

**Bylaws
of
Midway Meadows
Voluntary Homeowner's Association Inc.
A Texas Corporation**

Article I. General Provisions

Section 1.01: NAME. The official name of this organization is the Midway Meadows Voluntary Homeowner's Association, Inc. (MMVHOA). The "Association" is incorporated under the laws of the State of Texas.

Section 1.02: ADDRESS. The business address of the Association is:

P.O. Box 700621
Dallas, TX 75370

The President of The Association may elect to change the physical mailing address at any time it is deemed appropriate and/or necessary.

Section 1.03: FISCAL YEAR. The fiscal year of the Association is each January 1 to December 31.

Section 1.04: PURPOSE. The Bylaws shall govern the Corporation and actions of its members. and facilitate the fulfillment of the purposes provided in the Articles of Incorporation.

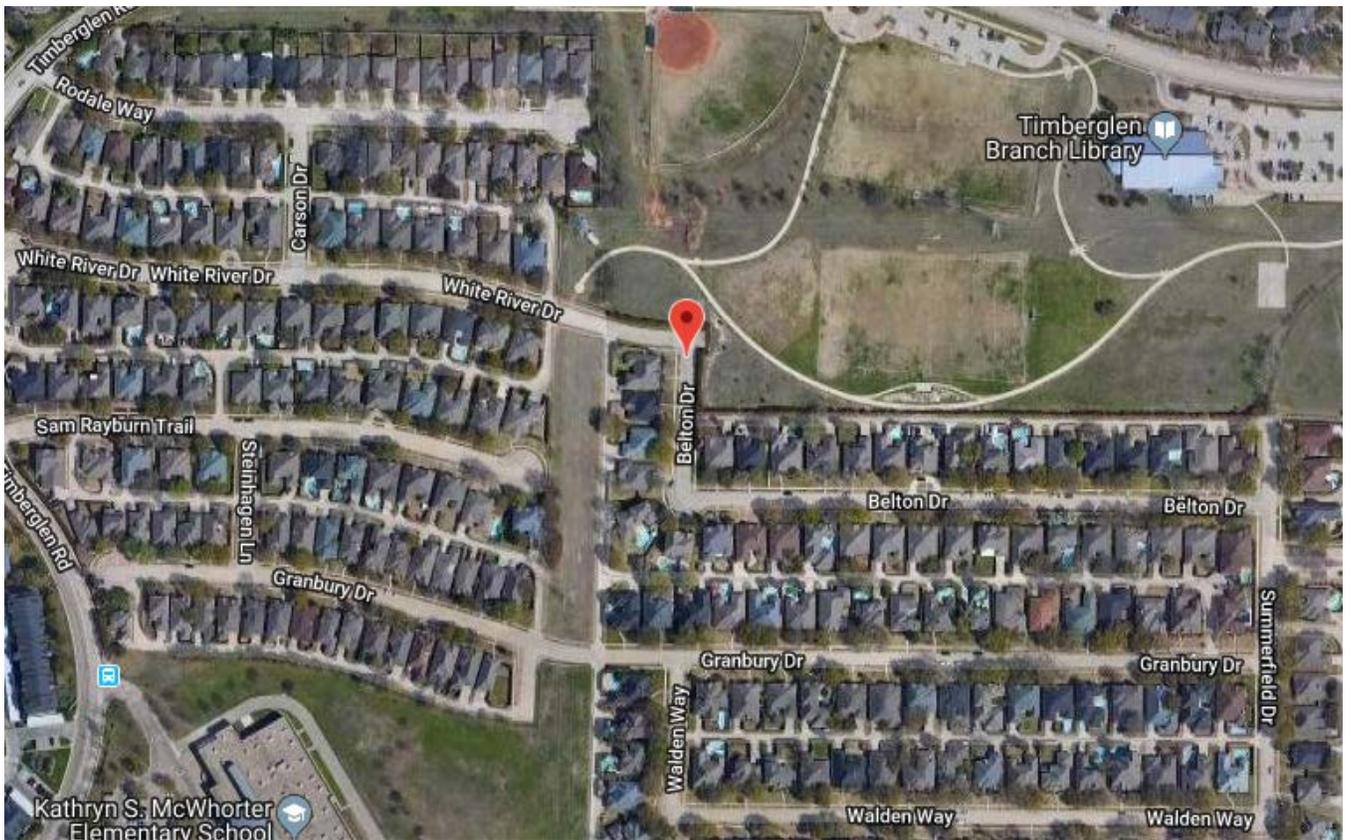
Article II. Definitions

All words and terms used herein which are defined in the Declaration shall be used herein with the same meanings as defined in those instruments. If a definition is not so defined within the Bylaws, Articles of Incorporation or Declaration then the definition found in Texas Statutes as so amended will be the definition applicable to these Bylaws, the Articles of Incorporation and the Declaration.

