.
19. "Design Guidelines": The design and construction guidelines and application and review procedures applicable to Havenwood at Hunters Crossing promulgated and administered pursuant to the Declaration.
20. "Development Period": The period of time during which the Declarant owns any property which is subject to a Declaration, or any Private Amenity, or has the unilateral right to subject Additional Property to a Declaration pursuant to the terms thereof.

The Declarant may, but shall not be obligated to, unilaterally relinquish its rights under this Declaration and terminate the Development Period by recording a written instrument in the Public records.
21. "Exclusive Common Area": A portion of the Common Area intended for the exclusive use or primary benefit of one (1) or more, but less than all, Neighborhoods or Lots, as more particularly described in the Declaration.

22. "General Assessments": Assessments and Maintenance Charges levied on all Lots subject to assessment by the Association to fund Common Expenses for the general benefit of all Lots, as more particularly described in the Declaration.

23. "Governing Documents": The Declaration, By-Laws, Articles of Incorporation, all Supplemental Declarations, the Design Guidelines and rules of the Association, all Cost Sharing Agreements and all additional covenants governing any portion of Havenwood at Hunters Crossing or any of the above, as each may be supplemented and amended from time to time.

24. "Lot": A portion of Havenwood at Hunters Crossing, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use, and occupancy as an attached or detached single family dwelling or commercial unit. The term shall refer to the land which is part of the Lot as well as any improvements thereon. The term shall include within its meaning, by way of illustration but not limitation, single-family detached houses on separately platted lots, as well as vacant land intended for development as such, but shall not include Common Area, common property owned by any Neighborhood Association, or property dedicated to the public.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to be a single Lot until such time as a subdivision plat is filed of record on all or a portion of the parcel. Thereafter, the portion encompassed by such plat shall contain the number of Lots determined as set forth in the preceding paragraph and any portion not encompassed by such plat shall continue to be treated in accordance with this paragraph.

25. "Maintenance Charges": General or Neighborhood Assessments levied against Lots, as more particularly described in the Declaration or these By-Laws.

26. "Maintenance Fund": An Association fund into which General or Neighborhood Assessments are deposited, as may be more particularly described in the Declaration.

27. "Majority": Those votes, Owners, Members, or other group, as the context may indicate, totaling more than fifty percent (50%) of the total eligible number.

28. "Master Plan": The land use plan or development plan for Havenwood at Hunters Crossing prepared by Pro-Tech Engineering Group Incorporated, 100 E. San Antonio Street, Suite 100, San Marcos, Texas 78666, as such plan may be amended from time to time. Inclusion of Additional Property on the Master Plan shall not, under any circumstances, obligate Declarant to subject such property to the Declaration or these By-Laws, nor shall the exclusion of any property from the Master Plan bar its later annexation in accordance with the Declaration.

29. "Member": A Person entitled and subject to membership in the Association pursuant to Section 2.2.

30. "Mortgage": A mortgage, a deed of trust, a deed to secure debt, or any other form of security instrument affecting title to any Lot.

31. "Mortgagee": A beneficiary or holder of a Mortgage.

32. "Havenwood at Hunters Crossing": That certain planned community located in Comal County, Texas which is commonly known and referred to as Havenwood at Hunters Crossing.

33. "Neighborhood": A separately developed area within Havenwood at Hunters Crossing, whether or not governed by a Neighborhood Association (as defined below), in which the Owners of Lots may have common interests other than those common to all Members of the Association. For example, and by way of illustration and not limitation, each single-family attached or detached housing development may constitute a separate Neighborhood, or a Neighborhood may be comprised of more than one housing type with other features in common.

Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Committee (established in accordance with the By-Laws), if any, or Neighborhood Association (as defined below), if any, having concurrent jurisdiction over the property within the Neighborhood. Neighborhood boundaries may be established and modified as provided in Section 2.3.

34. "Neighborhood Assessments": Assessments and Maintenance Charges levied against the Lots in a particular Neighborhood or Neighborhoods to fund Neighborhood Expenses, as further described in Section 2.3.

35. "Neighborhood Association": Any owners association having concurrent jurisdiction with the Association over any Neighborhood.

36. "Neighborhood Expenses": The actual and estimated expenses incurred or anticipated to be incurred by the Association for the benefit of Owners of Lots within a particular Neighborhood or Neighborhoods, which may include a reasonable reserve for capital repairs and replacements, as the Board may specifically authorize from time to time and as may be authorized herein or in Supplemental Declarations applicable to such Neighborhood(s).

37. "Owner": One (1) or more Persons who hold the record title to any Lot, including the Declarant and any Builder but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Lot is sold under a recorded land sales contract, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner. If a Lot is owned by more than one (1) Person, all such Persons shall be jointly and severally obligated to perform the responsibilities of such Owner.

38. "Person": A natural person, a corporation, a partnership, a limited liability company, a fiduciary acting on behalf of another person or any other legal entity.

39. "Private Amenity": Certain real property and any improvements and facilities thereon located adjacent to, in the vicinity of, or within Havenwood at Hunters Crossing, designated by the Declarant and which are owned and operated, in whole or in part, by Persons other than the Association for recreational or other purpose. The use of the term "Private Amenity" shall not be construed to imply or require a private club. Private Amenities may be operated on a daily fee, use fee, public, or private basis or otherwise, and may include, any recreational amenities so located and all related and supporting facilities and improvements. Declarant reserves the right to designate additional Private Amenities in its sole discretion.

40. "Public Records": The real property records of Comal County, Texas.

41. "Special Assessments": Special Assessments levied by the Association in accordance with the Declaration.

42. "Specific Assessment": Specific Assessments levied in accordance with the Declaration.
43. "Supplemental Declaration": An instrument filed in the Public Records which subjects additional property to a Declaration, designates Neighborhoods, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument.
44. "Voting Delegate": Any representative selected by the Class "A" Members within each Neighborhood to be responsible for casting all Class "A" votes attributable to Lots in the Neighborhood on matters requiring a vote of the membership (except as otherwise specifically provided in the Declaration and in these By-Laws). The term "Voting Delegate" shall also refer to any alternate Voting Delegate acting in the absence of a Voting Delegate and any Owner personally casting the vote for his or her Lot pursuant to Section 2.4.
45. "Voting Group": One (1) or more Voting Delegates who vote on a common slate for election of directors to the Board of Directors of the Association, as more particularly described in Section 2.5 or, if the context so indicates, the group of Class "A" Members whose Lots are represented thereby.

EXHIBIT 2

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
HAVENWOOD AT HUNTERS CROSSING
PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, Havenwood at Hunters Crossing Property Owners Association, Inc. (the "Association") was incorporated pursuant to the terms of the Texas Nonprofit Corporation Act, effective January 26, 2005; and

WHEREAS, the Association filed its By-Laws in the Official Public Records of Comal County, Texas on November 21, 2006 under Comal County Clerk's Document #200606049500, Official Real Property Records of Comal County, Texas, (the "Initial By-Laws"); and

WHEREAS, Section 8.8 of the Initial By-Laws provides for amendment of the Initial By-Laws by the Association's Board of Directors; and

WHEREAS, the Association's Board of Directors desires to amend the Initial By-Laws by revoking them in their entirety and substituting therefore the First Amended and Restated By-Laws attached hereto; and

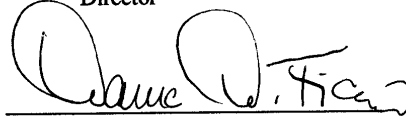
WHEREAS, it is the intent of the Association's Board of Directors that, in adopting this Resolution, the First Amended and Restated By-Laws will apply to the Association in governing all phases of Havenwood at Hunters Crossing;

NOW, THEREFORE, the Initial By-Laws are hereby revoked in their entirety and the attached Amended and Restated By-Laws of Havenwood at Hunters Crossing Property Owners Association (sometimes hereinafter referred to as the "By-Laws") are adopted by the unanimous consent of the Board of Directors.

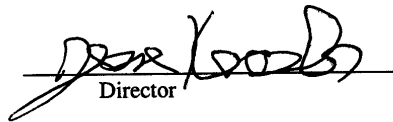
This 20 day of December, 2012.



Director



Director



Director

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting President of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas nonprofit corporation;

That the foregoing First Amended and Restated By-Laws constitute the By-Laws of the Association, as duly adopted at a meeting of the Board of Directors thereof held on the 20 day of December, 2012.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20 December, 2012.

Thaddeus Rutherford, President

ACKNOWLEDGMENT

STATE OF TEXAS

§

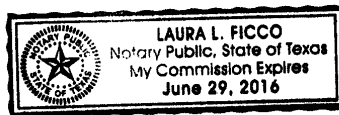
§

COUNTY OF DALLAS

§

The foregoing First Amended and Restated By-laws for Havenwood at Hunters Crossing Property Owners Association, Inc. was acknowledged before me on the 20 day of December, 2012, by Thaddeus Rutherford, President of Havenwood at Hunters Crossing Property Owners Association, Inc.

