

**BY-LAWS OF
SIESTA SHORES PROPERTY OWNER'S ASSOCIATION**

(SSPOA Property Owners voted to become effective August 1, 1998)

**ARTICLE I
FORMATION OF ASSOCIATION**

Section 1. This association shall be called Siesta Shores Property Owner's Association.

Section 2. This Association is formed as a nonprofit corporation under the Texas Nonprofit Corporation Act for the purposes of managing all affairs affecting the common interest of lot owners in Siesta Shores, Section I, including but not limited to, the collection from lot owners of all monies necessary to pay for budgeted operating expenses, taxes, insurance, authorized projects, and costs or expenses relating to the upkeep of the parks and public areas as may be deemed necessary by the majority of the voting members of lot owners in Siesta Shores, Section I in attendance at scheduled meetings or by proxy.

**ARTICLE II
MEMBERSHIP AND VOTING RIGHTS**

Section 1. There will not be a mandatory membership fee; only a mandatory annual assessment per lot of \$35.00, which is the minimum amount necessary for the payment of the North and South Park taxes, liability insurance and basic operating expenses. There will be a voluntary membership fee to cover authorized projects or improvements, such as upkeep of the parks and public areas. Every lot owner in Siesta Shores, Section One shall be a member of this Association. A "member in good standing" shall be deemed to be a member who is not delinquent in payment of the mandatory annual lot assessment, which must be paid within sixty days after notice is given of payment due.

Only members in good standing shall have voting rights and parks access.

Section 2. Members shall be entitled to one (1) vote for each lot in which they hold the interest. When more than one person holds such interest in any lot, the vote for such lot shall be determined by the owners, but in no event shall more than one vote be cast with respect to any such lot.

Section 3. A husband and wife shall be considered as joint owners of any lot or lots and as such shall be entitled to only one (1) vote for each lot owned.

By-Laws SSPOA

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy
K. Haywood
5-12-00
K. HAYWOOD

Section 4. At any meeting of the Association, a member entitled to vote may vote by proxy executed in writing by the member or his duly authorized agent. The proxy vote shall be mailed to the Secretary of the Association to be received at least one (1) day prior to the scheduled meeting date.

Section 5. For purposes of election of Association Directors or approval of projects, election or approval shall be by majority vote of the members in attendance at scheduled meetings or voting by proxy.

ARTICLE III

BOARD OF DIRECTORS

Section 1. Authorized projects and services shall be carried out by the Board of Directors, consisting of five (5) members, elected by majority vote of the members of Siesta Shores Property Owner's Association in attendance or by proxy at called meeting.

Section 2. The five (5) member Board of Directors shall consist of a President, Vice President, Secretary, Treasurer, and one (1) resident member at large.

Section 3. Directors elected by Siesta Shores Property Owners shall serve a term of two (2) years. New elections for Board of Directors will be held at the annual meeting to fill any vacancies which may occur during term of office. Persons can be re-elected to the same position on the Board of Directors, provided that one person does not hold the same position for more than two (2) terms.

Section 4. A member of the Board of Directors may be dismissed from his/her position on the Board by a majority vote of the members of the Association. If dismissal occurs, or a vacancy otherwise occurs on the Board, the remaining Board of Directors will appoint someone to fill the vacant position until the next annual meeting for election of the new officers.

Section 5. Positions on the Board of Directors shall be non-compensatory, but the Board may authorize reimbursement of actual expenses incurred by any Board member during performance of authorized Board functions.

Section 6. The Board of Directors, as representatives of the members of the Association, shall establish the policies, criteria, and limitations within which the Board shall administer the affairs of the Association. Pursuant to these general duties, the Board of Directors shall be responsible for the specific accomplishment of the following duties, among others:

- A.** Collect annual assessment per lot for payment of County and School District taxes on the North and South Parks.
- B.** Collect assessment per lot for costs of all projects approved by Siesta Shores Property Owners.
- C.** Establish an operating fund with which to administer the affairs of the Association. Residual funds from payment of taxes and authorized projects will be placed in the general operating fund.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy

K. HAYWOOD

D. Maintain complete records of all money received and expended, and make a full report thereof to the membership at each annual meeting of the Association. Said records shall be open for inspection by any member of the Association.

E. Study and approve or deny plans submitted by the Board of Directors for the accomplishment of the purposes of the Association.

