

High Meadows Homeowners Association, Inc

Bylaws

Established on April 21, 2005

Article I. NAME AND PURPOSE

Section 1.01: NAME. This organization shall be known as High Meadows Homeowners Association, hereafter referred to as THE ASSOCIATION. It shall be a non-profit organization incorporated under the laws of the State of Texas

Section 1.02: PURPOSE. The Bylaws shall govern the Association and its members and facilitate the fulfillment of the purposes provided in the Articles of Incorporation.

Article II. OBJECTIVE. The objectives of this Association shall be:

Section 2.01: To implement a family community through joint efforts of the owners of single-family dwellings located within the High Meadows subdivision in Desoto, Texas.

Section 2.02: To maintain the beautification of The Meadows Parkway which is the "Adopt a Street" for the Association.

Section 2.03: To foster and maintain, through joint effort, the beautification of individual property; the safety and security of homeowners, children, and property; effective traffic safety measures to protect pedestrians, vehicle users of public roadways and personal property adjacent to such roadways.

Section 2.04: To foster and maintain cooperative efforts with neighboring homeowner associations.

Section 2.05: To foster effective measures to improve common services including fire protection, garbage collection, brush pickup and the improvement of the furnishing of roads, water, gas, electricity service, and police protection.

Article III. MEMBERSHIP.

SECTION 3.01: ELIGIBILITY FOR MEMBERSHIP. Any current resident of, or owner of property in, the High Meadows subdivision bounded by: Cottonwood Drive on the north, The Meadows Parkway on the east, Peach Lane on the south, and Shadywood Lane on the west, is eligible for Membership in the Association.

Section 3.02: DUES. The Association may collect a small fee during scheduled meetings to pay for printing costs, landscaping costs for upkeep of the Meadows Parkway

median and special projects costs as approved by the Association members. Dues are voluntary and usually range from \$5 - \$10 per meeting.

ARTICLE IV. OFFICERS.

Section 4.01: OFFICERS. The Association shall have the following officers:

- 1) President,
- 2) Vice-President,
- 3) Treasurer, and
- 4) Secretary.

Section 4.02: ELECTION OF OFFICERS. The Officers shall be elected by majority vote at the annual meeting of the membership in accordance with Section 5.01

Section 4.03: TERM OF OFFICE. The term of office shall commence on January 1st and to December 31st of the calendar year following the election in November.

Section 4.04: DUTIES. The duties of the Officers are as follows:

- 1) The **PRESIDENT** shall be the principal executive officer of the Association and shall preside over all meetings, represent the Association on public occasions, and make such committee appointments from the membership as shall be deemed advisable for the effective conduct of the work of the Association.
- 2) The **VICE-PRESIDENT** shall assist the President as the President requests, and represent the Association on appropriate occasions. The Vice-President shall also, in the absence or disability of the President, perform the duties and exercise the powers of the President of the Association.
- 3) The **TREASURER** shall collect, safeguard, disburse and make periodic reports of all funds collected in the name of the Association.
- 4) The **SECRETARY** shall keep attendance records and record the proceedings of all meetings, maintain adequate records of the Association activities, and conduct such official correspondence as shall be required.
- 5) The duties of the officers shall not be limited as enumerated above, but they may discharge in addition such duties as are assigned by the Association Membership.
- 6) Unless so authorized, no officer shall have any power or authority to bind the Association by any contract or engagement, to pledge its credit, or to render it liable for any purpose or in any amount.

Section 4.05: VACANCIES AND REMOVAL FROM OFFICE. Any Officer may be removed by a majority vote of the members of the Association (excluding the Officer to

be removed). Upon the death, removal, resignation, or incapacity of an Officer of the Association, a majority of the Association shall elect a successor.

Section 4.06: MANAGEMENT. The Association shall be managed by the Officers so elected, with powers consistent with the Articles of Incorporation and these Bylaws of the Association.

ARTICLE V. MEETINGS OF MEMBERS.

Section 5.01: PLACE OF MEETINGS. Meetings of the Members shall be held at the City of Desoto, Town Center or at any other place the President or a majority of the Members may from time to time select.

Section 5.02: REGULAR MEETINGS. Regular meetings of the Association shall be held on the second Thursday of the month or at a time and place designated by the President.

Section 5.03: ANNUAL MEETING. An annual meeting of the Members shall be held in the month of November of each year, if possible. At such meeting, the Members shall elect the Officers of the Association, receive reports on the affairs of the Association, and transact any other business which is within the power of the Members.

Section 5.04: SPECIAL MEETINGS. Special meetings of the Members may be called by the President, by a majority of the Officers of the Association, or by five percent (5%) or more of the Members entitled to vote.

Section 5.05: NOTICE OF MEETINGS. Regular Monthly Meetings for which, once a firm date, time and place have been publicized to all the members, no further notice shall be required. Member may also be notified by mail or email at least four (4) days before the meeting date.

Section 5.06: QUORUM. The Members present at any properly announced meeting shall constitute a quorum at such meeting.

ARTICLE VI. VOTING.

Section 6.01: VOTING. All issues shall be decided by a majority vote of members present at the meetings.

ARTICLE VII. COMMITTEES.

Section 7.01: AUTHORIZATION TO ESTABLISH COMMITTEES. The Association may establish committees as deemed necessary to pursue its stated objectives. Members of Committees shall be appointed by the President.

ARTICLE VIII. FINANCES.

Section 8.01: EXPENDITURES. Expenditures of funds amounting to over Two Hundred Dollars (\$200) in any month must be approved by majority vote of the Membership present at any properly-announced meeting of the Membership. The Association Officers can approve expenditures less than \$200.

Section 8.02: FINANCIAL REPORTS. Financial reports shall be given at every scheduled meeting.

ARTICLE IX. AMENDMENTS.

Section 9.01: PROCEDURE. These Bylaws may be amended by a two-thirds majority vote of those present at any regular meeting of the Members of the Association, provided seven days written notice of the proposed amendment and of the meeting is given.

ARTICLE X. ACCEPTANCE OF BYLAWS

Section 10.01: VOTING. Acceptance of these Bylaws shall be by a two-thirds majority vote of those present at any regular meeting of the Members of the Association, provided written copies of the Bylaws and written notice of the meeting is given to all Members at least seven days prior to the meeting.

ARTICLE XI. NON-COMPLIANCE WITH BYLAWS.

Section 11.01: NON-COMPLIANCE PENALTIES. Noncompliance with the Bylaws of the Association may result in termination of membership for the offender, upon a two-thirds majority vote by the membership of the Association