Notary Public, State of Texas



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
12/28/2012 02:15:03 PM
DARLA 40 Page(s)
201206045621



4/TM



201306031600 07/25/2013 03:36:53 PM 1/4

**SECOND AMENDMENT TO RESTATED BY-LAWS OF
HAVENWOOD AT HUNTERS CROSSING
PROPERTY OWNERS ASSOCIATION, INC.**

**FILED BY
PRESIDIO TITLE**

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF COMAL §

This SECOND AMENDMENT TO RESTATED BY-LAWS OF HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC. is made this as of the date as shown on Acknowledgement below, by SOUTHSTAR AT HAVENWOOD, LLC, a Texas limited liability company, duly authorized to do business in the State of Texas (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant's predecessor in title prepared and filed of record that certain BY-LAWS FOR HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC. under Clerk's Document #200606049500 in the Official Public Records of Comal County, Texas (herein referred to as the "Original Bylaws"); and

WHEREAS, Declarant filed of record that CERTAIN FIRST AMENDED AND RESTATED BY-LAWS FOR HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC., under Clerk's Document #201206045621 in the Official Public Records of Comal County, Texas (hereinafter referred to as the "First Amended Bylaws"); and

WHEREAS, pursuant to the terms of Section 7.13 of the First Amended Bylaws, the Declarant reserved the right at any time, and from time to time, prior to the termination of the Class "B" Control Period, without the joinder or consent of any other party, to amend or supplement the First Amended Bylaws by an instrument in writing duly signed, acknowledged and filed of record; and

WHEREAS the termination of the Class "B" Control Period has not occurred and Declarant has determined that to further the general plan and scheme of development as evidenced by the Declaration and the First Amended Bylaws, it is desirable to execute and file this Second Amendment to the Restated Bylaws of Havenwood at Hunter's Crossing Property Owners Association, Inc. (hereinafter referred to as the "Second Amendment") for the purpose of modifying the First Amended Bylaws and to further the common scheme of development for Havenwood at Hunters Crossing through more appropriate governance of the Association.

NOW, THEREFORE, pursuant to the powers retained by Declarant under the First Amended Bylaws, Declarant hereby amends the First Amended and Restated Bylaws. Property sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the First Amended and Restated Bylaws, all of which shall run with the title to such property through the membership of property owners in the Havenwood at Hunters Crossing Property Owners Association, Inc. and shall be binding upon the corporation, its successors, successors-in-title and assigns. If there is a discrepancy between this Second

Amendment and the First Amended and Restated Bylaws this Second Amendment shall control; however, all other remaining provisions in the First Amended and Restated Bylaws shall remain in full force and effect.

AMENDMENT TO THE FIRST AMENDED AND RESTATED BY-LAWS

Section 3.2 of the First Amended and Restated Bylaws is hereby deleted in its entirety and replaced with the following paragraph which shall be in effect upon the filing of this Second Amendment:

3.2. Number of Directors. The Board shall consist of three (3) to seven (7) directors, as provided in Section 3.5 below. The initial Board shall consist of no less than three (3) directors and no more than five (5) directors appointed by the Class "B" Member as provided in Section 3.3 and shall be increased as provided in Section 3.5. After the termination of the Class "B" membership, the Board may, by resolution, increase or decrease the number of directors, at its discretion, but in no event can the board of directors exceed nine (9) members.

Except as specifically amended hereby, the FIRST AMENDED AND RESTATED BY-LAWS OF HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC. and all terms thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Second Amendment to the FIRST AMENDED AND RESTATED BY-LAWS OF HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC., the day and year below.

SIGNED on this the 23 day of July, 2013.

DECLARANT:

SOUTHSTAR AT HAVENWOOD, LLC

By: _____



Thad Rutherford, Vice President

**RESOLUTION OF THE BOARD OF DIRECTORS OF
HAVENWOOD AT HUNTERS CROSSING
PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, Havenwood at Hunters Crossing Property Owners Association, Inc. (the "Association") was incorporated pursuant to the terms of the Texas Nonprofit Corporation Act, effective January 26, 2005; and

WHEREAS, the Association filed its By-Laws in the Official Public Records of Comal County, Texas on November 21, 2006 under Comal County Clerk's Document #200606049500, Official Real Property Records of Comal County, Texas, (the "Initial By-Laws"); and

WHEREAS, the Association filed the First Amended and Restated By-Laws in the Official Public Records of Comal County, Texas on December 28, 2012 under Comal County Clerk's Document #201206045621, Official Real Property Records of Comal County, Texas, (the "First Amended and Restated By-Laws") thereby revoking the Initial By-Laws; and

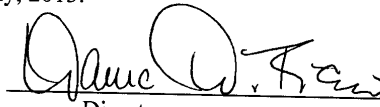
WHEREAS, Section 7.13 of the First Amended and Restated By-Laws provides for amendment of the By-Laws by the Association's Board of Directors; and