F. Keep a complete record of all meetings of the Directors and the proceedings thereof, such records to be open to the inspection of the membership.

G. Request of the membership the contribution of labor or other personal services and the donation of materials which may help to accomplish the goals of the Association without undue financial obligation.

H. Serve as chairman of various committees as established by the Board of Directors and to select additional Siesta Shores property owners for service on such committees.

Committee chairmen shall be appointed at the time of the general elections and will serve a two-year term of office; said chairmen will enlist community members to serve on each committee. At the Board's discretion, a community member may be appointed to serve as Committee Chairman on selected committees. Committee Chairmen may be requested to give reports at selected Board meetings. Various committees may be appointed as necessary; however, Siesta Shores, Section I **Standing Committees** are as follows:

-Hospitality/Welcome Committee: shall coordinate and organize hospitality events at all social functions, including but not limited to, all General meetings and annual events. This Committee shall also welcome all new residents into the Siesta Shores, Section I community and provide them with copies of the community By-Laws and other appropriate information.

-Parks Committee: shall maintain control of park keys, official lists of each property owner possessing key(s), monies collected and disbursed during the year, bi-annual report of all monies in key account, and accounting of additional keys in property box of Siesta Shores, Section I. An official key fee report shall be entered quarterly in official Treasurer's Reports. Board Treasurer will be an acting member of this Committee.

-Finance Committee: shall be chaired by the Board Treasurer. The primary responsibility of this Committee shall include, but not be limited to, the preparation and presentation at the Annual September General Meeting of a Proposed Annual Budget.

-Issues Committee: shall be a committee available to all members of the community who have matters which individuals feel should be addressed by the Board.

I. Receive input from Siesta Shores property owners on projects or actions needed and present those requests to the Board of Directors at scheduled Board Meetings.

J. The Board of Directors shall secure insurance for officers, parks and other authorized items by bond or otherwise, in such terms and with such surety or securities as said Board shall require.



ARTICLE IV

THE PRESIDENT

Section 1. The President shall preside over all meetings of the membership and of the Board of Directors.

Section 2. He/she shall execute on behalf of the Association all contracts and other instruments of writing which have first been approved or authorized by the Board of Directors.

Section 3. He/she shall serve as general manager of the Association and be responsible for the operation thereof, subject to the limitations and restrictions of budget, policy and criteria established by the Board of Directors.

Section 4. The President shall be a member ex-officio of all committees and shall be notified of all meetings in advance so as to be available and shall be advised of the action of all committees.

ARTICLE V

THE VICE PRESIDENT

Section 1. The Vice President, in the absence or inability of the President to serve, shall preside at all meetings of the membership and the Board of Directors.

Section 2. In the absence or inability of the President to serve, the Vice President shall have all the power authority, and shall perform all the duties conferred by these By-Laws upon the President.

Section 3. He/she shall perform all such other duties and have all such other authority as may be delegated by the President with the approval of the Board of Directors.

ARTICLE VI

THE SECRETARY

Section 1. The Secretary shall keep a record of all meetings and proceedings of the Board of Directors and the membership.

Section 2. He/she shall prepare and deliver or mail notices of meetings of the Board of Directors and of the membership.

Section 3. He/she shall keep appropriate records showing the membership of the Association, together with their addresses as furnished him/her by such members.

Section 4. He/she shall perform all such other duties and have all such other authority as may be prescribed by the Board of Directors or as provided in these By-Laws.



ARTICLE VII

THE TREASURER

Section 1. The Treasurer shall keep and maintain, and provide for full and complete records of all matters with respect to the financial affairs of the Association. Such Records shall at all times show the ownership of each and every lot within the addition and the address of the owner. Such records shall also disclose all disbursements which shall be supported and substantiated by proper vouchers and other appropriate evidence.

Section 2. He/she shall prepare for the Board of Directors, as requested by the Directors, a full and complete analysis and report in proper form of the financial condition of the Association, and present such reports to the Directors and the membership at the regular meetings.

Section 3. He/she shall deposit, or cause to be deposited, all money and other valuable effects received by the Association in the name and to the credit of the Association as directed by the Board of Directors. He/she shall withdraw all such funds from the bank pursuant to proper resolution of the Board of Directors only. The Treasurer shall make regular business deposits and disbursements as he/she may be directed to do by the President or by the Board of Directors and upon proper voucher or other evidence of disbursement authority.

