

STATE OF TEXAS

COUNTY OF SMITH

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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, personally appeared JAMES B. HAMILTON, who being duly sworn, deposed as follows:

"My name is JAMES B. HAMILTON. I am the President of Country Place Community Association, Inc. ("the Association"). I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.

"I am the custodian of the books and records of the Association. Attached hereto are 10 pages of the books and records of the Association, a document titled "By-Laws of Country Place Community Association, Inc." These records are kept by the Association in the regular course of business, and it was the regular course of business for a representative of the Association, with knowledge of the act, event, condition, opinion, or diagnosis recorded to make the record or to transmit information thereof to be included in the record, and the record was made at or near the time or reasonably soon thereafter. The records attached hereto are the original or exact duplicates of the original.

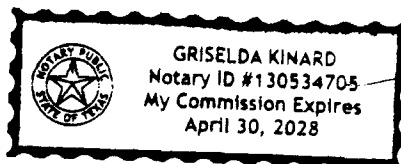
"Based on the Association's business records and other information relayed to me by members, officers, and directors of the Association, the attached document titled "By-Laws of Country Place Community Association, Inc." is the official Bylaws of the Association that were adopted by the Members on October 31, 1987."

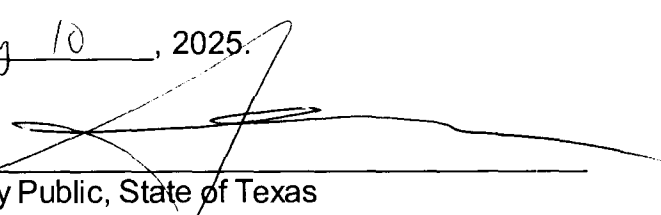
"Further Affiant sayeth not."



JAMES B. HAMILTON, President
Country Place Community Association, Inc.

SIGNED under oath before me on January 10, 2025.





Notary Public, State of Texas

COUNTRY PLACE COMMUNITY ASSOCIATION

RESTRICTIONS BY LAWS

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.
(CPCA, INC.)

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First Printing April 1990



SCALE:

MAP:03190

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INTRODUCTION

Phase I Restrictions were originally declared by document dated January 11, 1979 by developers Larry P. Branch and wife Carol Ann Branch. The document was filed of record January 15, 1979 in Smith County, Texas and is recorded in Volume 1720 Pages 158 through 164. Phase I was described as a 272 acre tract and at the time was owned 100% by the Branches. Article 6 provided for the amendment of the Restrictions if approved by owners of 55% of the acreage. Article 10 provided that additional land that Branch was in the process of buying (specifically 200 plus acres of land) would also be subject to the same set of restrictions. Phase II was later developed from this 200 plus acres.

Phase I Restrictions Amended were declared by document dated April 30, 1979 by developers Larry P. Branch and wife Carol Ann Branch. The document was filed of record April 30, 1979 in Smith County, Texas and is recorded in Volume 1735 Pages 16 through 23. The Amended Restrictions included the original Restrictions as well as additional amendments. A copy of these Amended Restrictions are enclosed on pages 19-26.

Phase I Restrictions were amended a second time by document dated May 7, 1979 by ten property owners who comprised more than 55% of the acreage ownership. This document was filed of record July 11, 1979 in Smith County, Texas and is recorded in Volume 1746 Pages 772 through 775. A copy of the Second Amended Restrictions is enclosed on pages 27-30.

Phase II Restrictions were declared by document dated June 2, 1981 by developers Larry P. Branch and wife Carol Ann Branch. The document was filed of record June 2, 1981 in Smith County, Texas and is recorded in Volume 1878 Pages 329 through 336. A copy of Phase II Restrictions is enclosed on pages 31-38.

In order to maintain 100% accuracy of information, these restrictions have been copied from our file copy but reduced from legal to letter size page. Ink marks and other smudges on the original are beyond our control. However, we feel that accuracy is more important than looks.

BY-LAWS OF
COUNTRY PLACE COMMUNITY ASSOCIATION, INC.

ARTICLE I - NAME AND PURPOSE

Section 1.1 - Name The name of this organization shall be Country Place Community Association, Inc., hereinafter referred to as the "Association" or "corporation," a non-profit entity incorporated under the laws of the State of Texas.