WHEREAS, the Association's Board of Directors desires to amend the First Amended and Restated By-Laws by replacing Section 3.2 to allow for additional directors on the Initial Board; and

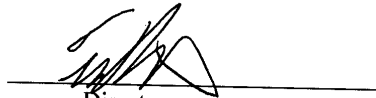
WHEREAS, it is the intent of the Association's Board of Directors that, in adopting this Resolution, this Second Amendment shall amend the First Amended and Restated By-Laws and will apply to the Association in governing all phases of Havenwood at Hunters Crossing;

NOW, THEREFORE, the First Amended and Restated By-Laws are hereby amended and the attached Second Amendment to the Amended and Restated By-Laws of Havenwood at Hunters Crossing Property Owners Association, Inc. (sometimes hereinafter referred to as the "By-Laws") is adopted by the unanimous consent of the Board of Directors.

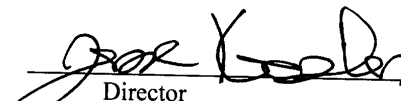
SIGNED this 23 day of July, 2013.



Director



Director



Director

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting President of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas nonprofit corporation;

That the foregoing Second Amendment to the Amended and Restated By-Laws constitute the By-Laws of the Association, as duly adopted at a meeting of the Board of Directors thereof held on the 23 day of July, 2013.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 23 July, 2013.

Thad Rutherford, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

The foregoing Second Amendment to the Amended and Restated By-laws for Havenwood at Hunters Crossing Property Owners Association, Inc. was acknowledged before me on the 23 day of July, 2013, by Thaddeus Rutherford, President of Havenwood at Hunters Crossing Property Owners Association, Inc.

Notary Public, State of Texas



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
07/25/2013 03:36:53 PM
LAURA 4 Page(s)
201306031600



Joy Streater

4/m



201306031652 07/26/2013 10:45:35 AM 1/4

**Havenwood at Hunters Crossing Property Owners Association, Inc.
Management Certificate**

This Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

The name of the subdivision is: Havenwood Units One through Four

The name of the Association is: Havenwood at Hunters Crossing Property Owners Association, Inc.

The recording data for the subdivision is:

Document Name	File Date	Recordation Data
Plat	4/20/2006	200606015745
Plat	9/19/2006	200606040000
Plat	10/26/2006	200606046131
Plat	11/19/2007	200706047038

The recording data for the Declaration is:

Document Name	File Date	Recordation Data
Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing	4/21/2006	200606015924
Supplemental Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing Unit One	4/21/2006	200606015925
Supplemental Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing Unit Two	9/19/2006	200606040064
Supplemental Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing Unit Three	10/30/2006	200606046401
Supplemental Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing Unit Four	11/20/2007	200706047215

Supplemental Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing Tracts 1 & 2	2/22/2008	200806007362
First Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing	12/27/2011	201106044283
Assignment of Declarant's Rights	5/9/2012	201206016392
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing	12/28/2012	201206045620

The following documents have been recorded to incorporate the Association:

Articles of Incorporation filed in the Office of the Secretary of State on February 22, 2006

The following are additional documents that have been filed and recorded with Comal County, Texas:

Document Name	File Date	Recordation Data
By-Laws of Havenwood at Hunters Crossing Property Owners Association	11/21/2006	200606049500
Notice to Prospective Purchasers of Havenwood at Hunters Crossing Subdivision Lots Regarding Property Owner Association, Subdivision Restrictions, Resale Certificates and Transfer Fees	4/17/2009	200906013082
Certification	9/17/2012	201206032309
First Amended and Restated By-Laws of Havenwood at Hunters Crossing Property Owners Association Inc.	12/28/2012	201206045621

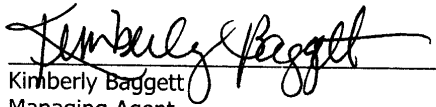
The mailing address of the Association and the name and mailing address of the person/entity managing the Association is:

Havenwood at Hunters Crossing Property Owners Association, Inc.
c/o RealManage
P. O. Box 803555
Dallas, Texas 75380

Other information the Association considers appropriate is:

Information may be obtained by calling the Association's Management Company at 866-473-2573;

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.



Kimberly Baggett
Managing Agent

Havenwood at Hunters Crossing Property Owners Association, Inc.

ACKNOWLEDGMENT

STATE OF TEXAS

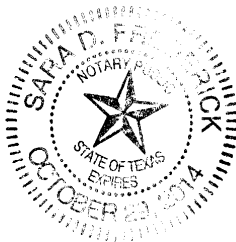
§

COUNTY OF DALLAS

§

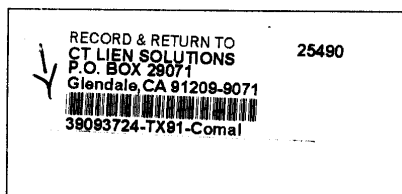
§

This instrument was acknowledged before me on July 3, 2013 by
Kimberly Baggett, managing agent of **Havenwood at Hunters Crossing Property Owners
Association, Inc.**, a Texas nonprofit corporation, on behalf of said corporation.



Sara D. Frederick
Notary Public, State of Texas

SARA D. FREDERICK
Typed or printed name
My commission expires: 10-29-14



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
07/26/2013 10:45:35 AM
LAURA 4 Page(s)
201306031652



Joy Streater

3/m



201306050477 12/12/2013 09:26:59 AM 1/3

**Havenwood at Hunters Crossing Property Owners Association, Inc.
Management Certificate**

This Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

The name of the subdivision is: Havenwood Units One through Four
Comal County, Texas
The name of the Association is: Havenwood at Hunters Crossing Property Owners Association, Inc.

The recording data for the subdivision can be found in the Official Public Records of Comal County, Texas

<u>Document Name</u>	<u>File Date</u>	<u>Recordation Data</u>
Plat	4/20/2006	200606015745
Plat	9/19/2006	200606040000
Plat	10/26/2006	200606046131
Plat	11/19/2007	200706047038

The recording data for the Declaration is:

<u>Document Name</u>	<u>File Date</u>	<u>Recordation Data</u>
Declaration of Covenants, conditions and Restrictions for Havenwood at Hunters Crossing	4/21/2006	200606015924
Supplemental Declaration of Covenants Conditions and Restrictions for Havenwood at Hunters Crossing Unit One	4/21/2006	200606015925
Supplemental Declaration of Covenants Conditions and Restrictions for Havenwood at Hunters Crossing Unit Two	9/19/2006	200606040064
Supplemental Declaration of Covenants Conditions and Restrictions for Havenwood at Hunters Crossing Unit Three	10/30/2006	200606046401
Supplemental Declaration of Covenants Conditions and Restrictions for Havenwood at Hunters Crossing Unit Four	11/20/2007	200706047215



THE WEICHERT LAW FIRM
3821 JUNIPER TRACE, SUITE 106
AUSTIN, TX 78738

Supplemental Declaration of Covenants Conditions and Restrictions for Havenwood at Hunters Crossing Tracts 1 & 2	2/22/2008	200806007362
First Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing	12/27/2011	201106044283
Assignment of Declarant's Rights	5/9/2012	201206016392
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing	12/28/2012	201206045620

The following documents have been recorded to incorporate the Association:

Articles of Incorporation filed in the Office of the Secretary of State on February 22, 2006.

The following are additional documents that have been filed and recorded with Comal County, Texas:

<u>Document Name</u>	<u>File Date</u>	<u>Recordation Data</u>
By-Laws of Havenwood at Hunters Crossing Property Owners Association	11/21/2006	200606049500
Notice to Prospective Purchasers of Hunters Crossing Subdivision Lots Regarding Property Owner Association, Subdivision Restrictions, Resale Certificates and Transfer Fees	4/17/2009	200906013082
Certification	9/17/2012	201206032309
First Amended and Restated By-Laws Of Havenwood at Hunters Crossing Property Owners Association Inc.	12/28/2012	201206045621

The mailing address of the Association and the name and mailing address of the person/entity managing the Association is:

Havenwood at Hunters Crossing Property Owners Association, Inc.
c/o RealManage
Post Office Box 803555
Dallas, Texas 75380

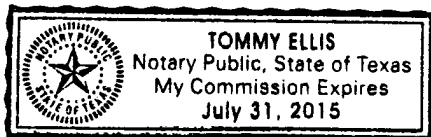
Information may be obtained by calling the Association's Management Company at 866-473-2573
Resale certificate are requested via the RealManage Closing Portal at
www.realmanage.com/closingportal.

Sally Needham
Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Travis §

Notary Public, State of Texas



Tommy Ellis
Typed or printed names
My commission expires: 07/31/15

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
12/12/2013 09:26:59 AM
TERRI 3 Page(s)
201306050477



Jay Streator

4/17
FILED BY
PRESIDIO TITLE



201406032084 09/11/2014 09:28:39 AM 1/4

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
HAVENWOOD AT HUNTERS CROSSING**

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 200606015924, Official Public Records of Comal County, Texas; as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 201106044283, Official Public Records of Comal County, Texas.

SECOND AMENDMENT TO DECLARATION
HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC.

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HAVENWOOD AT HUNTERS CROSSING**

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing (the "**Amendment**") is made by **SOUTHSTAR AT HAVENWOOD, LLC**, a Texas limited liability company ("**SouthStar**"), and is as follows:

RECITALS:

A. Bluegreen Southwest One, L.P., a Delaware limited partnership, previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 200606015924, Official Public Records of Comal County, Texas, and as further amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing recorded under Document No. 201106044283, Official Public Records of Comal County, Texas (collectively, the "**Declaration**").

B. Pursuant to the terms and provisions of that certain Assignment Declarant's Rights, recorded under Document No. 201206016392 in the Official Public Records of Comal County, Texas, SouthStar presently holds all rights of the "**Declarant**" under the Declaration.

C. Pursuant to *Article 15.2(A)* of the Declaration, the Declaration may be amended unilaterally by Declarant until termination of the Class "B" membership.

D. Termination of the Class "B" membership has not yet occurred.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Working Capital Assessment.** *Section 8.9* is hereby added to the Declaration as follows:

8.9 Working Capital Assessment. Each Owner (other than Declarant) of a Lot will pay a one-time working capital assessment to the Association in such amount as may be determined by the Board from time to time in its sole and absolute discretion. Such working capital assessment need not be uniform among all Lots, and the Board is expressly authorized to levy working capital assessments of varying amounts depending on the size, use and general character of the Lots then being made subject to such levy. The Association may use the working capital to discharge operating expenses. The levy of any working capital assessment will be effective only upon the Recordation of a written notice, signed by a duly authorized officer of the Association, setting forth the amount of the working capital assessment and the Lots to which it applies.

Notwithstanding the foregoing provision, the following transfers will not be subject to the working capital assessment: (i) foreclosure of a deed of trust lien, tax lien, or the Association's Assessment lien; (ii) transfer to, from, or by the Association; (iii) voluntary transfer by an Owner to one or more co-owners, or to the Owner's spouse, child, or parent. In the event of any dispute regarding the application of the working capital assessment to a particular Owner, the Declarant's during the Development Period, and thereafter the Board's, determination regarding the application of the exception will be binding and conclusive without regard to any contrary interpretation of this *Section 8.9*. The working capital assessment will be in addition to, not in lieu of, any other Assessments levied in accordance with this *Article 8* and will not be considered an advance payment of such Assessments. The working capital assessment hereunder will be due and payable by the transferee to the Association immediately upon each transfer of title to the Lot, including upon transfer of title from one Owner of such Lot to any subsequent purchaser or transferee thereof. The Declarant during the Development Period, and thereafter the Board, will have the power to waive the payment of any working capital assessment attributable to a Lot (or all Lots) by the Recordation of a waiver notice, which waiver may be temporary or permanent.

2. **Effect of Amendment.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written.

[SIGNATURE PAGE TO FOLLOW]

Executed to be effective on the date this instrument is recorded in the Official Public Records of Comal County, Texas.

DECLARANT:

SOUTHSTAR AT HAVENWOOD, LLC, a Texas limited liability company

By: _____

Printed Name: _____

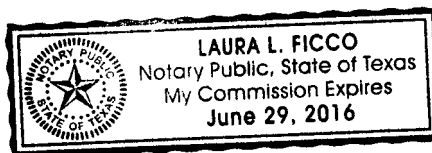
Title: _____

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of September, 2014, by Jesse Keasler, Vice President of SouthStar at Havenwood, LLC, a Texas limited liability company, on behalf of said limited liability company.

(seal)

Notary Public, State of Texas



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
09/11/2014 09:28:39 AM
LAURA 4 Page(s)
201406032084



Joy Streater



FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED BYLAWS
OF HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC.

This First Amendment to the First Amended and Restated Bylaws of Havenwood at Hunters Crossing Property Owners Association, Inc. (the "First Amendment") is as follows:

RECITALS:

A. The First Amended and Restated Bylaws (the "Bylaws") of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas nonprofit corporation (the "Association"), were recorded in that certain Document No. 201206045621 of the Official Public Records of Comal County, Texas.

B. Pursuant to the terms and provisions of that certain Assignment Declarant's Rights, recorded under Document No. 201206016392 in the Official Public Records of Comal County, Texas, SouthStar presently holds all rights of the "Declarant" under the Declaration.

C. Pursuant to *Section 7.13* of the Bylaws of the Association, the Bylaws may be unilaterally amended by the Declarant for any purpose until the end of the Class "B" membership. The Class "B" membership has not ended.

C. Declarant, as the sole Class "B" Member, does hereby adopt, pursuant to *Section 7.13* of the Bylaws of the Association, the following amendments to the Bylaws:

NOW THEREFORE, the Bylaws are hereby amended as follows:

1. Voting. Class "B". The third paragraph of *Article 2, Section 2.2 (b)* of the Bylaws is hereby deleted in its entirety and replaced with the following:

"Anytime during the Class "B" Control Period and, thereafter, during such time as the Class "B" membership exists, the Class "B" Member shall have the right to disapprove actions of the Board and committees as further provided in these Bylaws. The Class "B" membership shall terminate upon the earlier of:

(i) two (2) years after expiration of the Class "B" Control Period; or

(ii) any time after the expiration of the Class "B" Control Period when, in its discretion, the Declarant so determines and declares in a written instrument executed by Declarant and recorded in the Public Records.

Upon termination of the Class "B" membership, the Declarant shall be a Class "A" Member entitled to Class "A" votes for each Lot which it owns."

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Bylaws. Unless expressly amended by this First Amendment, all other terms and provisions of the Bylaws remain in full force and effect as written, and are hereby ratified and confirmed.

22 IN WITNESS WHEREOF, the Declarant has executed this instrument to be effective the ____
day of September, 2014.

DECLARANT:

SOUTHSTAR AT HAVENWOOD, LLC, a Texas
limited liability company

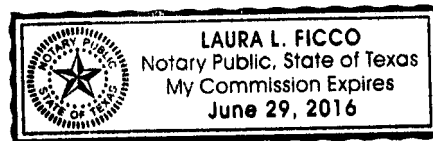
By: [Signature]
Printed Name: Jesse Keaster
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 22 day of September, 2014,
by Jesse Keaster, Vice President of SouthStar at Havenwood, LLC, a
Texas limited liability company, on behalf of said limited liability company.

(seal)

[Signature]
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
09/24/2014 12:21:12 PM
LAURA 2 Page(s)
201406033845



Joy Streater

FILED BY
PRESIDIO TITLE



201406033846

09/24/2014 12:21:13 PM 1/4

↑
AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701

4/11/14

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
HAVENWOOD AT HUNTERS CROSSING**

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 200606015924 Official Public Records of Comal County, Texas, as amended.

743198v.1 52918-37
AUSTIN_1/756779v.3
56447-1 09/19/2014

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
HAVENWOOD AT HUNTERS CROSSING**

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing (the "**Amendment**") is made by **SOUTHSTAR AT HAVENWOOD, LLC**, a Texas limited liability company ("**SouthStar**"), and is as follows:

RECITALS:

A. Bluegreen Southwest One, L.P., a Delaware limited partnership, previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 200606015924, Official Public Records of Comal County, Texas, as further amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing recorded under Document No. 201106044283, Official Public Records of Comal County, Texas, and as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing recorded under Document No. 201406032084, Official Public Records of Comal County, Texas (collectively, the "**Declaration**").

B. Pursuant to the terms and provisions of that certain Assignment Declarant's Rights, recorded under Document No. 201206016392 in the Official Public Records of Comal County, Texas, SouthStar presently holds all rights of the "**Declarant**" under the Declaration.

C. Pursuant to *Article 15.2(a)* of the Declaration, the Declaration may be amended unilaterally by Declarant until termination of the Class "B" membership.

D. Termination of the Class "B" membership has not yet occurred.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Architectural Review**. The second paragraph of *Section 9.2* of the Declaration is hereby deleted in its entirety and is replaced with the following:

"The ARB shall have, during the Class "B" Control Period, exclusive jurisdiction to review and approve or deny plans for the construction, placement, modification, alteration or remodeling of any improvements on any portion of the Properties. During the Class "B" Control Period, the Declarant retains the right to appoint all members of the ARB which may consist of one (1) or more Persons, who shall serve at the Declarant's discretion. There shall be no surrender of this right prior to the expiration of the Class "B" Control Period except in a written instrument in recordable form executed by Declarant. Notwithstanding anything in the

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
HAVENWOOD AT HUNTERS CROSSING

Declaration or the First Amended and Restated Bylaws of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas nonprofit corporation (the "**Bylaws**") to the contrary, prior to the end of the Class "B" Control Period, the Declarant shall have the right to form a committee (the "**Modification Review Committee**") for the purpose of approving any modification, alteration or improvement proposed to be constructed on a Lot with a completed single-family residence constructed thereon, which formation instrument may include additional conditions or requirements determined by the Declarant. If formed, Declarant may appoint and remove all members of the Modification Review Committee and may terminate such committee at any time whereupon any rights held by such committee shall be thereafter be administered by the Declarant until termination of the Class "B" Control Period. After the Class "B" Control Period has terminated, the elected Board shall constitute and be the members of the ARB (and shall, further, have authority to delegate the responsibilities of the ARB to a committee of Members subject to appointment and removal by the Board). The ARB shall thereafter have jurisdiction over the review and approval of modifications, alterations or improvements proposed to be constructed on a Lot with a completed single-family residence constructed thereon. The ARB may delegate its authority as to a particular Neighborhood to the relevant Neighborhood Association, if any, so long as the ARB has determined that such Neighborhood Association has in force such review and enforcement practices, procedures and appropriate standards at least equal to those of the ARB. Such delegation may be revoked and jurisdiction reassumed by the ARB at any time by written notice. The ARB shall have the right to veto any action taken by the Neighborhood Association which the ARB determines, in its sole discretion, to be inconsistent with the guidelines promulgated by the ARB."

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[Signature Page to Follow]

Executed to be effective on the date this instrument is recorded in the Official Public Records of Comal County, Texas.

DECLARANT:

SOUTHSTAR AT HAVENWOOD, LLC,
a Texas limited liability company

By: Jesse Keaster
Printed Name: Jesse Keaster
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 22 day of September, 2014, by Jesse Keaster, Vice President of SouthStar at Havenwood, LLC, a Texas limited liability company, on behalf of said limited liability company.

Laura L. Ficco

(seal)

Notary Public, State of Texas



Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
09/24/2014 12:21:13 PM
LAURA 4 Page(s)
201406033846



Joy Streater

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
HAVENWOOD AT HUNTERS CROSSING

AUSTIN 1/756779v.3
56447-1 09/19/2014

u/m



10/20/2014 02:14:20 PM 1/6

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



OFFICER'S CERTIFICATE

The undersigned hereby certifies that he is the duly elected, qualified and acting President of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas non-profit corporation (the "Association"), and that attached hereto as Exhibit A and made a part hereof is a true and correct copy of the Fine and Enforcement Policy, duly approved and adopted at a Board meeting on 10th day of September, 2014.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 10th day of September, 2014.

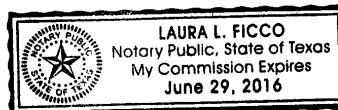
TIM RUTHERFORD, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on Sept. 10, 2014, by TIM RUTHERFORD, PRESIDENT of Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature



Cross Reference to that certain Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded under Document No. 200606015924, Official Public Records of Comal County, Texas.

748683v.1 56447-1

EXHIBIT A

FINE AND ENFORCEMENT POLICY

748683v.1 56447-1

HAVENWOOD AT HUNTERS CROSSING PROPERTY OWNERS ASSOCIATION, INC.
FINE AND ENFORCEMENT POLICY

1. **Background.** Havenwood at Hunters Crossing is subject to that certain Declaration of Covenants, Conditions and Restrictions for Havenwood at Hunters Crossing, recorded in the Official Public Records of Comal County, Texas, as amended ("**Declaration**"). In accordance with the Declaration, Havenwood at Hunters Crossing Property Owners Association, Inc., a Texas non-profit corporation (the "**Association**") was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the "**Board**"). The Association is empowered to enforce the covenants, conditions and restrictions of the Declaration, Certificate, Bylaws and any rules and regulations promulgated by the Association pursuant to the Declaration, as adopted and amended from time to time (collectively, the "**Restrictions**"), including the obligation of Owners to pay assessments pursuant to the terms and provisions of the Declaration and the obligations of the Owners to compensate the Association for costs incurred by the Association for enforcing violations of the Restrictions.

The Board hereby adopts this Fine and Enforcement Policy to establish equitable policies and procedures for the levy of fines within the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "**Act**"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.

Terms used in this policy, but not defined, shall have the meaning subscribed to such term in the Restrictions.

2. **Policy.** The Association uses fines to discourage violations of the Restrictions, and to encourage compliance when a violation occurs – not to punish violators or generate revenue for the Association. Although a fine may be an effective and efficient remedy for certain types of violations or violators, it is only one of several methods available to the Association for enforcing the Restrictions. The Association's use of fines does not interfere with its exercise of other rights and remedies for the same violation.
3. **Owner's Liability.** An Owner is liable for fines levied by the Association for violations of the Restrictions by the Owner and the relatives, guests, employees, and agents of the Owner and residents. Regardless of who commits the violation, the Association may direct all communications regarding the violation to the Owner.
4. **Amount.** The Association may set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effects of the violation. The Association may establish a schedule of fines for certain types of violations. The amount and cumulative total of a fine must be reasonable in comparison to the violation, and should be uniform for similar violations of the same provision of the Restrictions. If the Association allows fines to accumulate, the Association may establish a maximum amount for a particular fine, at which point the total fine will be capped.
5. **Violation Notice.** Before levying a fine, the Association will give the Owner a written violation notice via certified mail, return receipt requested, and an opportunity to be heard, if requested by