Section 4. He/she shall perform such other duties and have such other authority as may be prescribed by the Board of Directors or as provided in these By-Laws.

VIII.

MEETINGS

Section 1. The annual meeting of the Membership of the Siesta Shores Property Owners Association shall be held on the last Saturday in September of every year. At each bi-annual meeting the Membership will have the duty to elect a Board of Directors to serve until the next bi-annual meeting. Any business may be transacted at an annual meeting, except as otherwise provided by law or by these By-Laws.

Section 2. Additional meetings of the Siesta Shores Property Owners Association may be called during the year for specific purposes, provided that no more than four (4) meetings be called in any given year.

Section 3. The Board of Directors shall determine the dates, times and location of called meetings.

Section 4. Notice of meetings of the Association shall be written and mailed to each member at least fifteen (15) days prior to the called meeting date.

Section 5. At any meeting of the Association, voting members present in person or by proxy shall constitute a quorum for the transaction of business, and a majority of the votes cast by members either in person or by proxy at such meeting shall be the act of the members and shall bind the Association.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 5-12-00



Dana DeBeauvoir, County Clerk

By Deputy

K. Haywood
K. HAYWOOD



Section 6. Meetings of the Board of Directors may be called by any member of the Board. Such meeting should be called before and after meetings of the full memberships of the Siesta Shores Property Owners Association.

ARTICLE IX

THE BY-LAWS

Section 1. These By-Laws are duly and legally adopted as evidenced by the signature of each Director hereto.

Section 2. Amendments may be made to these By-Laws by a vote of a majority of the members present in person or by proxy at any regular meeting of the members of this Association.

ARTICLE X

MISCELLANEOUS PROVISIONS

Section 1. Effective August 1, 1998 dogs shall not be permitted to run loose in Siesta Shores, Section I. They either must be restrained by leash or tether or, under close supervision within sight and control of Siesta Shores, Section I property owner or guest. Dogs fenced within owner's property line must be restrained to the owner's property in such a manner as to ensure that persons walking or riding upon streets or common property will not be threatened or menaced.

These By-Laws are duly adopted as the By-Laws of Siesta Shores Property Owners Association, Section One as amended by majority vote of members to become effective this on the 1st day of September, 1998.

[Handwritten signature]

Acting President
(Fulfilling positions Vice-President, Secretary, Treasurer until annual elections)

Return:

Greg Taylor (SSPOA)
832 Windy Shores Loop
Spicewood TX 78669

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Handwritten signature]

05-12-2000 03:16 PM 2000073221
HAYWOODK \$31.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 5-12-00



Dana DeBeauvoir, County Clerk

By Deputy

[Handwritten signature]
K. HAYWOOD

06/11/04

Siesta Shores POA
Profit & Loss Prev Year Comparison
 January through December 2003

	Jan - Dec '03	Jan - Dec '02	\$ Change	% Change
Ordinary Income/Expen...				
Income				
Dues				
Sec I	3,010.00	3,987.50	(977.50)	(24.5)%
Sec II	1,800.00	2,580.00	(780.00)	(30.2)%
Total Dues	4,810.00	6,567.50	(1,757.50)	(26.8)%
Total Income	4,810.00	6,567.50	(1,757.50)	(26.8)%
Expense				
General Expenses				
Printing	0.00	(7.87)	7.87	100.0%
Postage and Deliv...	0.00	27.30	(27.30)	(100.0)%
Accounting	0.00	250.00	(250.00)	(100.0)%
Legal Fees	396.00	312.30	83.70	26.8%
Meetings	0.00	91.49	(91.49)	(100.0)%
Total General Expe...	396.00	673.22	(277.22)	(41.2)%
Park Maintenance				
Trees & Grounds	0.00	4,053.49	(4,053.49)	(100.0)%
Property Taxes	91.23	92.25	(1.02)	(1.1)%
Insurance	2,413.85	2,388.75	25.10	1.1%
Total Park Maintena...	2,505.08	6,534.49	(4,029.41)	(61.7)%
Total Expense	2,901.08	7,207.71	(4,306.63)	(59.8)%
Net Ordinary Income	1,908.92	(640.21)	2,549.13	398.2%
Net Income	1,908.92	(640.21)	2,549.13	398.2%