

SHIREWOOD HOME OWNER'S ASSOCIATION  
SUBDIVISIONS IV and V  
BYLAWS

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THE STATE OF TEXAS  
COUNTY OF BRAZOS

We, the undersigned property owners of Shirewood IV and V Subdivisions by Deeds duly recorded in the Deed Records of Brazos County, Texas, do, by this instrument, hereby ADOPT, RATIFY, CONFIRM, and AGREE to the covenants and restrictions set forth herein, and to the extent that they change the meaning and intent, do hereby amend and change the previous building and property use covenants and restrictions in force in Shirewood IV And V Subdivisions.

There shall be an administrative board known as the "Shirewood IV And V Board of Directors", composed of a President, Vice-President, Treasurer, Secretary and Sargent-at-arms. This board shall have the authority to promote and enforce the comprehensive and integrated application of these attached property use restrictions. The board may identify its membership by filing a recordable document annually, naming the members and the address at which the Board may be contacted. Failure to designate the membership of the Board by a recordable document shall not diminish or effect the authority of the Board to act pursuant to the terms of these restrictions.

Each Board member shall serve for a period of two(2) years. However, the term of office for each Board member shall be staggered so that each year, two(2) members term will expire. The remaining two members shall be elected by general vote to replace the retiring members. However if fifty percent(50%) of the lot owners, by signed petition, request that a member or all members be replaced by election, an election by the lot owners will be held ,and those elected by a majority of votes cast will constitute a Board.

At the Board's first meeting of the year the attending membership shall elect those offices open. The President shall take the initiative in arranging the time and place of HOA meeting. In the event of a vacancy in the Presidency or in their absence or disability,the Vice-President shall assume leadership and shall perform the duties of the President.\

In the event of incapacity, resignation, or death of any member of the Board,the other members shall fill the vacancy by appointing a successor from among the lot owners to serve out the un-expired term. In the event of two vacancies on the Board at the same time, election by general membership shall fill the vacancies.

The Board is hereby delegated authority by lot owners of Shirewood IV and V Subdivisions to enforce these restrictions by personal negotiations or legal proceedings against any person. Such proceedings may seek the recovery of damages, injunctive relief, or any other legal relief necessary.

Any three members of the Board shall constitute a quorum for the transaction of business at a Board meeting. In the event that an even number of Board members cannot reach an agreement on a matter, they shall have to wait until the time when an odd number of members are present to vote.

The members of Shirewood IV and V Subdivisions HOA and its authorized representatives shall be indemnified by the Subdivision and its lot owners for any claims or lawsuits brought against them or losses or attorneys' fees incurred by them in connection with their actions in enforcing these Restrictions. The Board may satisfy this requirement by obtaining valid liability insurance paid for by owners' dues of said association.

The Board must approve a violation or alteration of Deed Restrictions in writing. If the Board fails to give written approval or disapproval within thirty (30) days after the plans, intent, and/or specifications have been submitted to it then approval will not be required and the provisions of this section will be deemed to have been complied with. Invalidations of any one or more of these covenants or restrictions by judgment or order of court shall in no way affect the others, which shall remain in full force and effect.

These By-laws can be amended at any time by presentation of said changes to the entire membership. A majority vote of those members responding to the ratification will be needed for passing of the amendments.