Section 1.2 - Address The corporation shall maintain its registered office and a registered agent in Smith County, Texas as required by the Texas Non-Profit Corporation Act. The registered office shall be the principal office of the corporation in the State of Texas, and the corporation may have such other offices as the Board of Directors may determine or as the affairs of the corporation may require from time to time.

Section 1.3 - Purpose The Association exists for the use and enjoyment of its members of all classes, their immediate families and guests and for such other purposes as may be set forth by its Board of Directors consistent with the Texas Non-Profit Corporation Act and the Articles of Incorporation of this corporation or its predecessor corporation.

ARTICLE II - MEMBERSHIPS

Section 2.1 - Classes of Members The Association shall have three (3) classes of members as follows:

1. Lakes and Parks Shareholding Members - Lakes and Parks Shareholding Members, hereinafter referred to as Lakes Members, shall consist of the record owner, whether one or more persons, of the fee title to any subdivided lot which is a part of Phase II of Country Place Subdivision, Smith County, Texas or subject to Phase II deed restrictions and amendments thereto; and/or the record owner, whether one or more persons, of the fee title to any subdivided lot which is a part of Phase I of Country Place Subdivision, or subject solely to Phase I deed restrictions and amendments thereto if such Phase I owner elects to apply for and acquire such membership status.

Lakes Members shall not include any mortgagee or lienholder until title has been acquired by said entity pursuant to foreclosure or other proceedings in lieu of foreclosure. Lakes Members shall be subject to approval by the Association's Board of Directors. No Lakes Membership shall be denied without good cause as determined solely by the Board of Directors. The Lakes Member's membership fee shall be in an amount as set by the Association's Board of Directors.

2. General Member - A General Member of the Association shall consist of the record owner, whether one or more persons, of the fee title to any subdivided lot which is a part of Phase I of Country Place Subdivision, Smith County, Texas, who is not a Lakes Member as provided above in these By-Laws. General Members shall be subject to approval by the Association's Board of Directors. No General Membership shall be denied without good cause as determined by said Board of Directors. The General Members

membership fee, if any, shall be in the amount as set by the Association's Board of Directors.

3. **Acquiring Member** - An Acquiring Member of the Association shall consist of a General Member of the Association (who has met all the requirements of being a General Member in good standing) who is making payments for the acquisition of a Lakes Membership in the amounts and upon the terms and conditions as set by the Association. Acquiring Members shall be subject to approval under the same terms and conditions as Lakes Members. The Acquiring Members membership fee shall be that as is set by the Association's Board of Directors for General Members (unless said Acquiring Member is already a General Member and has paid any required membership fee associated therewith) plus an additional amount upon such terms and conditions as set by the Board of Directors. Once the terms for acquiring a Lakes Membership have been fully met, a Lakes Membership Certificate shall be issued with no additional initial membership fee being required by the Association.

Section 2.2 - Members Inclusion All the above classes and definitions of members shall include both husband and wife (when applicant is married) and shall also include all unmarried persons under 25 years of age who are members of the household family of said Association member, provided that the Association's Board of Directors may in its sole discretion extend said membership past the age of 25 years for any family member of an Association Member.

Section 2.3 - Number of Memberships The total number of members (of all classes) shall be as set by the Board of Directors.

Section 2.4 - Application for Membership All applicants for membership shall complete the application required by the Board of Directors. General Members must be approved by the Association's Board of Directors upon submission of the application and membership fee, if any. The Lakes Committee may upon review of application approve said applications for Lakes Members and Acquiring Members.

Section 2.5 - Division of Ownership Should the membership become the property of more than one person in any manner, such persons shall designate among themselves one person to be the owner of the membership. Said designated member shall be responsible for all dues and assessments. Nothing contained herein shall in any manner or degree prejudice the rights of the Association to collect any delinquent dues or assessments, jointly and severally, from any joint owners. It is the express purpose of the Association that a membership shall be limited to the use of one member (as member is defined above). Husband and wife shall be considered one owner and no designation among themselves as to the owner shall be necessary except in the event of a divorce at which time a designation must be made by the member.

