

185164

AMENDED AND RESTATED BYLAWS OF
TRINITY COVE IMPROVEMENT ASSOCIATION, INC.

These bylaws govern the affairs of Trinity Cove improvement Association, Inc., a nonprofit corporation, (also referred to as Trinity Cove, the Association, or the Corporation). These bylaws completely supersede and replace all previous versions of the Corporation's Bylaws.

ARTICLE 1 – GENERAL

1.01. Principal Office. The Corporation's principal office may be located at any location in the Trinity, Texas area. The Corporation shall maintain as the mailing address: P.O. Box 334, Trinity, Texas 75862-0334.

1.02. Registered Office and Registered Agent. The Corporation will maintain a registered agent in Texas. The registered office can be, but not need be, identical with the Corporation's principal office. The Trinity Cove Board of Directors (Board or Board of Directors) can change the registered office and the registered agent as permitted in the Texas Non-Profit Corporation Act.

1.03. Property Affected by These Bylaws: The subdivision is made up of property in different sections, villages, blocks, and specific lots in Sections, all of which are part of what is generally referred to as Trinity Cove Subdivision in the Ransom Tullos Survey, Abstract 602 and the William T. Survey, Abstract 66, in Trinity County, Texas. The Subdivision (referred to herein as the "Subject area") is served by Trinity cove, subject to these Bylaws.

1.04. Definitions: When used in these Bylaws the following terms have the meaning set forth in this paragraph:

a. "Maintenance Fees/Dues" means the annual maintenance fees/dues required by the restrictive covenants as may be amended from time to time and also includes, but is not limited to permit fees, property transfer fees, resale certificate fees, lien filings, legal, court, and related fees incurred by the Association in collecting such maintenance transfer, and resale fees.

b. "Subject Area" means the property served by Trinity Cove and set out in paragraph 1.03 above unless such sections have been removed from the Subject Area in compliance with the deed restrictions and these Bylaws. Maintenance fees are used for, among other things, the construction and maintenance of roadways and enforcement of restrictions with the Subject Area that benefit all members. Any deed restrictions amendment for a section, or portion of a section, that eliminates, removes, or reduces the Maintenance Fees to be paid to the Association, must obtain prior approval of a majority of the members of the Association.

ARTICLE 2 – MEMBERS

2.01. Eligibility. Every person or entity who is a record owner of a fee simple title to any lot in the Subject Area as described in Article 1.03 and every person or entity who is purchasing any lot under a contract for sale or contract for deed in the Subject Area will be eligible for membership in the Corporation and will be a member upon payment of the annual dues in an amount to be specified, by the Board of Directors and upon payment of all present and past due fees required by the restrictive covenants.

2.02. Maintenance Fees/Dues. The Board of Directors will provide an annual budget of the association. Based on the need as indicated in the budget, the Board of Director will, by majority vote, increase the annual Maintenance Fees/Dues. This increase will not exceed 10% of the current Maintenance Fees/Dues. The general membership may approve a higher increase by majority vote of a quorum as established in Article 3 Section 3.06 of the Bylaws. The Board of Directors may determine from time to time, the amount of special assessments that may be needed for non-budgeted repairs and/or emergencies. Dues are payable, in advance on the first day of each year. Dues are delinquent if not paid by January 31st, and a member is subject to termination of membership for non-payment at that time. New members joining the corporation after January 31st will pay a prorated portion of the annual dues.

2.03. Voting Rights. Each member is entitled to one vote on each matter submitted to a vote of the membership. Provided, that in case of joint ownership of any lot or tract by members, only one vote on any issue will be permitted, as determined by the joint owner members of such lot or tract. Further, provided no member will be entitled to no more than one vote, even if the member owns multiple lots or tracts.

2.04. Terminating Memberships. Any member who has not paid required dues by January 31st will be removed as a member of the corporation. A member can be reinstated upon such terms and conditions as determined by the Board. A property owner who is not a

Member of the Corporation is not relieved of the property owner's obligations with respect to Maintenance Fees/Dues and compliance with restrictive covenants.

2.04.A Before a property owners' association may suspend an owner's right to use a common area, file a suit against an owner other than a suit to collect a regular or special assessment or foreclosure under an association's lien, charge an owner for property damage, or levy a fine for a violation of the restrictions or bylaws or rules of the association, the association or its agent must give written notice to the owner by certified mail. For purposes of this section, a violation is considered uncurable if the violation has occurred, but is not a continuous action or a condition capable of being remedied by affirmative action.

The following are examples of acts considered uncurable for purposes of this section:

- (1) an act constituting a threat to health or safety (to including social media bullying, slander, harassment, stalking, threatening, trespassing, etc.),
- (2) a noise violation that is not ongoing,
- (3) property damage, including the removal or alteration of landscape,
and
- (4) holding an event prohibited by a dedicatory instrument.

The following are examples of acts considered curable for purposes of this section:

- (1) a parking violation,
- (2) a maintenance violation,
- (3) the failure to construct improvements or modifications in accordance with approved plans and specifications,
and
- (4) an ongoing noise violation such as a barking dog.

2.05. Transferring Membership. Membership in the Corporation is not transferrable or assignable except in connection with the transfer of the lot to which the membership is attributable.

2.06. Certificates of Membership. Rental property owners shall be responsible for keeping the Board informed of all renters living on their property. This includes complete names of all person/persons at residence and their mailing address. Renters have no rights concerning the Business of the Board. Owners are responsible for any user fees passed by the board.

ARTICLE 3 – MEETING OF MEMBERS

3.01. Scheduled and Annual Meetings. Member's meetings may be held from time to time at such times and places in the Trinity area as designated by the Board. Annual meetings will be held in October each year, the exact time and place of which will be determined by the Board and announced at the previous October meeting. The annual meeting may coincide with a scheduled meeting. At the annual meeting the newly constituted Board will elect its officers. The Directors and Officers will be introduced and any business that properly can come before the meeting will be transacted.

3.02. Special Meetings. Special meetings of the members can be called by the President or by any three members of the Board or not less than seventy (70) members by signed petition.

3.03. Place of Meeting. The board can designate any place in the Trinity area as the place of meeting for any scheduled or annual meeting or for any special meeting called by the Board. If the Board does not designate the place of meeting, the meeting will be held at the corporation's principal office.

3.04. Notice of Meetings. No meeting will be called without a notice. The notice will state the place, day and time of the meeting, who called it, and the general purpose or purposes for which it is called. Notice will be given by or at the direction of the President or Secretary or the Officers or persons calling the meeting. Notice of any scheduled or annual meeting or any special meeting can be given by: publication in a newsletter by the Corporation and mailed and/or e-mailed and/or by publication on the Trinity Cove's webpage.

Written or printed notice stating the place, day, and hour of any meeting of the members shall be delivered, either personally, or by mail, to each member entitled to vote at such meeting, not less than 10 nor more than 60 days before the date of such meeting, by or at the direction of the President, or the Secretary, or the Officers or persons calling the meeting. In the case of a special meeting or when required by statute or by these Bylaws, the purposes for which the meeting is called shall be stated in the notices. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his/her address as it appears on the record of the Corporation, with postage thereon paid.

3.05. Eligibility to Vote at Member's Meetings. A member in good standing is entitled to vote at a meeting of the members of the Corporation.

3.06. Quorum. One-tenth of the members in good standing present in person or by proxy will constitute a quorum at a meeting of members. The members present at a duly called or held meeting at which a quorum is present can continue to transact business, even if enough members leave so that less than a quorum remains. If a quorum is not present at any time during a meeting, a majority of the members who are present can adjourn and reconvene the meeting with further notice.

3.07. Actions of Membership. The Membership will try to act by consensus. However, if a consensus is not available on a matter or proposal, the vote of a majority of voting members in good standing, present in person, or by proxy and entitled to vote at a meeting at which a quorum is present, is enough to constitute the act of the membership except when law or the bylaws require a greater number. Voting will be by ballot or show of hands, except that any election of directors shall be by mail with a ballot unless there are no nominations from the floor and the slate of candidates nominated by the nominating committee is voted on and affirmed by those present at the October Membership Meeting where a quorum is present.

3.08. Proxies. A member entitled to vote at a meeting of members of the Corporation can vote by proxy, and will be considered to be present by the proxy. All proxies must be in writing, bear the signature of the member giving the proxy, must specify the date on which they are executed and must be filed in writing with the Secretary prior to the commencement of the meeting where it will be used. No proxy is valid after 11 months from the date of its execution. All proxies will be revocable by the person who granted it either orally, or in writing prior to the time it has been voted. No vote will be invalidated by revocation of the proxy after a vote has been cast. Proxies must be registered and approved by the Board Secretary, Office Manager, and two (2) other non-Board members no later than two (2) hours before any meeting.

3.09. Voting by Mail. The Board can authorize vote by mail on any matter that the members can vote on. All proxies and ballots presented, in any election, are required to be on the forms provided by the Trinity Cove Office. Substitute forms will not be accepted. In all cases regarding mail-in voting, the Board will establish voting procedures and their decision on all such matters will be final.

ARTICLE 4 - BOARD OF DIRECTORS

4.01. Management of Corporation. The business and affairs of the Corporation will be controlled and managed by the Board of Directors to the extent authorized by law and by the Articles of Incorporation and these Bylaws. The affairs of the Corporation shall be managed by its Board of Directors. Directors must be the spouse of and/or the owner of record in good standing residing in the Trinity Cove Subdivision.

4.02. Number, Qualifications, and Tenure. The number of Directors will be fixed as the Board may designate. However, the number of directors will not be less than five (5) and no decrease in the number of directors will shorten the term of any incumbent Director. Directors must be members in good standing of the Corporation. Each Director will serve for a term of three years. The Director's terms will be staggered, so that terms of two Directors will terminate each year. A Director can serve only two consecutive three-year terms. If, however, a Director is appointed or elected to fill the unexpired term of a vacant directorship he/she can also serve for two additional three-year terms if elected.

4.03. Nominations. The President may appoint a nominating committee in July. The Nomination Committee will consist of three members, two of which will be from the membership at large who are not Board members, and the Chairman of which will be a Board member whose term is expiring. The Nominating Committee will be responsible for nominating candidates from the membership to fill the expiring Board terms and for any vacancy created during the previous year. The Nominating Committee will prepare a slate of nominees in time for the August General Membership meeting at which time additional candidates from the membership can be nominated from the floor with the written consent of the nominees. The Nominating Committee, in its search for well qualified candidates, will consider their personal availability, qualifications, and interest in community service. It will also give due consideration to presentation of the various geographic area of Trinity Cove.

4.04. Elections. Notice of the names of nominees will appear on a ballot which will be mailed or emailed to all members by September 1st. A candidate can submit a brief biographical statement that will be included in the September mail-out. Members will be given until the October meeting to return their ballots. At the October Membership meeting, tellers, appointed by the President, and who will not be members of the Board, will open the sealed ballots, tally the votes and announce the names of the elected Director's to service for the ensuing term. Only forms provided by the Nominating Committee will be accepted as valid ballots and proxies. The nominees receiving the greatest number of votes will be elected. If a tie occurs for the last place only, the nominees who are tied will cast lots to determine who is elected. Elections will be deemed necessary only if there are nominations from the floor at the October Membership Meeting, at which time the slate of candidates nominated by the Nominating Committee is presented to the Membership. If there are no other nominations, the list of candidates nominated by the nominating committee will be affirmed by a show of hands and a simple majority vote at the October membership meeting where a quorum is present.

4.05. Annual Meeting. The Annual Meeting of the Board and of the Membership will be held at a time and place in the Trinity area to be determined by the Board.

4.06. Regular Meetings. The Board may provide for regular Board meetings by resolution stating the time and place in the Trinity area of such meetings. No notice of regular Board meetings is required other than a Board resolution stating the time and place of the meetings which will be posted on Trinity Cove's website. The Board of Directors will meet no less than six (6) times during the fiscal year.

4.07. Special Meetings. Special Board meetings can be called by the President and shall be called by the President, at the request of any three (3) Directors. A person or persons authorized to call a special meeting of the Board can fix any place in the Trinity area as the place for holding a Special Meeting. The person calling a Special Meeting will inform the Secretary of the Corporation of the information to be included in the notice of the meeting. The Secretary of the Corporation will give notice to the Directors as these Bylaws require.

4.08. Notice. Written or printed notice of any Special Meeting of the Board will be delivered by email to each Director not less than four, nor more than fourteen days before the date of the meeting. The notice will state the place, day, and time of the meeting, who called it, and the purpose or purposes for which it is called.

4.09. Emergency Meetings. Emergency Meetings of the Board can be held upon two hours' notice, which notice can be by telephone or email.

4.10. Quorum. A majority of the number of Directors then in office constitutes a quorum for transacting business at any Board Meeting. The Directors present at a duly called or held meeting at which a quorum is present can continue to transact business even if enough Directors leave the meeting, so that less than a quorum remains. However, no action can be approved with the vote of at least a majority of the number of Directors required for a quorum. If a quorum is never present at any time during a meeting, a majority of the Directors present can adjourn and reconvene the meeting once a quorum is available without further notice.

4.11. Duties. Directors will discharge their duties, including any duties as committee members, in good faith, with ordinary care, and in a manner, they reasonably believe to be in the Corporation's best interest. In this context, the term "ordinary care" means the care that ordinarily prudent persons in similar positions would exercise under a similar circumstance. In discharging any duty imposed or power conferred on Directors. Directors can, in good faith rely on information, opinions, reports, or statements including financial statements and other financial data, concerning the Corporation or another person, that has been prepared or presented by a variety of persons, including officers and employees of the Corporation, professional advisors or experts such as accountant or legal counsel. A Director is not relying in good faith if he or she has knowledge relating to a matter in question that renders reliance unwarranted; however, Directors will not be deemed to have the duties of trustees of a trust. Directors will exercise their duties professionally and maintain the confidentiality of confidential information provided to them.

4.12. Delegating Duties. Directors may select advisors and delegate duties and responsibilities to them. The Directors have no liability for actions taken or omitted by the advisor if the Board acts in good faith and with ordinary care in selecting the advisor. The Board can remove or replace the advisor at any time and without any cause whatsoever. The Board cannot delegate any powers it does not have, nor can it delegate its power to enter into contracts or binding obligations with prior approval or the Board.

4.13. Actions of Board of Directors. The Board will try to act by consensus. However, if a consensus is not available, the vote of a majority of Directors present and voting at a meeting at which a quorum is present is enough to constitute the act of the Board.

4.14. Proxies. A Director cannot vote by proxy at a Board Meeting.

4.15. Compensation. Directors cannot receive salaries for their services. However, the Board of Directors may employ a Board member for management or maintenance services outside the realm of their Board duties. The Board can adopt a resolution providing for reimbursing expenses incurred in service to the Corporation.

4.16. Removal. The Board can vote to remove a Director at any time, only for good cause. Good cause for removal of a Director includes, but is not limited to, the unexcused failure to:

- (1). attend three consecutive Regular Board meetings,
- (2). attend three General membership meetings,
- (3). comply with paragraph 4.1 above,
- (4). comply with any written agreement with the Board or Trinity Cove
or
- (5) be convicted of a felony.

A meeting to consider removing a Director can be called and noticed following the procedures provided in these Bylaws for a Special Meeting of the Board of Directors. The notice of the meeting will state that the issue of possibly removing the Director will be on the Agenda and the notice will state the proposed for removal. At the meeting, the Director can present evidence of why he or she should not be removed and not be represented by an attorney at and before the meeting. A Director can be removed by the affirmative vote of the majority of the Board present at the meeting.

ARTICLE 5 - OFFICERS

5.01. Officer Positions. The Corporation's Officers will be a President, a Secretary, a Vice President, and a Treasurer, who must be members of the Board. The same person can hold any two or more offices, except for President and Secretary.

5.02. Election and Term of Office. The Corporations' Officers will be elected by a written ballot by the Board at the Annual Board Meeting. If Officers are not elected at that time, they will be elected as soon thereafter as possible. Officers will serve a three-year term. Each officer will hold office until a successor is duly selected and qualifies. An Officer can be appointed to succeed himself or herself in the same office except that no person will serve as President for more than two consecutive three-year terms.

5.03. Removal. Any Officer of the Board elected and/or appointed by the Board can be removed by the majority vote of the Board when, in its judgement, the best interest of the Corporation would be best served thereby, but such removal shall be without prejudice.

5.04. Vacancies. The Board can elect a board member to fill a vacancy in any office for the unexpired portion of the Officer's term.

5.05. President. The President is the Corporation's Chief Executive Officer. He or she will supervise all of the Corporation's business and affairs and will preside at all the meetings of the Members and of the Board. The President can execute any deeds, mortgages, bonds, contracts, or other instruments that are authorized as provided in the Bylaws. However, the President cannot execute instruments on the Corporation's behalf if this power is expressly delegated to another office or agent of the Corporation by the Board, these Bylaws or by statute. Only if deemed necessary by the Board shall the President of the Board give a bond for faithfully discharging his or her duties in a sum and with a surety as determined by the Board.

5.06. Vice President. When the President is absent cannot act, or refuses to act, the Vice President will perform the President's duties. When acting in the President's place, the Vice President has all the powers of and is subject to all the restrictions on the President. If the Board requires it, the Vice President will give a bond for faithfully discharging his or her duties in a sum and with a surety as determines by the Board.

5.07. Treasurer. The Treasurer will monitor the Corporation financial books and records. The Treasurer shall prepare or monitor the preparation of and review of the financial reports to be presented at each regularly scheduled Board of Membership Meeting. Perform other duties as assigned by the President of the Board and if the Board requires give a bond for faithfully discharging his or her duties in a sum and with a surety as determines by the Board.

5.08. Secretary. The Secretary will assure that all notices are given as required in these bylaws. Take Minutes of the meetings of Members and the Board and keep the Minutes as part of the corporate records and present these Minutes for approval to the Board and the Membership on a timely basis. Perform duties as assigned by the President or the Board. Perform all duties incident to the office of Secretary and if the Board requires give a bond for faithfully discharging his or her duties in a sum and with a surety as determines by the Board.

ARTICLE 6 – COMMITTEES

6.01. Establishing Committees. The Board can adopt a resolution establishing one or more Committees, having not less than three members, delegating specified authority to a Committee, and appointing or removing members of the Committee. A Committee can include persons who are not Directors or Members. If the Board delegates any of its management authority to a Committee, the majority of the Committee will consist of Directors. The Board can also delegate to the present its power to appoint and remove members of a Committee that has not been delegated to any management authority of the Board. The Board can establish qualifications for membership on a Committee. Establishing a Committee or delegating authority to it will not relieve the Board, or any individual Director, of any responsibility imposed by these Bylaws or otherwise imposed by law. No Committee has the authority of the Board to:

Amend the articles of incorporation,

Adopt a plan or merger or consolidation with another corporation,

Authorize the sale, lease, exchange, or mortgage of the Corporation's property and assets,

Authorize voluntary dissolution of the Corporation,

Revoke proceedings for voluntary dissolution of the Corporation,

Adopt a plan for distributing the Corporation's assets,

Amend, alter, or repeal these Bylaws,

Elect, appoint or remove a Member of a Committee or a Director or Officer of the Corporation,

Approve any transaction to which the Corporation is a party and that involves a potential conflict of interest,

Take any action outside of the scope of authority to it by the Board,

Obligate the Corporation through contract, binding agreement, or otherwise, or incur other expenses for the Corporation with prior approval of the Board at a Regular or Special Board Meeting,

Take any action that the Board itself does not have the power to take.

6.02. Quorum. A majority of the number of Committee members constitutes a quorum for transaction business at any meeting of the Committee.

6.03. Proxies. A Committee member cannot vote by proxy at a Committee Meeting.

6.04. Architectural Committee. A standing Architectural Committee shall be created and sustained by the Board of Directors under the Articles of these Bylaws. This Committee shall be responsible for investigation and making recommendations to the Board of Directors to assure all property owners are in compliance with Deed Restrictions for each development section of Trinity Cove.

ARTICLE 7 – FEES AND OTHER CHARGES

7.01. Building Permit Fee. The Board of Directors will set the amount of building permit fees for new home construction and the permit fees for other improvements that require a building permit at their October Board Meeting.

7.02. Other Charges Including Fines. Trinity Cove may charge a reasonable transfer fee to owners upon the transfer of any property in the Subject Area. This charge will be set by Board action and can be changed from time to time by Board action without the vote of the Membership.

Trinity Cove can charge reasonable fees for reimbursement of administrative costs to anyone who requests services from Trinity Cove such as title companies, collection companies, of the like. These fees will be set by Board action and be changed from time to time by Board action without the vote of the Membership.

The Board and the Board's Committees which have specifically been delegated this authority by the Board as reflected in the Minutes of the Board, can levy fines on property owners who fail to comply with the Declaration of Covenants, Conditions, and Restrictions, as amended if applicable, in the Subject Area.

The amount of any such fine will be set by Board action and can be changed from time to time by Board action without the vote of the Membership. A fine may not be the first method of seeking compliance from the offending party, but is contemplated as a means of enforcing the provisions of the Declarations of Covenants, Conditions, and Restrictions, as amended if applicable, in the Subject Area on those who are repeat or egregious offenders or when legal action is required for compliance.

7.03. Personal Obligation. Each owner, by accepting a deed or entering into a recorded contract for sale or contract for deed for any lot assessed a Maintenance Fee and/or other assessment in the Subject Area is deemed to covenant and agree to pay all assessments authorized herein or in the Declarations of Covenants Conditions and Restrictions, as amended if applicable, in the Subject Area. All fees and assessments, together with any and all late fees and/or accumulated interest, plus costs of collection and reasonable attorney's fees, will be the personal obligation of each owner and a lien will be filed upon each lot until paid in full. Upon a transfer of title to a lot, the grantee will be jointly and severally liable along with the grantor any and all fees and assessments and other charges due at the time of conveyance.

Failure of the Board to fix fees or assessment amounts or to deliver or mail to each owner an assessment notice will NOT be deemed a waiver, modification, or release of any owner from the obligation to pay fees, assessments, and all other charges. In such event, each owner will continue to pay all fees and assessments on the same basis as during the year for which an assessment was made, if any, until a new assessment is levied, at which time Trinity Cove can retroactively assess any shortfalls in collections.

No owner can exempt him, her, or itself from liability for fees and/or assessments by abandonment of his or her lot, or by any other means. The obligation to pay fees and/or assessments is a separate and independent covenant on the part of each owner. No diminution or abatement of fees and/or assessments or set-off will be claimed or allowed for any alleged failure of Trinity Cove or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from other action it takes.

Upon written request, Trinity Cove will furnish to any owner liable for any type of fee or assessment a certificate in writing issued by Trinity Cove setting forth whether such fee or assessment has been paid. Such certificate will be conclusive evidence of payment. Trinity Cove can require the advance payment of a reasonable processing fee for the issuance of such certificate.

ARTICLE 8 – TRANSACTIONS OF CORPORATION

8.01. Deposits. All the Corporation's funds will be deposited to the credit of the Corporation in banks, trust companies, or other depositories that the Board selects. Any expenditures above two thousand dollars (\$2,000) will require approval by a simple majority vote by the Board of Directors.

8.02. Gifts. The Board can accept, on the Corporation's behalf, any contribution, gift bequest, or devise for the general purposes or for any special purpose of the Corporation.

8.03. Potential Conflicts of Interest. The Corporation cannot make any loan to a Director or Officer of the Corporation. The Corporation cannot borrow money from, or otherwise transact business with a Member, Director, Officer, or Committee Member of the Corporation unless the transaction is described fully in a legally binding instrument and is in the Corporation's best interests. The Corporation cannot borrow money from, or otherwise transact business with a Member, Director, Officer, or Committee Member of the Corporation without full disclosure of all relevant facts and with the Board's approval, not including the vote of any person having a personal interest in the transaction.

8.04. The Board of Directors may by resolution authorize any Officer, Agent or Agents of the Corporation, so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and/or on behalf of the Corporation, except that no common reserve real property may be disposed of, encumbered or acquired without the approval of a majority of the voting Property Owners after a quorum has been established.

ARTICLE 9 – BOOKS AND RECORDS

9.01. Required Books and Records. The Corporation will keep correct and complete books and records of accounts. The books and records include:

A file-endorsed copy of all documents filed with the Texas Secretary of State relating to the Corporation, including but not limited to the Articles of Incorporation, and any Articles of Amendment, Restated Articles, Articles of Merger, Articles of Consolidation, and Statement of Change of Register Office or Registered Agent,

A copy of the Bylaws, including these Bylaws, and any amended version or amendments to them,

Minutes of the proceedings of the Members, Board, and Committees having any of the authority of the Board,

A list of the names and addresses of the Members, Directors, Officers, and any Committee Members of the Corporation,

A financial statement showing the Corporation's income and expenses for the three most recent fiscal years,

All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status,

The Corporation's federal, state, and local tax information or income-tax returns for each of the Corporation's three most tax years,

All records regarding legal or regulatory matters in which the Corporation is interested or is a party.

9.02. Inspection and Copying of Records.

a. A written request must be submitted to the Trinity Cove Office by a Member to examine and/or receive a copy of any record of Trinity Cove. Such written request must state the name, address, and phone number of the requester, the purpose of such examination, and the particular record to be examined and/or copied.

b. The requester shall be notified of a date and time during which she/he may examine said records at the Trinity Cove Office. No record shall be removed from the Trinity Cove Office.

c. Such examination will take place only during regular business hours and in the presence of a Director or the Office Manager of the Trinity Cove Office, which she/he is not otherwise occupied by Trinity Cove business or meetings.

c. If the requester requires more than one hour of time in which to examine said records, additional appointments will be scheduled. In no event shall any single appointment to examine records go on longer than one hour.

d. If a copy of a record is requested, the Office Manager will make it at her/his convenience within two weeks of the receipt of the written request. The requester will pay \$.25 cents per page in advance of delivery of any requested copies.

e. Notwithstanding the foregoing, no documents protected from disclosure by any applicable privilege or by legitimate confidentiality or privacy concerns will be provided or made available for inspection, receiving, dissemination, or reading. Further, in the event of pending litigation or ongoing negotiations or other like matters of a sensitive nature, where Trinity Cove could be prejudiced by publication or private information, the Board will have a right to prohibit the inspection, receiving, dissemination, or reading of the records in question until all such matters are finally concluded. Trinity Cove reserves the right to require a confidentiality agreement be signed before the inspection, receiving, dissemination, or reading of records of property owners.

ARTICLE 10 – FISCAL YEAR

10.01. The Corporation's fiscal year will end on the last day in December in each year.

ARTICLE 11 – INDEMNIFICATION

11.01. The corporation will indemnify its Directors, Officers, Employees, Members, Committee Members and Agents to the fullest extent permissible under the Texas Non-Profit Corporation Act and any other applicable law of the State of Texas as it is now enacted or may be hereafter amended.

ARTICLE 12 – NOTICES

12.01. Notice by Mail or Email. Any notice required or permitted by these Bylaws to be given to a Director, Officer, or Member of a Committee of the Corporation can be given by mail, email, or posting on the Trinity Cove website. If mailed, a notice is deemed delivered when deposited in the mail addressed to the person at his or her address as it appears on the corporate records with postage prepaid. If given by email, a notice is deemed delivered unless there is a notice of delivery failure. A person must change his or her address and/or email address in the corporate records by giving written notice of the change.

12.02. Signed Waiver of Notice. Whenever any notice is required by law or under the Articles of Incorporation or the Bylaws, a written waiver signed by the person entitled to receive such notice is considered the equivalent to giving the required notice. A waiver of notice is effective whether it is signed before or after the time stated in the notice being waived.

12.03. Waiving Notice by Attendance. A person's attendance at a meeting constitutes waiver of notice of the meeting unless the person attends for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened.

ARTICLE 13 – SPECIAL PROCEDURES CONCERNING MEETINGS

13.01. Meeting by Telephone. The Board of Directors and any Committee of the Corporation can hold a meeting by telephone conference call procedures. In all meetings held by telephone, matters must be arranged in such a manner that all persons participating in the meeting can hear each other, the notice of a meeting telephone conference must state the fact that the meeting will be held by telephone as well as all other matters required to be included in the notice: a person's participating in a conference call meeting constitutes his or her presence at the meeting.

13.02. Decision with Meeting. Any decision required or permitted to be made at a meeting of the Board, or any Committee of the Corporation can be made without a meeting. A decision with a meeting can be made if a written consent of the decision is signed by all the persons entitled to vote on the matter. The original signed consents will be placed in the Corporations Minute Book, and kept with the corporate records.

ARTICLE 14 – AMENDING BYLAWS

14.01. The Members can amend, alter, or repeal these Bylaws, and adopt new Bylaws. Such adoption will be approved by a simple majority vote of the Members who are entitled to vote and who actually do vote by returning their ballot to Trinity Cove by the date indicated on the ballot. A ballot postmarked by the deadline will be counted in the vote. Voting will remain open for thirty (30) days from the date the first ballot was mailed out.

ARTICLE 15 – MISCELLANEOUS PROVISIONS

15.01. Legal Authorities Governing Construction of Bylaws. These Bylaws will be construed under Texas law. All references to these Bylaws, to statutes, regulation, or other sources of legal authorities will refer to the authority cited, or their successors, as they can be amended from time to time.

15.02. Legal Construction: To the greatest extent possible, the Bylaws will be construed to conform to all legal requirements for obtaining and maintaining all tax exemptions that can be available to nonprofit corporations. If any bylaw provision is held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision and the Bylaws will be construed as if they had not included the invalid, illegal, or unenforceable provision.

15.03. Headings. The headings used in the Bylaws are for convenience and cannot be considered in construing the Bylaws.

15.04. Number. All singular words include the plural, and all plural words include the singular.

15.05. Seal. The Board of Directors can but is not required to provide for a Corporate Seal. Such a seal would consist of two concentric circles containing the words "Trinity Cove Improvement Association" and "Texas" in one circle and the word "Incorporated" together with the date of incorporated in the other circle.

15.06. Power of Attorney. A person can execute any instrument related to the Corporation by means of a power of attorney if any original executed copy of the power of attorney is provided to the Secretary to be kept with the corporate records.

15.07. Parliamentary Procedure. Robert's Rules of Order, Revised Edition, will govern this Corporation except as provided in these Bylaws, and except in matters pertaining to proxy voting. Nothing contained in Robert's Rules that attempts to proscribe or limit proxy voting will have any force or effect on the affairs of the Corporation.

15.08. Parties Bound. The Bylaws will bind and insure to the benefit of the Members, Directors, Officers, Committee Members, Employees, and Agents of the Corporation and their respective heirs, executors, administrators, legal representatives, successors, and assigns except as the Bylaws otherwise provide.

Leslie Barnard

Leslie Barnard – President

Vickie Ward

Vickie Ward – Vice-President/Secretary

Don Kargel

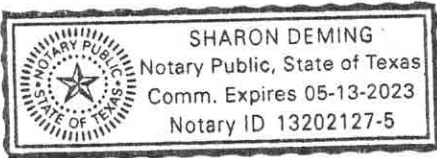
Don Kargel - Treasurer

THE STATE OF TEXAS}

COUNT OF TRINITY}

Before me appeared Leslie Barnard, upon her oath states the information and signature as listed and state above are true and correct to the best of his/her knowledge.

Subscribed and sworn before me this 28th day of OCTOBER, 2020



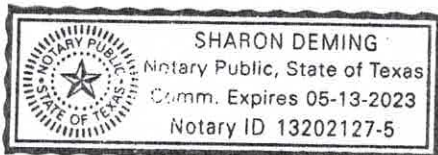
Sharon Deming
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS}

COUNT OF TRINITY}

Before me appeared Vickie Ward, upon her oath states the information and signature as listed and state above are true and correct to the best of his/her knowledge.

Subscribed and sworn before me this 28th day of OCTOBER, 2020



Sharon Deming
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS}

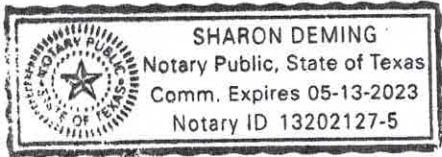
COUNT OF TRINITY}

Before me appeared Don Kargel, upon his oath states the information and signature as listed and state above are true and correct to the best of his/her knowledge.

Subscribed and sworn before me this 31st day of OCTOBER, 2020

Sharon Deming

NOTARY PUBLIC, STATE OF TEXAS



FILED
at 1:36 o'clock P M
NOV 04 2020
SHASTA BEAGMAN
COUNTY CLERK, TRINITY COUNTY, TEXAS
Shasta Beagman