

PALMERA PARK CORP
BYLAWS
MARCH 1, 2020

ARTICLE 1: (Name) Palmera Park Corp

ARTICLE 2: (Definition) This organization is a nonprofit, property owners association.

ARTICLE 3: (Use of Recreation Hall) Property ownership will entitle persons the use of the Recreation Hall and/or Recreation Area and its facilities, with the right to vote on anything pertaining to the Recreation Hall, recreation area and the use thereof. However, no owner shall use the Recreation Hall or Area for a private gathering or any purpose without first obtaining permission from the Board of Directors.

ARTICLE 4: (Budget) The Board of Directors will prepare a budget for each fiscal year (January 1 to December 31) and present the budget at the Annual Meeting of Palmera Park Corp.

A proper accounting will be kept of all receipts and expenditures and the books will be audited before each Annual Meeting of Palmera Park Corp.

ARTICLE 5: (Annual Meeting) The Annual Meeting shall be the 2nd Monday of January at 7:00 p.m. Each property owner shall have one vote no matter how many properties are owned.

Notice of all Palmera Park Corp Annual Meetings shall be posted on the doors of the Recreation Hall ten (10) days in advance and shall state time, date, place and purpose of the meeting.

ARTICLE 6: (Elections) A Nominating Committee of three (3) shall be appointed by the Board of Directors sixty (60) days prior to the election. A director shall act as chairman of this committee. Two additional committee members shall be selected from property owners. This committee shall present its nominations at the January Board of Directors meeting. The nominations will be presented at the Annual Meeting and further nominations may be made from the floor.

Property owners shall receive their ballots at the annual meeting. If a property owner cannot be present at the annual meeting, he or she may obtain an absentee ballot from the secretary and return it in a sealed envelope to be counted with the other ballots.

Note: Nominations from the floor cannot be included on absentee ballots. The presiding officer shall appoint a tally committee to collect and count the votes.

ARTICLE 7: (Meetings) The Board of Directors meetings shall be held on the first Monday of each month, commencing in November and as often as possible consistent with a quorum of four (4). Meetings shall be open to all property owners. Any property owner who wishes to speak at a Board of Directors meeting must contact the Board two (2) days prior to the Meeting to be put on the agenda. The secretary shall keep a permanent record of all Board and Annual Meetings, and such minutes shall be posted on the Corporate bulletin board along with monthly treasurer's reports.

ARTICLE 8: (Committees) The Board of Directors shall appoint the following committees. A Board Member shall be a representative on each of these committees.

- A. Building & Grounds
- B. Ladies
- C. Constitution & Bylaws - This committee shall meet prior to December. They shall present any suggested changes at the December Board Meeting. Those changes shall be acted upon at the Annual Meeting.
- D. Nominating
- E. Auditing - This committee shall be composed of three (3) property owners who shall audit the books and report at the Annual Meeting.
- F. Activities
- G. Other committees may be appointed by the Board of Directors.

ARTICLE 9: (Building & Grounds) The replacement of existing items or improvements shall be made as long as funds are available and approved by the Board of Directors. Any new purchases or improvements amounting to more than \$2,000 shall be presented at a special meeting of the Corporation and require a simple majority vote of property owners in attendance.

ARTICLE 10: (Guest Relations) The Board of Directors may make necessary rules about the use and conduct in the Recreation Hall and the Recreation Area to prevent unnecessary expense and abuse. Any property owner may bring guests to activities if they provide for their share of the expense and food. Such property owners shall be responsible for the conduct of their guest. No guest shall utilize the Recreation Hall or Recreation Area unless accompanied by a property owner.

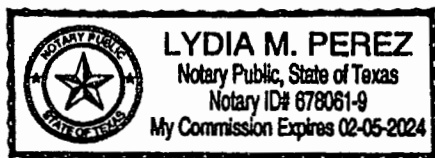
ARTICLE 11: (Amendments) The Bylaws may be amended or additional articles incorporated at the Annual Meeting only with an approval vote of a simple majority of property owners in attendance.

By: Susan Stauch
Susan Stauch, President

By: Robert Hobson
Robert Hobson, Vice President

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on this 2nd day of March, 2020, by Susan Stauch, President and Robert Hobson, Vice President of Palmera Park Corp., a Texas nonprofit corporation, on behalf of said corporation.



Lydia M. Perez
Notary Public, State of Texas

FILED FOR RECORD
AT 9:02 O'CLOCK A M

MAR 02 2020

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No. 2020-1859
By AS Deputy