Section 2.6 - Voting Rights Membership voting shall be as follows:

1. Each General Member shall have one (1) vote on each matter submitted to a vote of the membership. Each Acquiring Member shall be entitled to only his one (1) vote due to his General Member status.

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BY-LAWS OF COUNTRY PLACE

2. Each Lakes Member shall be entitled to one (1) vote for each Lakes Membership which said Member owns, on each matter submitted to a vote of the membership.
3. On matters which must be voted on by Lakes Members only, each Lakes Member shall be entitled to one (1) vote for each Lakes Membership which said Member owns on each matter submitted to such restricted vote. No General Member or Acquiring Member may vote on matters restricted to voting by Lakes Member as set out in these By-Laws.
4. In the event any membership is owned by more than one person, the vote of a majority of such owners shall constitute the one (1) vote allocable to such membership, and any dispute as to what constitutes a majority of such owners shall be determined by the President of the Association, and such determination shall be final.
5. No member against whom a delinquent payment on dues, assessments, fines or contractual obligations to the Association exists may exercise his right to vote until all such delinquent payments have been paid in full.
6. Any matter submitted to the membership for vote shall require the affirmative vote of a simple majority of the voting membership unless otherwise provided herein.

Section 2.7 - Termination of Membership General Members, Acquiring Members, and Lakes Members' memberships shall terminate upon the resignation by said member in writing addressed to the Board of Directors; when said member is delinquent in the payment of dues, assessments, fines, or contractual obligations to the Association and after 14 days notice to the member in writing from the Board of Directors that said delinquency must be paid in full or termination of membership will occur; and/or by the member ceasing to be a bona fide owner of fee title to property in Phase I or Phase II of Country Place Subdivision, Smith County, Texas. Owners of fee title to a subdivided lot in Phase II of Country Place Subdivision are required by Deed Restrictions to own one membership for each subdivided lot in Phase II of Country Place Subdivision and said members may not resign or jeopardize their membership status in violation of the Deed Restrictions.

The Board of Directors of the Association may assess a lakes and parks stock transfer fee in any amount said Board deems reasonable in its sole discretion, except said fee shall not exceed \$100.00. Said transfer fee may be waived on individual cases by the Board of Directors in its sole discretion.

No resignation of membership or termination of membership shall terminate the obligation of the owner or owners of such membership to pay the delinquent dues, assessments, fines, or contractual obligations then due on such membership, or to free such lot from the lien of such assessment or delinquency.

Section 2.8 - Additional Subdivided Lots Upon subdivision of any lot in Phase II of Country Place Subdivision (or subject to those Phase II restrictions), Smith County, Texas, Owners of said newly subdivided lots must acquire a Lakes and Parks Shareholding Membership upon subdivision of said lots and must pay all fee, and assessments association therewith.

ARTICLE III - GOVERNMENT

Section 3.1 - Board of Directors The affairs of the Association shall be managed by a seven (7) member Board of Directors elected by voting members of the membership at large (General Members, Acquiring Members, and Lakes Members). A portion of the Board of Directors will be elected at each annual meeting of the Association. One must be a voting member of the Association to qualify as a Board of Directors member.

Section 3.2 - Officers The Board of Directors shall elect officers from the Board's members.

Section 3.3 - Tenure The Board of Directors after the initial Board Tenure set out in Section 3.4 shall serve two (2) year terms. A Director may succeed himself/herself only once.

Section 3.4 - Initial Tenure The initial Board, following their election shall draw lots such that three (3) members will serve a two (2) year term and four (4) members will serve a one (1) year term.

Section 3.5 - Meetings of Board A regular annual meeting of the Board of Directors shall be held without notice other than by this by-law within one week following the annual meeting of the members. The Board of Directors shall provide for regular meetings of the Board of Directors by resolution and without other notice being required. Notice of any special meeting shall be given by the President of the Association to each Board member at least four (4) days prior to such meeting, unless all members agree to a shorter notice period.

Section 3.6 - Quorum A majority of the members of the Board of Directors shall constitute a quorum.

Section 3.7 - Vote A majority vote of the directors present at a meeting is required to transact business unless the act of a greater number is required by law or by these by-laws.