Article III. Boundaries

There are 224 lots encompassed within the boundaries of the Midway Meadows VHOA (223 homesites and one vacant lot owned by DH Horton). Streets included in the Association are (See attached image):

- **Walden Way**
- **Summerfield Drive**
- **Belton Drive**
- **Sam Rayburn Trail**
- **White River Drive**
- **Rodale Way**
- **Granbury Drive (East of the power lines and walking trail)**



North: Bordering and including Rodale Way to the north.

South: Bordering and including Walden Way to the south.

East: Bordering Midway Road to the east.

West: Bordering Timberglen Road to the west.

Article IV. Purpose

The purpose of the Midway Meadows Voluntary Homeowner’s Association is to provide an organized framework to promote, preserve, and enhance the quality of life and values in the Midway Meadows neighborhood. The Association’s goals are:

1. To protect and promote the best interests of the residents of the area, including safety initiatives, enhancing property values.
2. To promote and strive for the improvement and betterment of our parks and city services.
3. To promote and encourage a better community and civic spirit and to foster good will and friendship between and among all the residents.
4. To coordinate social activities that create a sense of neighborhood pride.
5. To establish relationships with other neighborhoods associations and coalitions.
6. To communicate in a unified manner with county, city and corporate officials regarding the general welfare and interests of Midway Meadows residents.

Article V. Legal Status

Section 1.01 CLASSIFICATION. The Association is a legal corporation, registered in the State of Texas. The Association will file and maintain non-profit status. The Association shall not be operated for the primary purpose of profit and no part of its net earnings or membership fees shall be used to the benefit of private individuals.

Section 1.02 POLITICAL POLICY. The Association shall be a non-partisan organization and shall not support candidates for public office. The Association may take positions on issues that affect the neighborhood including city/county/ISD taxes, safety and services. All actions appropriate to sustain an approved Neighborhood Association position must be authorized by the Board of Directors before the President or the President's representative may so act or comment in any official capacity.

Article VI. Participation

Section 1.01 VOLUNTARY. Participation in the Midway Meadows Voluntary Homeowner's Association is optional, but open to all 223 homes that sit within the boundaries of the neighborhood. (Streets and boundaries are documented in Article III.)

Article VII. Membership

Section 1.01 OWNER MEMBER. All legal Owners of properties within the designated boundaries of Midway Meadows Voluntary Homeowner's Association shall be eligible to join as full voting Members with all rights and privileges afforded by the Association.

Section 1.02 RESIDENT MEMBER. All renters or lessors of property within the designated boundaries of Midway Meadows Voluntary Homeowner's Association shall be eligible to join as full voting Members with all rights and privileges afforded by the Association.

Article VIII. Voting Rights

Section 1.01 OWNER MEMBER. Each Owner of a property within the boundaries of the Association will be eligible to cast ONE vote on all matters put before the membership, with paid in full dues.

Section 1.02 RESIDENT MEMBER. Each Resident Member renting or leasing a property within the boundaries of the Association will be eligible to cast ONE vote on all matters put before the membership, with paid in full dues.

Section 1.03 MULTIPLE MEMBER RESIDENCE. Each residence within the boundaries of the Association will be eligible to cast ONE vote on matters put before the membership with paid in full dues. A maximum of 223 votes are possible (one vote per eligible residence). Residences that are leased or rented where both Owner and Resident are members may only cast ONE vote on matters put before the membership.

Article IX. Annual Dues

Section 1.01 ANNUAL DUES. All Owner Members and Resident Members will pay the annual dues each February as determined by the Board of Directors.

Section 1.02 DUES AMOUNT. Dues will be established each December by the Board and communicated to the membership in advance of the Annual Meeting. The Board may elect to increase dues a maximum of \$25 per year without membership approval. Any increase greater than \$25 per year must be approved by the membership either during a scheduled membership meeting or by electronic vote.

Article X. Meetings

Section 1:01, General Membership Meetings. General membership meetings will be held annually at the beginning of each new year. The specific date will be decided by the Executive Board. Additional meetings may be held if the Executive Board so determines.

