

PALMERA PARK CORP
CONSTITUTION
March 1, 2020

ARTICLE 1: (Name) Palmera Park Corp

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

ARTICLE 3: (Property Owners) Refers to one record owner, whether one or more persons resides on the property.

ARTICLE 4: (Age Verification Procedures) At the time the proper age verification forms are given to new property owners or renters within Palmers Heights Subdivision, they will have ten (10) working days (Monday through Friday) to return these forms along with proper identification and age verification documents as per HOPA Regulations: Information Collection Requirements 100.306 and 100.307.

ARTICLE 5: If a property owner has paid all assessment fees and then sells his or her home, no assessments will be due by the new property owner for the remainder of that fiscal year.

ARTICLE 6: (Special Meetings) Special Meetings of Palmera Park Corp may be called by the Board of Directors or at the written request of one-fourth (¼) of all property owners.

Notice of Special Meetings shall be posted on the doors of the Recreation Hall ten (10) days prior to date selected and shall state time, date, place and purpose of meeting.

ARTICLE 7: (Directors and Officers) The Board of Directors shall consist of six (6) members. These members shall be elected for two-year terms. No director shall serve for more than two (2) consecutive terms (4 years). The Board of Directors shall elect their own President, Vice President, Secretary and Treasurer annually. The president shall preside at Board Meetings but not vote except in case of a tie. In case of the resignation or death of a member of the Board of Directors, his or her successor shall be named by the Board of Directors to serve until the next Annual Meeting. The Treasurer shall be bonded and that bonding shall be included in the Corporation Insurance.

ARTICLE 8: (Property Owners Covenant) Should it become advisable to revise or add to the covenants, all property owners shall be notified and invited to a General Meeting called by the Board of Directors to consider such changes. All property owners attending this meeting shall have one vote per property owner, whether they own one lot or multiple lots. Note: Joint ownership is considered one owner.

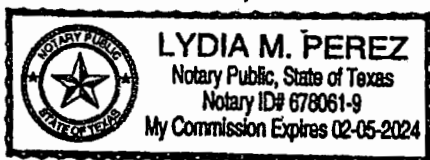
ARTICLE 9: (Amendments) The Constitution may be amended or additional articles incorporated at the Annual Meeting only with an approval vote of a simple majority of the property owners in attendance.

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.



[Signature]
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. 7820-1858
By AS Deputy