

ROCKY RIVER RANCH HOMEOWNER'S ASSOCIATION BYLAWS

Amended September 2002

Article I

NAME AND LOCATION:

The name of this association is THE ROCKY RIVER RANCH HOMEOWNERS ASSOCIATION. A principal office for the Association shall be maintained on the property known as Rocky River Ranch. A Post Office box shall be maintained on the property or in the city of Blanco for the purpose of establishing a permanent business address. No less than three board members shall have access to the box.

Article II

PURPOSE OF THE ASSOCIATION:

The purpose of the association shall be to implement the covenants as set forth in the Amended Declaration of Covenants and Restrictions For Rocky River Ranch, registered in the state of Texas, county of Blanco # 960522. The primary duty of the association shall be to cause the care and maintenance of the two roads in Rocky River Ranch; to cause the care and maintenance of any common use property in Rocky River Ranch, including but not limited to the easement conveyed to the homeowners for ingress and egress to the Blanco River as set forth in the recorded deed article # 952147, Volume 1, page 207 and marked as exhibit "A" ; and to fulfill any other duties deemed reasonable and necessary for the general good and welfare of the property owners of Rocky River Ranch. The association shall have the power to own and maintain real property in the name of the association.

Article III

PROCEDURES FOR CONDUCTING A MEETING:

Meetings shall be conducted using the general procedures described in *Robert's Rules of Order* as a guideline.

Annual meetings shall be held on the third Saturday in September. If the regular meeting date falls on a legal holiday, or if for some other reason the regular date is not acceptable, the date may be changed by following the procedures for calling a meeting.

Special meetings of the general membership shall be called at any time by the president or by the Board, or by written request of 1/4th of the members.

All meetings of the general membership shall be held on or near Rocky River Ranch, or within the city of Blanco, Texas.

Written notice of all meetings of the general membership shall be given by the secretary or by the person calling the meeting by mail or by electronic mail no less than 20 days and no more than 60 days prior to the meeting. An exemption to the minimum 20 day notice shall be allowed when the board shall determine that the 20 day period would delay actions necessary past a deadline or otherwise impede the necessary business of the association.

This written notice shall be sent via the US mail service to the property owner at the address of record as recorded in the county of Blanco, or to any other address that the owner of record shall provide to the secretary in writing, or to an email address that the owner of record shall provide. The meeting notice shall state the date, time, location and purpose of the meeting.

Board meetings shall be called by any member of the board and notice may be given to other board members in person, by personal contact, or by mail. A total of three voting board members shall be necessary for business to be conducted at a board meeting. Board meetings may be held at any location in the state of Texas that is mutually agreeable to all board members. Accurate minutes of all board meetings shall be kept and all minutes shall be available to all members for review.

Voting by general membership shall be conducted only at meetings scheduled in accordance with these by-laws. Votes shall be taken only at meetings where a quorum is present. Votes shall be cast only by members of the association as defined in these by-laws. A current list of qualified members shall be retained by the secretary and shall be available to the members at all times during a meeting.

All members may vote at all meetings by proxy or in person. A proxy shall be in writing and filed with the secretary at or prior to the scheduled meeting. Proxies shall be revocable and shall be for a specified amount of time or for a specific meeting or purpose. Proxy forms shall be maintained by and available from the secretary.

The total number of votes or "shares" shall equal the total number of lots owned by an individual. Cumulative voting shall not be allowed.

A quorum shall be required for any binding vote to be taken. A quorum shall be defined as a total of 33 1/3rd % or 1/3rd of all eligible association members. Members present in person or represented by proxy shall be counted in the quorum. (See Article V, paragraph 1 for limitations of membership)

Article IV

Directors / Officers

The general business of the association shall be conducted by a board of 5 elected officers plus the position of ex-officio president who will serve as an advisor and will have no vote on the board.

Directors shall be selected by a majority vote of the membership. Nomination shall be made by a nominating committee. Nominations shall also be accepted from the floor. Nominees must be a dues paid owner or spouse in good standing.

If the nominating committee cannot find members willing to run for all positions, and both owners of record are willing to run for separate offices, even though only one share is held, both owners of record may run for and hold separate offices at the same time. If this happens, both owners shall vote on board business, but only one shall vote in general membership business.

The terms of office shall be staggered as follows: The President shall be elected at the first annual meeting to serve a term of one year; the 1st Vice President shall be elected at the first annual meeting to serve a term of one year; the 2nd Vice President shall be elected at the first annual meeting to serve a term of two years; the Secretary shall be elected at the first annual meeting to serve a term of two years; and the treasurer shall be elected at the first annual meeting to serve a term of two years; all terms beginning

at the annual meeting. Elections will be held at the second annual meeting for the offices of President and 1st Vice President, for terms of two years. All subsequent terms shall be for a period of two years.

Beginning with the year 2002 elections, the terms shall be elected as follows:

2002 – 1st Vice President, Secretary, Treasurer.

2003 – President and 2nd Vice President.

Each term shall be for a period of two years.

Officers may resign without cause or prejudice by submitting their resignation to the board in writing. Officers may be removed without cause or prejudice by a majority vote of the members. The remaining board members may select a successor to serve the remainder of the term, or until the next annual meeting, whichever occurs first. At that time an election shall be held for the unexpired term of office.

The directors shall have the right to take any action without a meeting that they could take at a meeting with the written approval of all board members. Any actions thus taken will have the same effect as any action taken at a meeting of the directors.

President: preside at all meetings of members and board; see that orders and resolutions of board are implemented; sign applicable membership forms; and perform any other duties that are normally performed by a president, or are prescribed by the board.

1st Vice President: shall assume the duties of president in the event of their absence, inability or refusal to act; shall discharge other duties as are prescribed by the board; shall sit as chairman of the architectural committee.

2nd Vice President; shall assume the duties of the president should the acting president be absent or unable to carry out the duties of president; shall discharge other duties as prescribed by the board; shall sit as chairman of the road and common properties maintenance and grievance committee.

Secretary: shall maintain all membership records; shall keep a complete record of all meetings of the association and the board; serve notices on members as required by covenants; send meeting notices; make a full and complete report to the association at the annual meeting of all business conducted in the preceding year; file any reports that may be required by law; discharge other duties as prescribed by the board.

Treasurer : shall perform all duties with respect to the associations finances; keep accurate records of dues and fees paid in to the association; keep accurate records of all fees and disbursements from the association; maintain a checking account for the purpose of paying out disbursements; sign all checks, along with a minimum of one other board member; cause an annual audit of the books and fiscal records of the association; prepare annual budget; prepare and present treasurer's report at all meetings of association and board. Bank account shall be maintained at a bank in the city of Blanco, Texas. All financial records shall be open for inspection by all members at annual meetings.

Article V

Qualifications and limitations of Membership:

All property owners of record in the Rocky River Ranch subdivision as defined and shown by map or plat recorded in Volume 1, page 207, Map and Plat records of Blanco County, Texas, shall be

eligible for membership. Only those members who are current in all dues and fees and are in good standing shall be eligible to vote in person or by proxy.

Only property owners of record in the Rocky River Ranch, registered in the state of Texas, county of Blanco shown by map or plat recorded in Volume 1, page 207, Map and Plat records of Blanco County are eligible for membership. Said property has been divided by the developer into and sold as a total of 40 acreage tracts, therefore a total of no more than 40 shares shall ever be available in Rocky River Ranch.

Each owner shall be entitled to one vote per lot owned. Each owner shall be entitled to hold no more than one office on the board.

Each owner may vote at each association meeting in person or by proxy, as specified in this document, the total number of votes equal to the total number of lots owned by that person. No cumulative voting shall be allowed.

Payment of Dues for Membership

Dues shall be due and payable no later than the date of the annual meeting each year, and shall be received and recorded by the secretary and/or treasurer prior to the opening of the meeting.

Any property owner who is in arrears but has contacted the board and made arrangements to make payments against their account shall be counted as in good standing.

Article VI

Amendments to the By-Laws

These by-laws may be amended at any regular or special meeting of the association called in accordance with these by-laws at which a quorum is present, by a majority vote of those members present or represented by proxy.

**** Special notices and specifications****
Architectural Committee

Adopted 2003
Architectural committee.
Exterior Lighting

Because continuous, uncontrolled exterior lighting interferes with some property owners enjoyment of their property, in accordance with the Rocky River Ranch covenants:

Article II, section 2.3 (b)

(b) conformity and harmony of the external design;

The Committee is authorized and empowered to consider any and all aspects of construction which may, in the reasonable opinion of the committee, adversely affect the living enjoyment of one or more lot owners or the general value of lots in the Addition.

Therefore, in consideration of the fact that many property owners do consider the ability to view the night sky important to their enjoyment of their property; and in consideration of the fact that the lights known as 'dawn to dusk vapor lights' can light an area larger than that area directly under or surrounding the light and can be a nuisance to nearby homeowners, the following regulation governing the use of unswitched, unshielded dawn to dusk lighting was adopted by uncontested vote at the September 2003 annual meeting.

Exterior lights that operate automatically from dusk until dawn, or are never switched off, or are operated only by timer shall not be installed in Rocky River Ranch subdivision.

All exterior lighting must have manual switches so that they can be switched off when not in use. All such lights should be switched off unless the area lit is in use.

Exterior lights shall be of the "fully shielded" type or the "full cutoff" type, and so arranged so that the light produced does not unnecessarily intrude on neighbors property or bleed into the sky so as to add to the general light pollution of the surrounding areas.

All exterior lights installed before September 2003 may continue to be used for a period of five years after which time they must be removed.

Addendums to the Covenants : Building allowances

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