Section 1:02, Special Meetings. Special meetings may be called by the President of the Association, a majority of the Board Officers of the Association, or by a petition containing signatures of twenty-five (25) voting Members of the Association. Each household with paid membership is allowed one signature.

Section 1:03 Notice of Meetings. Written notice, identifying the time and place of General Membership and Special Meetings, shall be provided to each member of the Association at least 7 days before such meetings are to be held. Such notice of meetings will be mailed or emailed. All meeting notices will be posted on Midway Meadows website (www.midwaymeadow.org)

Section 1:04 Quorum. The members present at a General Membership and any Special Meeting shall constitute a quorum.

Section 1:05 Open Meetings. All General Membership and Special Meetings are open to all members.

Article XI Executive Board

Section 1:01 Officers. The elected officers shall constitute the Executive Board of the Association.

Section 1:02 Supervision. The Executive Board shall supervise the affairs of the Association in accordance with its stated purpose and policies; set the agendas for the General Membership and Special Meetings; transact any business between General Membership and Special Meetings of the Association and report thereon at the next General Membership and Special Meeting; and make recommendations to the members on matters before the Association.

Section 1:03 Board Meetings. The Executive Board shall meet monthly or as often as it determines. The time and place of the Executive Board meetings shall be determined by the members of the Executive Board. The Executive Board Meetings may be in person or may be held electronically (such as by e-mail or web conferencing) or telephonically, as long as two Executive Board Meetings per calendar year are held in person. Except in the case of electronic or telephonic meetings, These Executive Board meetings shall be open to any members of the Association and will be posted on the Association's website at least 1 day before an Executive Board Meeting.

Section 1:04 Cancellation of Meeting. The Executive Board may cancel Executive Board meetings at their discretion.

Section 1:05: Committees. The Executive Board may establish and/or dissolve committees, as it deems necessary. The President shall appoint the Chairperson of the committee, which must be an Owner Member, or Resident Member of the Association. Committees shall make recommendations to the Executive Board and shall not have authority to act on behalf of the Association without specific authorization from the Executive Board. The committees may include:

- Annual Party
- Communication & Web
- Crime Watch
- Landscape
- Street Representatives
- Yard of the Month

Article XII Officers

Section 1:01 Board Officers. The officers of the Association shall be the President, Vice-President, Secretary, Treasurer, Membership Director.

Section 1:02 Board Roles. The officers of the Association shall have the following duties and responsibilities:

President – Shall preside at all meetings of the Board and members, shall be charged with the general management and supervision of the affairs and operations of the Association and shall be *ex officio* a member of all committees of the Association. The President shall be responsible for development of budgets and managing the financial health of the Association.

Vice President – Shall attend and preside over any meeting the President is unable to attend. The Vice President will assist in the general management of the Association and act as a liaison as needed with city, county and school districts that impact the residents of the community.

Secretary – Shall attend all Board and membership meetings and keep records of all proceedings, votes and decisions cast during such meetings. The Secretary shall be the custodian of all non-financial records of the Association.

Treasurer – Shall attend all meetings of the Board and membership and shall keep full and accurate accounts of all income, receipts and disbursements. The Treasurer shall deposit all monies or other things of value in the name and to the credit of the Association in such bank or banks as the Board may approve from time to time. The Treasurer shall disburse the Association's funds under the direction of the Board, taking proper vouchers therefore, and shall render a report as to the financial position of the Association at all meetings of the Board and of the Members, not less than annually. The Treasurer shall be responsible for arranging for the filing of all required tax returns with any governmental authorities. The Treasurer shall be an authorized signatory on all Association disbursements, provided that, in the Board's discretion, another Board member may be designated from time to time as a signatory on the Association's accounts, either singly or jointly with the Treasurer.

Membership Director – Shall attend all meetings of the Board and membership and be responsible for the development of membership drives intended to expand the brand and awareness of the Association to non-members. The Membership Director will be the primary Board liaison with the Street Representative Chair and Committee and shall jointly design process for outreach to new residents who move into the community.

Section 1:03: Term of Office. Each officer shall be elected for a term of two (2) years with elections being held in alternating years to ensure continuity as Board changes occur. Elections will occur as follows:

2020 - President and Secretary for one-year terms

2020 - Vice President, Treasurer and Membership Director for two-year terms

2021- and thereafter – President and Secretary for two-year terms

Officers shall assume their duties on the 1st of the month following the elections at the General Membership Meeting.

Section 1:04 Eligibility. Any O w n e r Member in good standing with the **Association** and current on his/her annual dues is eligible for election to office. Once elected, all officers must maintain good standing with the Association in order to stay in office. Any Board member who fails to remain in good standing can be removed by a simple majority vote of the remaining Board members.

Section 1:05 Elections. Officers shall be elected at the General Membership meeting by a simple majority vote of members present.

Section 1:06 Nominations. In accordance with the board term schedule as noted in Article XII Section 1.02 requests for nominations for upcoming board elections will be posted on the association website, Members will be notified via email and/or printed form delivered to the address on file.

Section 1:07 Vacancies. In the event the President is unable to complete his/her term, the Vice-President shall become the President for the unexpired portion of the term. All other board vacancies the President and Officers shall appoint a member by a majority vote.

Section 1:08 Retirement. Upon retirement from office, each officer shall deliver to his/her successor, all records, papers, and property belonging to the Association.

Section 1:09 Removal of Officer. At a special meeting of the Members, duly called in accordance with Article VII of these Bylaws, any Officer may be removed from his/her position with just cause by a majority vote of the Members present at that special meeting. Just cause shall include, but not limited to, sale of the property, failure to properly maintain the residence and any action that results in the appearance of improper conduct for a Board Member. A successor may then and there be elected to fill the vacancy. Any Officer whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting prior to the vote for removal.

Article XIII Committees

As noted in Article XI Section 1:05 the board will appoint HOA members to Committee chairs that will assist in specialized areas to promote the Purpose of the Midway Meadow HOA as stated in Article IV of these By-Laws. The committee chairs to be represented are Annual Party, Communication & Web, Crime Watch, Landscape, Street Reps, Yard of the Month.

Section 1:01 Annual Party. Chairperson is in charge of communicating and organizing with the Board the Annual Summer Party. The party would entail catered food, entertainment and raffle. All owners/ residents of Midway Meadows are welcomed to participate. Cost depends on HOA membership.

Section 1:02 Communications & Web. Chairperson is responsible for updating the Midway Meadows website as well as producing the newsletters. This individual will work closely with the board and other committee members to properly report events and news of Midway Meadows.

Section 1:03 Crime Watch. Chairperson is responsible of keeping in touch with local authorities as to any incidents in the area and notifying Midway Meadows residents via Midway Meadows website and Nextdoor App. Chairperson will organize and promote meetings with Midway Meadows residents and local authorities to advise residents on how to best protect their homes.

Section 1:04 Landscape. Chairperson will oversee the maintenance of the Midway Meadow landscape. This individual will work with contractors on any issues with maintaining the landscape, and fountain. This individual will also be responsible for supervision of the installation of holiday decorations at Midway Meadows.

Section 1:06 Street Representative Chairperson. Will be responsible for delivering welcome baskets to new homeowners and promote HOA membership. Chairs will be responsible for delivering all Midway Meadow literature on behalf of the board. Chairs will be responsible for notifying residents of bulk pick up by putting up signage at the appropriate times.

Section 1:07 Yard of the Month. Chairperson will have its committee to assist in review of Midway Meadows resident's yards. To promote good spirit and resident upkeep and upgrades to their properties this individual will award selected addresses with Yard of the Month. Winners will receive a gift certificate for a list of preselected vendors. Signage will be placed in the winners' front yard and a picture taken to be sent to sponsoring vendors.

Article XIV Amendments

Amendments to these Bylaws shall be made at any regular or special meeting by a two-thirds (2/3) vote of the members who are present and in good standing, provided that notice of such meeting contains the proposed amendment(s) or a link to the website containing the amendment(s). Such amendment(s) shall be effective as of the date of enactment.

Article XV Dissolution of HOA

Midway Meadows Voluntary Homeowners Association, Inc may be dissolved with the majority vote of the Executive Board, provided that the disbursement of all monies and properties is acted upon prior to dissolution, and all liabilities and obligations of the corporation must be paid, satisfied, and discharged.

The By-Laws stated above have been approved and voted on by the Executive Board of the Midway Meadows Homeowners Association.

These By-Laws were adopted _____ of the year _____

Board members present:

Name

Position

Name

Position

Name

Position

Name

Position

The president certifies the above mentioned were present and agreed to By-Laws

Current HOA President

Date