Section 3.8 - Removal and Vacancies Members of the Board of Directors may be removed from office upon simple majority vote to remove by the total voting membership at a special meeting or annual meeting of the voting members (whether such vote is in person or by proxy). Any vacancy occurring in the Board of Directors shall be filled by a majority vote of the Board of Directors and said director selected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

Section 3.9 - Compensation Directors shall not receive any salaries for their services, but shall be entitled to reimbursement for reasonable expenses of attendance or service if allowed by a majority vote of the Board of Directors, but nothing contained herein shall be construed to preclude any director from serving the Association in any other capacity and receiving compensation therefor.

Section 3.10 - Additional Responsibilities The Board of Directors shall take all action necessary for the governing of the Association, care and upkeep of corporate assets, promulgating of rules and regulations of the Association,

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establishing and maintaining committees of the Association, fix and impose penalties for violations of by-laws and restrictions, promote the development and family quality of life of Country Place Subdivision. Board Members may serve on any committee created by these By-Laws or by the Board of Directors.

Section 3.11 - Absences Absence of any Board Member from two (2) consecutive meetings unless excused by the President, or unless satisfactory explanation be made to the Board of Directors at the next regular monthly meeting after the last such absence, shall be deemed a resignation from the Board, which vacancy shall thereupon be filled by appointment of a new director by the Board.

Section 3.12 - Election of Board The Board of Directors shall submit to the membership not less than thirty (30) days prior to the annual meeting, the names and qualifications of candidates they nominate for election to the Board of Directors. Said Board shall nominate at least six (6) candidates to present to the voting membership at each annual meeting. Additional nominations for election to the Board of Directors shall be accepted from the floor. The Election of the Directors shall be held at the annual meeting of the voting membership on the last Saturday in April of each year. The elections shall be by secret ballot, counted and certified by at least two judges elected by the voting membership prior to the balloting. Elected Directors shall be those four (4) or three (3) candidates, in alternate years, receiving the most ballots from the total cost.

Section 3.13 - Officers The officers of the Association shall be a President, one or more Vice-Presidents (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer, and such other officers as may be elected by said Board of Directors. Officers shall not receive any salaries for their services but may be reimbursed for actual out-of-pocket expenses incurred in the performance of their duties as officers of the Association as approved by the Board of Directors.

1. President's Duties - The president shall be the principal executive officer of the Association and shall in general supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the Board of Directors or general voting membership; see that all resolutions and orders of the Board are carried out; sign, with the Secretary or any other proper officer of the association authorized by the Board any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except where such signing is delegated to another officer or agent of the corporation, and in general he shall perform all duties necessary and incident to the office of President and as prescribed by the Board of Directors from time to time.
2. Vice-President - The Vice-President or Vice-Presidents shall perform all duties of the President in his/her absence as authorized by the Board of Directors.
3. Secretary - The Secretary shall record the votes into the minutes; keep the minutes of all proceedings; maintain a membership registry containing the names and addresses of all members; notify the membership and Directors of all meetings, and perform all duties assigned by the Board of Directors and President.

4. Treasurer - The Treasurer shall receive and deposit in an appropriate bank account or accounts designated by the Board of Directors all monies of the Association and shall disburse such funds as directed by Resolution of the Board of Directors or as approved in the annual budget. The Treasurer shall perform all duties incident to the office of Treasurer, maintain the books of account on fees, dues, assessments, fines, and contractual obligations of the membership as provided by these by-laws or order of the Board of Directors. Said Treasurer shall issue certificates as to the amount due, if any, by any member to the Association, which certificate shall be conclusive evidence of payment of any installment of any assessment or other sum which may have become due prior to the date of such certificate. The Treasurer shall sign all checks with or without a co-signature as required by the Board of Directors. The Treasurer shall maintain proper books and shall prepare an annual meeting and at such other times as requested by the Board of Directors.

ARTICLE IV - COMMITTEES

Section 4.1 - Committees Appointed Committees of the Association shall be comprised of a Chairman and one or more members, one of which shall be a member of the Board of Directors. Committees shall be appointed by the Board of Directors and their terms of service shall expire at the time of the annual meeting of the voting membership.

Section 4.2 - Standing Committees Standing Committees of the Association and their duties are as follows:

1. Newsletter Committee - The Newsletter Committee shall supervise preparation and distribution to all members of the Association of a bi-monthly newsletter which shall keep the membership informed as to activities of the members, actions of the Board of Directors and various committees, information on rules of association, news of the members, and other information included at the discretion of said newsletter committee. The purpose of the newsletter is to keep all members of the Association informed as to news affecting the membership and to assist in the development of a better community relationship between all members of the Association.
2. Social Committee - The Social Committee shall coordinate and schedule community activities including but not limited to playdays, dinners-on-the-grounds, workdays, and seasonal or party activities. The committee shall also inform and notify the membership of such activities. Additionally the Social Committee, shall coordinate and organize the annual picnic/voting membership meeting on the last Saturday of April of each and every year.
3. Restriction Committee - The Restriction Committee shall assist in the maintenance of property and restriction standards by receiving complaints and notifying property owners promptly, firmly and courteously of violations in deed restrictions. The Committee shall also serve as a forum to arbitrate property standards and restriction disputes and to instigate modifications to the recorded deed restriction if so requested reasonably by the voting members. The Committee shall make recommendations to the

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Board of Directors as to fines for violators of restrictions which the Committee is not able to arbitrate to an amicable resolution, and to recommend action by the Board of Directors to enforce the restriction and property standards which are being violated and which the Committee is unable to arbitrate to an amicable resolution.

4. Building and Planning Committee - The Building and Planning Committee shall perform any and all duties, acts, deeds, or other action necessary to fulfill the responsibilities placed in this Committee by any and all Deed Restrictions and Covenants upon property located in the Country Place Subdivision and such responsibilities and duties set out by the Board of Directors of this Association. The Committee shall establish guidelines and rules consistent with the deed restrictions of the subject properties for approval of site location and construction plan approval in Country Place Subdivision. All construction in Country Place must be approved by this Committee prior to the beginning of construction.
5. Lakes, Parks, Road and Other Facilities Committee - Only Lakes and Parks Shareholding Members, herein referred to as the "Lakes Member," in good standing may be members of the Lakes, Parks, Road and Other Facilities Committee, herein referred to as the "Lakes Committee." Such Committee shall make with Board approval and enforce any and all rules and regulations regarding Lakes Member membership, and Acquiring Member membership; dues, fines and assessments for said Lakes Members (which dues and assessments shall be in addition to those established by the Board of Directors for voting members of the association); dues, fines, assessments, and contractual obligations of Acquiring Members (which dues, assessments, and contractual obligations shall be in addition to those established by the Board of Directors for voting members of the association); maintain, repair, supervise, oversee and perform anything else in connection with all real property, lakes, parks, equipment, roads and facilities and improvements located thereon or used in connection therewith for the benefit and enjoyment of the Lakes Members and Acquiring Members (as restricted by the members of the Lakes Committee). Lakes Committee shall have the power to enforce with Board concurrence by lien or judgment as provided by the Deed Restrictions its rules, regulations, dues, fines, assessments, and contractual obligations as if it were the Board of Directors of the corporation when such action relates to Lakes Members and Acquiring Members. A General Member may not use the lakes, parks, privately owned roads, real property of the corporation, and other personal property and equipment maintained and owned by the corporation for the exclusive use of the Lakes Members and Acquiring Members.
6. Maintenance Committee - This Committee shall notify the appropriate agencies to repair and maintain roads and public utilities. They shall assist in the maintenance of public roads and public road rights-of-way in the subdivision and assist in promoting the general appearance of the subdivision.

Section 4.3 - Other Committees The Board of Directors may appoint other committees at their own discretion with the power and authorities delegated by said Board; however, these may not interfere with the powers of the Lakes, Parks, Road, and Other Facilities Committee.

Section 4.4 - Removal Committee members serve at the discretion of the Board of Directors and may be removed by majority vote of the Board.

ARTICLE V -- CERTIFICATE OF MEMBERSHIP

Section 5.1 - Issuance The Board of Directors shall provide for the issuance of certificates evidencing memberships and the class thereof, which shall be in such form as determined by the Board. Any lost, mutilated or destroyed certificates may be replaced upon such terms and conditions as the Board of Directors may determine. Upon transfer of title to any subdivided lot in Phase II of Country Place (or subject to Phase II restrictions), the certificates held by the previous owner shall be and become immediately null and void, and a new certificate shall be issued to the new owner upon approval of his membership by the Association. Restrictions on transfer of certificates and membership shall be noted on each certificate.

ARTICLE VI - DUES AND ASSESSMENTS

Section 6.1 - Association Dues The Board of Directors shall have the right to set the dues payable by the members of this Association, and the right to amend and increase or decrease said dues as the Board in its sole discretion deems reasonable and necessary. The Board of Directors shall determine the time, terms and conditions of payment of said dues. All unpaid and delinquent dues may bear interest at the highest legal market rate permitted until both delinquent dues and interest thereon is paid in full. If legal action is required to collect said delinquent dues and/or interest, costs or collection thereof and reasonable attorney's fees and costs shall also be the personal obligation of each person who is an owner of the membership at the time the delinquent dues and/or interest fell due. Each member of the Association by applying for membership in the Association, agrees to pay such monthly dues and to abide by the terms and conditions of these By-Laws.

Section 6.2 - Special Dues and Assessments The Board of Directors shall have the right to set the additional dues, initial membership fee, and to amend and increase or decrease said dues, initial membership fees as in its sole discretion deems reasonable and necessary. Any assessment or indebtedness of the Association requires a vote of the membership of the Association. The Board of Directors shall also determine, in its sole discretion, the time, terms, and conditions of payment of said dues and initial membership fees. All unpaid and delinquent dues shall bear interest at the highest legal rate permitted until both delinquent dues, fees, and/or assessments and interest thereon is paid in full. If legal action is required to collect said delinquency and/or interest, costs of collection thereof and reasonable attorney's fees and cost shall also be the personal obligation of each person who is an owner of the membership at the time the delinquency and/or interest fell due. Each member of the Association agrees to pay such monthly dues, initial membership fee, special assessment, capital improvement assessment, and interest and to abide by the terms and conditions of these By-Laws. Any monthly and special assessments, together with such interest and costs of collection thereof as herein provided shall be charged on the land of a member and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with interest and costs of collection

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thereof shall also be the personal obligation of the owner of the membership at the time the assessment fell due. Payments are due on the date set by the Board of Directors and are late and delinquent the day after said due date. If an assessment is not paid within thirty (30) days after the due date, the Association may bring an action at law against the owner personally obligated to pay the same or to foreclose the lien against the property, and in such event, there shall be added to the amount of such assessment and interest, reasonable attorney's fees and costs of any such suit. No owner may waive or otherwise escape liability for the assessments provided herein by non-usage of the property subject to control and management of the Association, or by abandonment of his property. Further, each member shall be required to pay assessments whether or not any building has been constructed or is being constructed upon his lot.

Any member owing any dues or assessments which are more than thirty (30) days delinquent shall not be entitled to use any of the properties of the Association nor shall such member be entitled to any privileges of membership in the Association.

Section 6.3 - Subordination of Lien to Mortgages The lien on any lot securing payment of the assessments provided for herein or any installment thereof shall be subordinated to the lien of any mortgage or mortgages placed upon the property prior to the due date of such assessment or any installment thereof. Upon foreclosure, or any other proceedings in lieu of foreclosure, any assessment thereafter becoming due shall become the obligation of the purchaser or other titleholder of such property, and shall constitute a lien thereon.

ARTICLE VII - RULES OF ORDER

Section 7.1 - Rules Robert's Rules of Order Revised shall govern the proceedings of all meetings of the organizations and its constituent parts except as provided by these By-Laws.

ARTICLE VIII - MISCELLANEOUS

Section 8.1 - Quorum No action may be taken without a Quorum of voting members present or in absentia. For general voting membership meetings a Quorum shall be thirty (30) percent of the voting membership attending in person or voting in absentia. For Board or Committee meetings, a Quorum shall consist of a majority of members being present.

Section 8.2 - Absentee Voting Persons not able to attend a general voting membership meeting may file with the Secretary a ballot to allow for their voting in absentia.

Section 8.3 - Contracts The Board of Directors may authorize any officer or officers or committee member of members, agent or agents of the corporation, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 8.4 - Gifts The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purpose or for any special purpose of the corporation.

Section 8.5 - Waiver of Notice Whenever any notice is required to be given under the provisions of law, or under the provisions of the Articles of Incorporation or by the By-Laws of this Corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent of the giving of such notice.

ARTICLE IX - AMENDMENT TO BY-LAWS

Section 9.1 - Amendment By-Laws may be altered, amended, or repealed and new By-Laws may be adopted by a majority of the voting members at the annual meeting, or at any special meeting called for such purpose, or by mail if deemed necessary by Board of Directors.

Section 9.2 - Severability Should any article, section or provision herein be voted by any act of law, the remaining provisions remain in full force and effect.

APPROVED BY VOTE OF MEMBERSHIP ON THE 31ST DAY OF OCTOBER 1987.



PRESIDENT

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.



SECRETARY

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.

COUNTRY PLACE
COMMUNITY ASSOCIATION, INC.
LAKES & PARKS

The Lakes & Parks are here for our enjoyment. Please keep them clean and beautiful.

Please abide by the rules listed below.

- (1) All Guests must be accompanied by a Member. Owners of property in Country Place who are non-members may not be guests on Association owned property.
- (2) Parking is allowed only in designated areas around the Lakes. ATV's and motorcycles are not permitted. Motor vehicles should not be driven into lake or park areas.
- (3) Do not litter. Please take all trash home with you. Be extra careful with bottles, pull tabs, etc.
- (4) Pets brought into the Park Area must be kept on a leash at all times. No horses are allowed in the Parks.
- (5) Fish may be taken as follows: These are per day limits, per person.

Bass	2 - must be at least 12"
Catfish	4
Crappie	5
Sunfish (perch)	5

Please release all fish you do not wish to keep. No trotlines, nets, seines, or any illegal means may be used to take fish. Our state laws will apply with exception to limits set above.

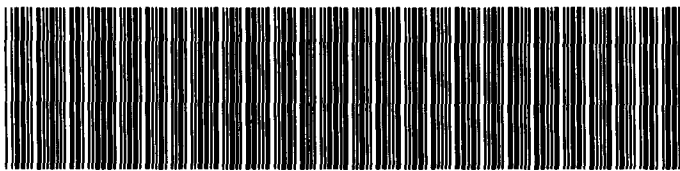
- (6) Gasoline engines are not allowed on boats in the Lakes. Electric troll motors may be used.

After use, please return all Association boats to their proper location and secure. No personal boats are to be left on Lakes or in Park Areas unattended at any time.

- (7) Swimming will be allowed only in designated areas. The Association has no lifeguards, so swimming will be at your own risk. The Lakes are deep and could be dangerous for inexperienced swimmers.

PARENTS: PLEASE WATCH YOUR CHILDREN AT ALL TIMES!!

- (8) No alcoholic beverages are allowed in Park Area.
- (9) Security checks will be made periodically. Do not be offended if you are asked to present your Membership Card.
- (10) You are strongly encouraged to use life preservers for all non swimmers and children age 12 and under.
- (11) Some equipment(life preservers, paddles, etc.) is available for your use. When used, all equipment should be returned to the storage building and the building securely locked. Children under 12 should not be permitted to use the equipment without an adult present.



VG-151-2025-202501002597

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202501002597

Real Property Recordings
RESTRICTION

Recorded On: January 28, 2025 02:41 PM

Number of Pages: 17

Billable Pages: 16

" Examined and Charged as Follows: "

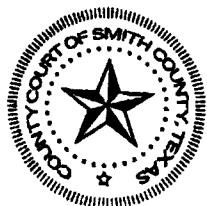
Total Recording: \$85.00

***** 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.

File Information:

Document Number: 202501002597
Receipt Number: 20250128000146
Recorded Date/Time: January 28, 2025 02:41 PM
User: Alma J



STATE OF TEXAS

Smith County

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 Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX