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Parties:
Direct- WOODLAND OAKS SUBDIVISION
Indirect- RGV WOODLAND OAKS HOMEOWNE

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***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



A handwritten signature in black ink, appearing to read "J. S. Li".

**Bylaws of
RGV Woodland Oaks Homeowners Association, Inc., Inc.**

Basic Information

- Property Owners Association:** RGV WOODLAND OAKS HOMEOWNERS ASSOCIATION, INC., established by the certificate of formation filed with the secretary of state of Texas on June 26, 2014, under file number 802017140.
- Principal Office:** 1117 North Stuart Place Road, Suite 102
Harlingen, Texas 78552.
- The Property Owners Association may have other offices.
- Declaration:** The Declaration of Restrictive Covenants of the Woodland Oaks Subdivision, Phase I, recorded in the real property records of Cameron County, Texas.
- Definitions:** Capitalized terms used but not defined herein have the meaning set forth in the Declaration.
- Voting Members:** Members entitled to vote or their proxies.

**Article I
Members**

1.01 Membership. Every Owner is a Member of the Property Owners Association. Membership is appurtenant to and may not be separated from ownership of a Lot. The Property Owners Association has two classes of voting Members:

a) Class A. Class A Members are all Owners, other than Declarant (as that term is defined in the Declaration). Class A Members have one (1) vote per Lot. When more than one (1) person is an Owner, each is a Class A Member, but only one (1) vote may be cast for a Lot.

b) Class B. The Class B Member is Declarant and has five (5) votes for each Lot owned. The Class B membership ceases and converts to Class A membership on the earlier of:

- 1) when the total number of votes outstanding in the Class A membership is eight (8) times greater than the total number of votes outstanding in the Class B membership; or
- 2) when the Class B Member no longer owns record title to any of the Lots; or
- 3) on the tenth (10th) anniversary of the date the Declaration was recorded in the Office of the County Clerk of Cameron County, Texas.

1.02 Place of Meeting. Members meetings will be held at the Property Owners

Association's Principal Office or at another place designated by the Board.

1.03 Annual Meetings. The first Members meeting will be held within three (3) months after the formation of the Property Owners Association. Subsequent regular annual Members meetings will be held on or before the last day of January of each calendar year, with the date, time, and place to be determined by the Board.

1.04 Special Meetings. The president may call special meetings. The president must call a special meeting if directed by the Board or by a petition signed by twenty percent (20%) of the Class A Voting Members.

1.05 Notice of Meetings. Written notice stating the place, day, and hour of each Members meeting, other than a reconvened meeting, must be given to each Member not less than ten (10) nor more than sixty (60) days before the meeting. The special meeting notices must also state the meeting's purpose, and no business may be conducted except as stated in the notice. Notice to a Member is deemed given when hand delivered or mailed. If mailed, notice is deemed given (whether actually received or not) when deposited with the United States Postal Service, postage prepaid.

1.06 Waiver of Notice. A Member may, in writing, waive notice of a meeting. Attendance at a meeting is a waiver of notice of the meeting, unless the Member objects to lack of notice when the meeting is called to order.

1.07 Quorum. A majority of the Voting Members is a quorum. If a Members meeting cannot be held because a quorum is not present, a majority of the Voting Members who are present may adjourn the meeting. At the reconvened meeting, thirty percent (30%) of the Voting Members is a quorum. If a quorum is not present, a majority of the Voting Members who are present may adjourn the meeting. At the second reconvened meeting, a majority of the Board is a quorum. Written notice of the place, date, and hour of each reconvened meeting must be given to each Member not more than sixty (60) nor less than ten (10) days before the reconvened meeting.

1.08 Majority Vote. Votes representing more than fifty percent (50%) of the Voting Members present at a meeting at which a quorum is present are a majority vote.

1.09 Proxies. Voting Members may vote by written proxy.

1.10 Conduct of Meetings. The president will preside over Members meetings. The Secretary will keep minutes of the meetings and will record in a minutes book the votes of the members.

1.11 Action without Meeting. Any action that may be taken at a Members meeting may be taken without a meeting by written consent setting forth the action taken signed by a sufficient number of Members as would be necessary to take that action at a meeting.

Article II Board

2.01 Governing Body; Composition. The affairs of the Property Owners Association are governed by the Board. Each Director has one vote. The initial Board is composed of the Directors appointed in the Certificate of Formation. Each Director must be a Member or, in the

case of an entity Member, a person designated in writing to the Secretary.

2.02 Number of Directors. The Board consists of not less than three (3) nor more than seven (7) Directors. Within those limits, the Board may change the number of Directors. No decrease may shorten the term of a Director.

2.03 Term of Office. The initial Directors serve until the first annual meeting of Members. The terms of Directors will be staggered. At least one-third (1/3) of the Board will be elected each year. The initial Board will determine the initial term, not to exceed three (3) years, of each Director. At the expiration of the initial term of a Director, each successor will have a term of three (3) years. Directors may serve consecutive terms.

2.04 Election. At the first annual meeting of Members, the Voting Members will elect Directors to succeed the initial Directors. At subsequent annual Members meetings, successors for each Director whose term is expiring will be elected. Cumulative voting is prohibited. The candidate or candidates receiving the most votes will be elected. The Directors elected by the Voting Members will hold office until their respective successors have been elected.

2.05 Removal of Directors and Vacancies.

a) Removal by Members. Any Director may be removed, with or without cause, by a majority of the Voting Members. Any Director whose removal is sought will be given notice of the proposed removal for cause.

b) Removal by Board. Any Director may be removed at a Board meeting if the director-

- 1) failed to attend four (4) consecutive Board meetings;
- 2) failed to attend sixty percent of Board meetings within one year;
- 3) is delinquent in the payment of any Assessment for more than sixty (60) days; or
- 4) is the subject of an enforcement by the Property Owners Association for violation of the Governing Documents.

c) Vacancies. A Director's position becomes vacant if the Director dies, becomes incapacitated, resigns, or is no longer a Member.

d) Successors. If a Director is removed or a vacancy exists, a successor will be elected by the remaining Directors for the remainder of the term.

2.06 Compensation. Directors will not receive compensation. A Director may be reimbursed for expenses approved by the Board.

2.07 Powers. The Board has all powers necessary to administer the Property Owners Association's affairs.

2.08 Management. The Board may employ a managing agent. Declarant, or an affiliate of Declarant, may be the managing agent.

2.09 Accounts and Reports. Accounting and controls must conform to good accounting practices. Accounts will not be commingled with accounts of other persons. The

following financial reports will be prepared at least annually:

- a) An income statement reflecting all income and expense activity for the preceding period.
- b) A statement reflecting all cash receipts and disbursements for the preceding period.
- c) A variance report reflecting the status of all accounts in an "actual" versus "approved" budget format.
- d) A balance sheet as of the last day of the preceding period.
- d) A delinquency report listing all Owners who are delinquent by more than thirty (30) days in paying any Assessment and describing the status of any action to collect those delinquent Assessments.

2.10 Borrowing. The Board may borrow money to maintain, repair, or restore the Common Area without the approval of the Members. If approved in advance by the Members in the same manner as approving a Special Assessment, the Board may borrow money for any other purpose.

2.11 Rights of Association. With respect to the Common Area, and in accordance with the Declaration, the Property Owners Association will have the right to contract with any person for the performance of various duties and functions. Such agreements require the approval of the Board.

2.12 Enforcement Procedures.

a) Notice. Before the Board may (i) suspend an Owner's right to use a Common Area, (ii) file a suit against an Owner other than a suit to collect any Assessment, (iii) foreclose the Property Owners Association's lien, (iv) charge an Owner for property damage, or (v) levy a fine for a violation of the Governing Documents, the Property Owners Association or its agent must give written notice to the Owner by certified mail, return receipt requested. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Property Owners Association from the Owner. The notice also must inform the Owner that the Owner (i) is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months and (ii) may request a hearing on or before the thirtieth (30th) day after the date the Owner receives the notice.

b) Hearing. If the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before a committee appointed by the Board or before the Board if the Board does not appoint a committee. If a hearing is to be held before a committee, the notice must state that the Owner has the right to appeal the committee's decision to the Board by written notice to the Board.

The Property Owners Association must hold a hearing under this section not later than the thirtieth day after the date the Board receives the Owner's request for a hearing and must

notify the Owner of the date, time, and place of the hearing not later than the tenth day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement will be granted for a period of not more than ten days. Additional postponements may be granted by agreement of the parties. The Owner or the Property Owners Association may make an audio recording of the meeting.

The hearing will be held in executive session affording the alleged violator a reasonable opportunity to be heard. Before any sanction hereunder becomes effective, proof of proper notice will be placed in the minutes of the meeting. Such proof will 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 agent who delivered the notice. The notice requirement will be satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may, but will not be obligated to, suspend any proposed sanction if the violation is cured within a fifteen-day period. Such suspension will not constitute a waiver of the right to sanction violations of the same or other provisions and rules by any person.

c) Appeal. Following hearing before a committee, if any, the violator will have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the managing agent, if any, president, or secretary within ten (10) days after the hearing date.

d) Changes in Law. The Board may change the enforcement procedures set out in this section to comply with changes in law.

Article III Board Meetings

3.01 Regular Meetings. Regular meetings of the Board will be held at such time and place as determined by the Board, but at least four (4) such meetings will be held during each fiscal year. Notice of the time and place of the meetings will be given to Directors not less than ten (10) days before the meetings.

3.02 Special Meetings. Special meetings will be held when called by written notice signed by the President or by any three (3) Directors. The notice will specify the time and place of the meeting and the matters to be covered at the meeting.

3.03 Waiver of Notice. The actions of the Board at any meeting are valid if (a) a quorum is present and (b) either proper notice of the meeting was given to each Director or a written waiver of notice is given by any Director who did not receive proper notice of the meeting. Proper notice of a meeting will be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of proper notice.

3.04 Quorum of Board. At all meetings, a majority of the Board will constitute a quorum, and the votes of a majority of the Directors present at a meeting at which a quorum is present constitutes the decision of the Board. If the Board cannot act because a quorum is not present, a majority of the Directors who are present may adjourn the meeting to a date not less than five (5) nor more than ten (10) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business that may have been transacted at the meeting originally called may be transacted without further notice.

3.05 Conduct of Meetings. The President will preside at Board meetings. The Secretary will keep minutes of the meetings and will record in a minute book the votes of the Directors.

3.06 Proxies. Directors may vote by written proxy.

3.07 Action without Meeting. Any action that may be taken at a Board meeting may be taken without a meeting by written consent setting forth the action taken signed by a sufficient number of the Board as would be necessary to take that action at a meeting.

Article IV Officers

4.01 Officers. The officers of the Property Owners Association are a President, Vice President, Secretary, and Treasurer, to be elected from the Board. The officers of the Property Owners Association must be Members. The Board may appoint other officers having the authority and duties prescribed by the Board. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

4.02 Election, Term of Office, and Vacancies. Officers will be elected annually by the Board at the first meeting of the Board following each annual meeting of the Voting Members. A vacancy in any office may be filled by the Board for the unexpired portion of the term.

4.03 Removal. The Board may remove any officer whenever, in the Board's judgment, the interests of the Property Owners Association will be served thereby.

4.04 Powers and Duties. Officers have such powers and duties as are generally associated with their respective offices and as may be specifically conferred by the Board. The President is the chief executive officer of the Property Owners Association. The Treasurer has primary responsibility for the preparation of the budget and financial reports and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

4.05 Resignation. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Resignation takes effect on the date of the receipt of the notice or at any later time specified in the notice.

Article V Committees

The Board may establish committees by resolution and authorize the committees to perform the duties described in the resolution.

Article VI Miscellaneous

6.01 Fiscal Year. The Board may establish the Property Owners Association's fiscal year by resolution. In the absence of a Board resolution determining otherwise, the Property Owners Association's fiscal year is a calendar year.

6.02 Rules for Meeting. The Board may adopt rules for the conduct of meetings of

Members, Board, and committees.

6.03 Conflict. The Declaration controls over these Bylaws.

6.04 Inspection of Books and Records.

a) Inspection by Member. After a written request to the Property Owners Association, a Member may examine and copy, in person or by agent, any Property Owners Association books and records relevant to that purpose. The Board may establish rules concerning the (i) written request; (ii) hours, days of the week, and place; and (iii) payment of costs related to a Member's inspection and copying of books and records.

b) Inspection by Director. A Director has the right, at any reasonable time, and at the Property Owners Association's expense, to (i) examine and copy the Property Owners Association's books and records at the Property Owners Association's Principal Office and (ii) inspect the Property Owners Association's properties.

6.05 Notices. Any notice required or permitted by the Governing Documents must be in writing. Notices regarding enforcement actions must be given by certified mail, return receipt requested. All other notices may be given by regular mail. Notice is deemed delivered (whether actually received or not) when properly deposited with the United States Postal Service, addressed to (a) a Member at the Member's last known address according to the Property Owners Association's records; and (b) the Property Owners Association, the Board, or a managing agent at the Property Owners Association's Principal Office or another address designated in a notice to the Members. Unless otherwise required by law or the Governing Documents, actual notice, however delivered, is sufficient.

6.06 Amendment. These Bylaws may be amended by a majority vote of the Board or by a majority of the Voting Members present at a meeting of the Members. The Property Owners Association will make a reasonable effort to provide all Owners with a detailed description, if not the exact wording, of any amendment. If the Members are to vote on the amendment, such description will be included in the notice of any annual or special meeting of the Property Owners Association if such proposed amendment is to be considered at said meeting.

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CERTIFICATION & ACKNOWLEDGMENT

As the Declarant of Woodland Oaks Subdivision, Phase I, and the initial and sole Member of the Woodland Oaks Homeowners Association, Inc., I certify that the foregoing Bylaws were adopted for the benefit of the Property Owners Association by the initial Board of Directors of the Property Owners Association at the organization meeting of the Board called by a majority of the Directors for the purpose of adopting these Bylaws.

SIGNED this 14th day of July, 2014.

SUN VALLEY ENTERPRISES, INC., a Texas corporation

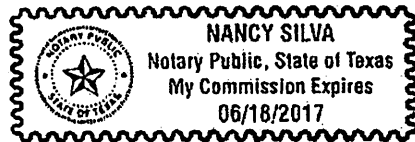
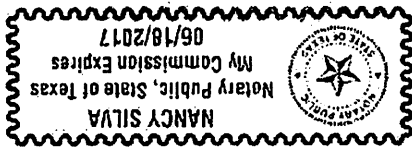
By: Kemp Dubea
KEMP DUBEA, President

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on 7/14/2014, 2014, by KEMP DUBEA, as the President of SUN VALLEY ENTERPRISES, INC., a Texas corporation, on behalf of said corporation.

Nancy Silva
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Matthew L. Jones
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Blvd., Suite 300
Westlaco, Texas 78596
Tel: (956) 968-5402
Fax: (956) 968-6089

RGV WOODLAND OAKS HOMEOWNERS ASSOCIATION, INC.
A Texas Non-Profit Corporation

**SECRETARY'S CERTIFICATE
OF
CORPORATE RESOLUTIONS**

January 20, 2021

I, Lea Erica Saldívar, am the duly qualified and acting Secretary of RGV WOODLAND OAKS HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "Corporation"), and as such, certify the following:

A meeting of the Board of Directors (the "Board") of the Corporation was held on January 20, 2021, to consider amendments to: (1) the Bylaws of RGV Woodland Oaks Homeowners Association, Inc.

After discussion and a vote, the Board adopted the following resolution:

WHEREAS, Article II, Section 2.01 of the Bylaws of RGV Woodland Oaks Homeowners Association, Inc. (the "Bylaws") provides that the affairs of the Corporation shall be managed by its Board;

WHEREAS, Article VI, Section 6.06 of the Bylaws provides that the Bylaws may be amended by a majority vote of the Board;

NOW THEREFORE, BE IT RESOLVED that the Board desires to put forth the following amendments to the Bylaws:

1. Amendment to Article I, Section 1.07 of the Bylaws. Article 1, Section 1.07 of the Bylaws relating to quorum requirements is deleted in its entirety.
2. Amendment to Article I, Section 1.08 of the Bylaws. Article 1, Section 1.08 of the Bylaws relating to majority vote is amended to read as follows:
"Votes representing more than fifty percent (50%) of the Voting Members present at a meeting are a majority vote."
3. Ratification of the Bylaws. All other terms and provisions of the Bylaws are hereby ratified to the extent they do not conflict with the provisions hereof.

[Signature page follows.]

RGV WOODLAND OAKS HOMEOWNER ASSOCIATION, a Texas non-profit corporation

By: Lea Erica Saldivar

Name: Lea Erica Saldivar

Title: Secretary

(Acknowledgment)

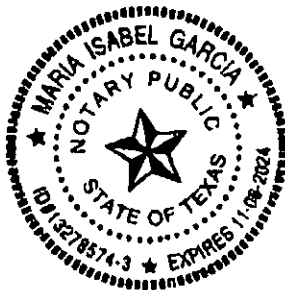
STATE OF TEXAS

§
§
§

COUNTY OF CAMERON

BEFORE ME, personally appeared

Lea E. Saldivar, acknowledged the foregoing document and subscribed his/her name thereto on behalf of RGV WOODLAND OAKS HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, in his/her capacity as Secretary, as the act and deed of said Corporation, for the purposes expressed therein on December 30, 2021.



[Signature]
Notary Public, State of Texas

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2021-55951

eRecording - Real Property

Recorded On: December 30, 2021 04:44 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$40.00

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Recorded Date/Time: December 30, 2021 04:44 PM
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Station: CCLERK19_07

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**STATE OF TEXAS
COUNTY OF CAMERON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX