

AMENDED BYLAWS OF FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.

THESE BYLAWS govern the affairs of Fairfield of Plano Addition Homeowners Association, Inc., a Texas non-profit corporation.

ARTICLE 1: DEFINITIONS AND CONSTRUCTION

1.1 Certain Definitions. As used in these Bylaws, the following terms shall have the following meanings:

“Act” means the Texas Non-Profit Corporation Act.

“Annual Maintenance Fund Charge” means the annual maintenance fund charge to be levied against the members by the Association pursuant to Article XXXIII of the Protective Covenants.

“Association” means Fairfield of Plano Addition Homeowners Association, Inc., a Texas non-profit corporation.

“Board” means the Board of Directors of the Association.

“Bylaws” means these Bylaws of the Association.

“Declarant” shall mean 544-Murphy-Plano Ltd., a Texas limited partnership.

“Director” means a director on the Board.

“Lot” “Lots” shall mean any parcel or parcels or land within the real property governed by the Declaration of Covenants (the “Property”) shown as a subdivided lot on the plat of Property, together with any and all improvements located thereon.

“Member” means a member of the Association.

“Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or portion of a Lot within the Property, including contract sellers but excluding those having interest merely as security for the performance of an obligation.

“Person” means an individual, corporation, business trust, estate, trust, custodian, trustee, executor, administrator, nominee, partnership,

registered limited liability partnership, limited partnership, association, limited liability company, government, governmental subdivision, governmental agency, governmental instrumentality, and any other legal or commercial entity, in its own or representative capacity.

“President” means the individual holding the office of president of the Association.

“Proceeding” has the meaning given such term in Article 1396-2.22A of the Act.

“Property” means the real property described in Exhibit “A” attached hereto.

“Protective Covenants” means those certain Declarations of Covenants, Conditions and Restrictions for Fairfield of Plano Addition Homeowners Association dated August 30, 2000, recorded under Clerk’s File No. 2000-0094598 in the Real Property Records of Collin County, Texas as the same may be amended from time to time.

“Secretary” means the individual holding the office of secretary of the Association.

1.2 Construction. Whenever the context requires, (I) the gender of all words used in these Bylaws includes the masculine, feminine, and neuter, and (ii) all singular words include the plural, and all plural words include the singular.

ARTICLE 2: OFFICES

2.1 Principal Office. The Association’s principal office shall be located at 2711 North Haskell, Suite #2650, Dallas, Texas 75204. The Association may have such other offices, in Texas, as the Board may determine. The Board may change the location of any office of the Association.

2.2 Registered Office and Registered Agent. The Association shall maintain a registered office and registered agent in Texas. The registered office may, but need not, be identical with the Association’s principal office. The Board may change the registered office and the registered agent as permitted in the Act.

ARTICLE 3: MEMBERS

3.1 One Class of Members. The Association shall have two (2) classes of Members. Class A Members shall be Owners of a free or undivided interest in

any Lot. Class B Members shall be the Declarant and any builders approved by Declarant for construction of houses and other improvements on the Property for the sale to other Persons. All Owners shall be a Member of the Association.

3.2 Changes in Membership. A Person who becomes the record owner of fee title to any real property constituting a portion of the Property and gives written notice to the Association of such Person's desire to become a Member shall be admitted as a Member of the Association effective upon the Association's receipt of such written notice. A person shall cease to be a Member at such time as that Person is no longer an Owner. Membership in the Association is not transferable or assignable.

3.3 Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A Members shall be entitled to one vote for each Lot in which they hold an ownership interest. When more than one person holds such interest or interest in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

Class B. The Class B Members shall be entitled to three votes for each Lot in which they hold an ownership interest, provided that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in Class A membership equal the total votes outstanding in the Class B membership; or
- (b) January 1, 2010.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one vote for each Lot in which it holds the interest required for membership.

All rights to serve on any position on the Board, all rights to serve as a member on any of the Association's committees, or serve as a committee's chairman, all rights to the use of Common Areas of Common Facilities, and all voting rights of an Owner may be suspended by the Board of Directors during any period in which such Owner is delinquent in the payment of any assessment duly established pursuant to the Protective Covenants, or is otherwise in default thereunder or under the Bylaws or Rules and Regulations of the Association.

3.4 No Interest in Association Property. The Association owns all real and personal property acquired by the Association. A Member has no interest in specific property of the Association, and each Member waives the right to require partition of all or part of the Association's property.

ARTICLE 4: MEETINGS OF MEMBERS

4.1 Annual Meeting. An annual meeting of the Members shall be held at 7PM on the second Tuesday in March each year or at such other time that the Board designates. At the annual meeting, the Members shall elect Directors and transact any other business that may come before the meeting. If, in any year, the election of Directors is not held on the day designated for the annual meeting, or at any adjournment of the annual meeting, the Board shall call a special meeting of the Members, as soon as possible, to elect Directors.

4.2 Special Meetings of the Members. Special meetings of the Members may be called by a majority of the Directors, or Members having at least twenty-five percent (25%) of the votes entitled to be cast at a meeting of the Members. Any other special meetings may be called by a majority of Directors, or Members as provided for in the Protective Covenants.

4.3 Place of Meeting. The Board may designate any place inside the State of Texas, as the place of meeting for any annual or special meeting of the Members. If the Board does not designate the place of a meeting of the Members, such meeting shall be held at the Association's principal office in Texas.

4.4 Notice of Meetings. No notice of annual meetings of the Members shall be required to be given, and no provision of these Bylaws shall be construed otherwise. With respect to special meetings of the Members other than as may be governed by the Protective Covenants, written or printed notice stating the place, day, and hour of the meeting and the purpose or purposes for which such special meeting is called shall be delivered not less than ten (10) nor more than sixty (60) days before the date of such special meeting, either personally, by facsimile transmission, or by mail, by or at the directions of the President, the Secretary, or the Persons calling such special meeting, to each Member entitled to vote at such special meeting. If mailed, such notice shall, be deemed to be delivered when deposited in the United States mail addressed to the Member at its address as it appears on the records of the Association, with postage thereon paid. If transmitted by facsimile, notice is deemed to be delivered on successful transmission of the facsimile. If all of the Members meet and consent to holding a special meeting, any may be taken at such meeting regardless of lack of proper notice.

4.5 Record Date. The record date for determining the Members entitled to notice of a meeting of the Members shall be January 31st of every year, or at such other time fixed by the Board. If the Board fails to fix a record date for a meeting of the Members, the Members on the date of such meeting shall be entitled to vote at such meeting.

4.6 Voting Members' List. After fixing the record date for a meeting of the Members, the Board, the President, or the Secretary shall cause to be prepared an alphabetical list of all Members who are entitled to notice of the meeting. The list must show the address and number of votes each Member is entitled to cast at the meeting. Not later than two (2) business days after the date notice is given of a meeting for which a list was prepared in accordance with the foregoing, and continuing through the meeting, the list of Members must be made available for inspection by any Member entitled to vote at the meeting for the purpose of communication with other Members concerning the meeting at the Association's principal office or at a reasonable place identified in the meeting notice in the city where the meeting will be held. A Member or Member's agent or attorney is entitled on written demand to inspect and copy the list at a reasonable time and at the Member's expense during the period it is available for inspection. The Association shall make the list of Members available at the meeting, and any Member or Member's agent or attorney is entitled to inspect the list at any time during the meeting or any adjournment.

4.7 Quorum. At least 20% of the Members, who attend the meeting in person or by proxy, shall constitute a quorum at a meeting of the Members. The Members present at a duly called or held meeting may continue to transact business, even if enough Members leave so that less than the original quorum remains.

4.8 Actions of Members. With respect to any matter voted upon at a meeting of the Members, the affirmative vote of a quorum shall constitute the act of the Members, unless the Act requires the vote of a greater proportion of votes entitled to be cast at a meeting of the Members. Any and all changes in the Declaration of Covenants, Conditions and Restrictions require a 2/3 affirmative vote by the Members.

4.9 Proxies. A Member entitled to vote at a meeting of the Members may vote by proxy. All proxies must be in writing, bear the signature of the Member giving the proxy, and must specify the date on which they are executed. No proxy is valid after 11 months from the date of its execution, unless the proxy specifically states a later date.

ARTICLE 5: BOARD OF DIRECTORS

5.1 Management of Association. The Board shall manage the affairs of the Association. Without limiting the generality of the foregoing, the Board shall fix the amount of the Annual Maintenance Fund Charge and shall authorize the expenditure of funds collected in connection therewith. In managing the affairs of the Association, the Board shall abide by the Protective Covenants.

5.2 Finality of Determination. Provided that the Board abides by the Protective Covenants and exercises its judgment in good faith, the judgment of the Board with respect to the Annual Maintenance Fund Charge (including, without limitation, fixing the amount thereof and authorizing the expenditure of amounts collected in connection therewith) shall be final.

5.3 Number, Qualifications, and Tenure of Directors. The number of Directors shall be five (5). Directors must be Members. After the annual meeting in March 2005, each Director shall serve a term of two (2) years, provided that a Director may be elected to succeed himself or herself any number of times. At the annual meeting in March of 2006, the Members of the Association shall elect three (3) Directors, and at the annual meeting in March of 2007, the Members of the Association shall elect two (2) Directors. This allows for an overlap of terms, so there are always at least two (2) experienced Directors on the Board. The Board shall decide by September 30, 2004, by a majority vote, which two (2) Director's terms will expire in March of 2005.

5.4 Nominating Directors. At any meeting at which the election of Directors is held, a Member may nominate an individual.

5.5 Electing Directors. An individual who has been duly nominated may be elected as a Director. Directors shall be elected by the affirmative vote of a quorum of the Members, and shall hold office until a successor is elected by the Members.

5.6 Vacancies. The Board shall fill any vacancy in the Board and any Director position to be filled due to an increase in the number of Directors. A vacancy shall be filled by the affirmative vote of a majority of the remaining Directors, even if it is less than a quorum of the Board, or if it is a sole remaining Director. A Director selected to fill a vacancy shall serve for the unexpired term of his or her predecessor in office.

5.7 Annual Meeting. The annual meeting of the Board may be held without notice. The annual Board meeting shall be held immediately after, and at the same place as, the annual meeting of the Members.

5.8 Special Meetings of the Board. Special meetings of the Board may be called by, or at the request of, any Director. Special meetings of the Board shall be held at the Association's registered office in Texas, or any other location designated by the Director calling for a special meeting. The Secretary shall give notice of a special meeting of the Board to the Directors, as these Bylaws require.

5.9 Notice. Written or printed notice of any special meeting of the Board shall be delivered to each Director not less than three (3), nor more than ten (10), days before the date of the meeting. The notice shall state the place, day, and time of the meeting, who called it, and the purpose or purposes for which it is called.

5.10 Quorum. A majority of the number of Directors then in office constitutes a quorum for transacting business at any meeting of the Board. The Directors present at a duly called or held meeting at which a quorum is present may continue to transact business even if enough Directors leave the meeting so that less than a quorum remains. However, no action may be approved without the vote of at least a majority of the number of Directors required for a quorum. If a quorum is never present at any time during a meeting, a majority of the Directors present may adjourn and reconvene the meeting once without further notice.

5.11 Actions of Board of Directors. The vote of a majority of Directors present and voting at a meeting of the Board at which a quorum is present shall constitute the act of the Board, unless the vote of a greater number is required by the Act. A Director who is present at a meeting and abstains from a vote is not considered to be present and voting for the purpose of determining the Board's decision. For the purpose of determining the decision of the Board, a Director who is represented by proxy in a vote is considered present.

5.12 Proxies. A Director may vote by proxy. All proxies must be in writing, must bear the signature of the Director giving the proxy, and must bear the date on which the proxy was executed by the Director. No proxy is valid after three (3) months from the date of its execution.

5.13 Compensation. Directors shall not receive salaries for their service as Directors. A Director may serve the Association in any other capacity and receive compensation for those services, provided that any such compensation shall be reasonable and commensurate with the services performed.

5.14 Removing Directors. The Members may remove a Director from the Board at any time, with or without cause, by the affirmative vote of a quorum of the Members. A special meeting to consider removing a Director may be called, and notice of such special meeting given, by following the procedures provided in these Bylaws for a special meeting of the Members. The notice of such special

meeting shall state that the issue of possibly removing a Director will be on the agenda.

A Director may be removed from the Board at any time by the majority vote of the Directors on the Board. There must be specific documented reasons for a Director to be removed from the Board. Such reasons include conduct unbecoming a Director on the Board, failure to perform the duties and responsibilities assigned by the Board, misappropriation of Association funds, absenteeism without proper notification, or any malfeasance of office.

ARTICLE 6: OFFICERS

6.1 Officer Positions. The Association's officers shall consist of the President, the Secretary, and the Treasurer. The Board may create additional positions, define the authority and duties of each such position, and elect Persons to fill each such position. The same individual may not hold the office of President and Secretary. Immediately after the election of new Directors to the Board, the positions of President, Secretary, Treasurer, or any other established position on the Board, shall be open for nomination, and an election of Directors to fill these positions shall be held. No President, Secretary, Treasurer, or any Director may serve as the chairman of any of the Association's committees. Any President, Secretary, Treasurer, or Director may serve as a member on any of the Association's committees.

6.2 Election and Term of Office. The Association's officers shall be elected by a majority vote of the Board. Each officer shall hold office until a successor is duly elected by the majority vote of the Directors on the Board.

6.3 President. The President is the Association's chief executive officer and shall supervise all of the Association's business affairs. The President shall preside at all meetings of the Members and of the Board, execute any instruments that the Board authorizes to be executed, and perform such duties as are assigned by the Board.

6.4 Secretary. The Secretary shall take minutes of the meetings of the Members and the Board, maintain custody of a copy of the Association's records, and perform such duties as are assigned by the Board. In order to be accountable to the Members of the Association, the Secretary shall take minutes of the meetings of the Board, which record each issue voted on, and how each Director voted on each issue. The Secretary shall distribute a copy of the minutes of the previous meeting of the Board to each Director present at such meeting of the Board for approval not more than ten (10) days after the adjournment of such meeting of the Board. After the minutes have been approved, the Secretary shall

distribute a copy of the minutes to all Directors and the Association's Management Company. The Secretary and the Association's Management Company shall keep a copy of the minutes of each Board meeting for the Association's permanent records.

The Secretary shall set agenda of each Board meeting from the topics received from each Director at least one (1) week prior to the date of the meeting of the Board. Topics submitted by a greater number of Directors would receive priority over topics submitted by fewer Directors, and those topics submitted by only one Director would be added to the agenda in a rotating order taking one topic from each Director before taking an additional topic from the same Director. All topics from every Director shall be included in the agenda. The Secretary shall arrange the agenda to address any unfinished business left from the previous meeting of the Board, before any new agenda shall be addressed. The Secretary shall distribute the agenda for each meeting of the Board to each Director, who has confirmed his/her attendance, prior to each meeting of the Board.

6.5 Treasurer. The Treasurer is the Association's chief financial officer and shall supervise all of the Association's financial affairs. The treasurer shall execute all financial affairs not already performed by the Management Company, work with the Management Company to honor all financial obligations of the Association, and perform such duties as are assigned by the Board.

ARTICLE 7: TRANSACTIONS OF CORPORATION

7.1 Instruments. The Board may authorize any officer or agent of the Association to enter into and deliver any instrument in the name of, and on behalf of, the Association. This authority may be limited to a specific instrument, or it may extend to any number and type of possible instruments.

7.2 Deposits. All the Association's funds shall be deposited to the credit of the Association in banks, trust companies, or such other depositories that the Board selects.

ARTICLE 8: BOOKS AND RECORDS

8.1 Required Books and Records. The Association shall keep, at its registered or principal office, (i) correct and complete books and records of account, (ii) minutes of the proceedings of the Members and the Board, and (iii) a record of the names and addresses of the Members.

8.2 Annual Financial Statements. The Association shall, not later than one hundred twenty (120) days after the end of each fiscal year of the Association, furnish to each Member who requests a copy in writing, financial statements

which shall include a balance sheet as at the end of such year and a statement of operations for the year then ended. Such financial statements may be, but shall not be required to be, audited.

8.3 Inspection. All Members shall have the right during regular business hours to inspect the books and records of the Association at the Association's principal office. No Member shall have the right to inspect any records containing information deemed to be confidential. Confidential information shall include any records containing information concerning any Homeowner's delinquency in the payment of their dues or any other monetary balance owed to the Association. Confidential information shall include the minutes of all meetings of the Board of Directors.

ARTICLE 9: FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January and end on the last day in December in each year.

ARTICLE 10: INDEMNIFICATION

The Association may indemnify a Director, officer, Member, employee, or agent of the Association to the fullest extent permitted by law. However, the Association shall not indemnify any Person in any situation in which indemnification is prohibited by law.

ARTICLE 11: NOTICES

11.1 Notice by Mail or Facsimile. Any notice required or permitted by these Bylaws to be given to a Person may be given by mail or facsimile. If mailed, a notice is deemed delivered when deposited in the mail, with postage prepaid, addressed to the address of the Person as it appears in the records of the Association. If given by facsimile, a notice is deemed delivered upon successful transmission to the Person. A person may change its address in the Association's records by giving written notice of such change to the President or Secretary.

11.2 Signed Waiver of Notice. Whenever any notice is required by law or these Bylaws, a written waiver signed by the Person entitled to receive such notice shall be considered equivalent to such notice. A waiver of notice is effective whether signed before or after the time stated in the notice being waived.

11.3 Waiving Notice by Attendance. A Person's attendance at a meeting constitutes waiver of notice of the meeting unless the Person attends for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened.

ARTICLE 12: SPECIAL PROCEDURES CONCERNING MEETINGS

12.1 Meeting by Telephone. The Members and the Board may hold a meeting by telephone conference call procedures. In all meetings held by telephone, matters must be arranged in such a manner that all Persons participating in the meeting can hear each other, and the notice of a meeting by telephone conference must state the fact that the meeting will be held by telephone. A Person's participation in a conference call meeting constitutes its presence at the meeting.

12.2 Action Without Meeting. Any action required by the Act to be taken at a meeting of the members or the Board or any action that may be taken at a meeting of the Members or the Board may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by a sufficient number of Members or Directors as would be necessary to take that action at a meeting at which all of the Members or Directors were present and voted.

12.3 Proxy Voting. A person authorized to exercise a proxy may not exercise the proxy unless it is delivered to the officer presiding at the meeting before the business of the meeting begins. The Secretary or other Person taking the minutes of the meeting shall record in the minutes the name of the Person who executed the proxy and the name of the Person authorized to exercise the proxy. If a Person who has duly executed a proxy personally attends a meeting, the proxy shall not be effective for that meeting. A proxy filed with the Secretary or other designated officer remains in force until (i) an instrument revoking the proxy is delivered to the Secretary or other designated officer, (ii) the proxy authority expires under the proxy's terms, or (iii) the proxy authority expires under the terms of these Bylaws.

ARTICLE 13: AMENDING BYLAWS

These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted, either by the Members or the Board. The notice of any meeting at which these Bylaws are altered, amended, or repealed, or at which new bylaws are adopted, shall include the text of the proposed bylaw provisions.

ARTICLE 14: MISCELLANEOUS PROVISIONS

14.1 Governing Law. These Bylaws shall be governed by and construed under the laws of the State of Texas.

14.2 Construction: Severability. To the greatest extent possible, these Bylaws shall be construed to conform to all legal requirements for obtaining and maintaining all tax exemptions that may be available to non-profit corporations. If any provision of these Bylaws is held to be invalid, illegal, or unenforceable in

any respect, such invalid, illegal, or unenforceable provision shall not affect any other provision of these Bylaws, and these Bylaws shall be construed as if they had not included such invalid, illegal, or unenforceable provision.

- 14.3 Headings. The headings used in these Bylaws are for convenience and may not be considered in construing these Bylaws.

ARTICLE 15: SPECIAL PROCEDURES CONCERNING COMMITTEES

15.1 Notification of Committee Meetings. Notification of any and all meetings of every Committee of the Association shall be required to be sent by written notice to each Director of the Board and each member of said Committee at least one (1) week before the scheduled time of such meeting. Notification shall consist of a date, a location, and a time where such meeting is to occur. In the event of a cancellation of such meeting, notification must be given in writing to every Director of the Board and every member of the Committee, before the scheduled time of such meeting. The Chairman of each Committee is responsible for all notifications. When the Chairman is not able, the Chairman Pro Tempore of each Committee shall be responsible for all notifications.

15.2 Record of Committee Meetings. Written minutes shall be taken at any and all meetings of every Committee of the Association. Minutes shall include the commencement and adjournment times of each meeting, Members and Directors present, any and all discussion of business, and any and all proposals for action to be approved by the Board of Directors. Within seven (7) days after the meeting of any of the Association's committees, written copies of the minutes from the meeting shall be distributed to each Member of the committee, present at the meeting, for approval. Once the minutes have been approved, written copies shall be distributed to each Member of the committee, each Director on the Board, and the Association's Management Company. The minutes from each meeting of the Association's Committees shall be distributed to each Director and the Management Company no later than ten (10) days after the scheduled day of the meeting. The Chairman of each Committee is responsible for the distribution of minutes. When the Chairman is not able, the Chairman Pro Tempore shall be responsible for the distribution of minutes.

15.3 Authorization of Expenditures. Any and all expenditures of the Association must be authorized by a majority vote of the Board of Directors. Any and all requests involving expenditures of the Association must be sent to the Association's Management Company by the Treasurer of the Board with the same request sent to the remaining Directors of the Board. When the Treasurer is not available, a Director, with the approval of the Board, may submit requests involving expenditures of the Association to the Association's Management Company.

All requests for expenditures for any and all Committees of the Association must come from the Chairman to the Director of the same Committee. The Director shall then introduce the request to the Board for discussion and/or approval. When the Chairman is not able, the request may come from the Chairman Pro Tempore.

ARTICLE 16: COMMITTEES OF THE ASSOCIATION

16.1 Number of Committees. The Association shall have five (5) permanent Committees: the Architectural Control Committee (ACC), the Communications Committee, the Finance Committee, the Landscape Committee, and the Social Committee.

16.2 Management of Committees. Each Director of the Association shall be responsible for the effective functioning of at least one of the Association's Committees. The ACC shall be the responsibility of the ACC Director. The Communications Committee shall be the responsibility of the Communications Director. The Finance Committee shall be the responsibility of the Financial Director, the Treasurer. The Landscape Committee shall be the responsibility of the Landscape Director. The Social Committee shall be the responsibility of the Social Director. After the election or the appointment of at least two Directors, the Members of the Board shall decide which Director shall be responsible for which of the Association's committees.

16.3 Architectural Control Committee.

A. Number of Members. The ACC shall consist of three (3) Members. The ACC Director, with the approval of the Board, shall appoint the Chairman and the Chairman Pro Tempore from the Members of the committee. The Chairman Pro Tempore shall take over the duties of the Chairman, when the Chairman is unable to perform the duties of the Chairman of the ACC. The ACC Director, with the approval of the Board, shall be responsible for replacing any vacancies in the membership of the ACC.

B. Duties.

1. Become familiar with and abide by the governing documents: The Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano, the Bylaws of Fairfield of Plano Homeowners Association, Inc., and the Architectural Standards & ACC Permitted Variances for Fairfield of Plano.

2. Follow the procedures for committees and the ACC as outlined in the Bylaws.
3. Receive, review, and make recommendations to Homeowner's Modification Requests as quickly as possible, but no later than 30 days, the time frame allowed by our governing documents.
4. Review existing Homeowner's modifications, establish if such modifications were submitted for ACC approval, obtain documentation from Homeowners for modifications done without approval when modification is deemed to be approved, and follow procedures for modifications done without ACC approval when modification is deemed to not be approved.
5. Provide articles of interest to the Communications Committee for the Newsletter regarding activities of the committee since the last Newsletter, Architectural Standards, ACC procedures, suggestions for utilizing the ACC, or any information which may be helpful to our community.
6. Design and implement a response specific Modification Request Form for Homeowners.
7. Design and implement an ACC Field Response Report.
8. Respect the confidential nature of this committee and the Homeowners submitting the requests.
9. Meet every two weeks, unless there are no requests to discuss. Then meet at least once a month.
10. Send weekly updates for the ACC Web Page to the Communications Director before each Saturday.
11. After each request has been approved and constructed, a member of the ACC must review the finished construction to assure that it conforms to the Homeowner's Request.
12. Disapprove any and all signs, except for signs advertising a Lot for sale, and signs adhering to the provisions of Article XI.
13. Consider for approval any and all items specifically mentioned in the Declarations of Covenants, Conditions and Restrictions for Fairfield of Plano, which require ACC approval.

16.4 Communications Committee.

A. Number of Members. The committee shall be composed of at least three (3) Members. The Communications Director, with the approval of the Board, shall appoint the Chairman and the Chairman Pro Tempore from the Members of the committee. The Chairman Pro Tempore shall take over the duties of the Chairman, when the Chairman is unable to perform the duties of the Chairman of the Communications Committee. The Communications Director, with the approval of the Board, shall be responsible for replacing any vacancies in the membership of the Communications Committee.

Duties.

1. Become familiar with and abide by the governing documents: The Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano, the Bylaws of Fairfield of Plano Homeowners Association, Inc., and the Architectural Standards & ACC Permitted Variances for Fairfield of Plano.
2. Publish a Fairfield of Plano Newsletter at least four (4) times a year, and distribute it to every Homeowner.
3. Coordinate community information for publication in the Newsletter from each of the Association's committees and the Board.
4. Organize a sales team from the Members of the committee, and sell advertising space in the Newsletter and/or on the Web site to local businesses and individuals in the community.
5. Follow the procedures for committees and the Communications Committee as outlined in the Bylaws.
6. Provide articles of interest to the Communications Committee for publication in the Newsletter regarding activities of the committee since the last Newsletter, introducing families to the community, interesting people or events in the neighborhood, helpful hints, interesting facts, or any other interesting tidbits of information which may be helpful to our community.
7. Compose a Fairfield of Plano Directory from information submitted by the Homeowners, with a signed release form from each Homeowner listed.

8. Compose and implement a Release Form to obtain Homeowner's permission for listing information about the Homeowner in the Fairfield of Plano Directory.
9. Meet at least once a month and perhaps more often during the month the Newsletter is due for publication.
10. Send weekly updates for the Communications Web Page to the Communications Director before each Saturday.

16.5 Finance Committee.

A. Number of Members. The committee shall be composed of at least three (3) Members. The Treasurer, with the approval of the Board, shall appoint the Chairman and the Chairman Pro Tempore from the Members of the committee. The Chairman Pro Tempore shall take over the duties of the Chairman, when the Chairman is unable to perform the duties of the Chairman of the Finance Committee. The Treasurer, with the approval of the Board, shall be responsible for replacing any vacancies in the membership of the Finance Committee.

B. Duties.

1. Become familiar with and abide by the governing documents: The Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano, the Bylaws of Fairfield of Plano Homeowners Association, Inc., and the Architectural Standards & ACC Permitted Variances for Fairfield of Plano.
2. Review the Monthly Financial Report submitted by the Management Company, and advise the Board.
3. Solicit bids for any and all services needed by the Association, and advise the Board.
4. Review all contracts of the Association, and advise the Board.
5. Provide articles of interest to the Communications Committee for publication in the Newsletter regarding activities of the committee since the last Newsletter, anything of financial interest, cost cutting tips, budgeting, financial planning, insurance, or anything else which may be helpful to our community.

6. Follow the procedures for committees and the Finance Committee as outlined in the Bylaws.
7. Respect the confidential nature of this committee and the information related to the Association's financial affairs.
8. Meet at least once a month to review the Monthly Report and more often if the financial demands of the Association deem it necessary.
9. Send weekly updates for the Financial Web Page to the Communications Director before each Saturday.

16.6 Landscape Committee.

A. Number of Members. The committee shall be composed of one (1) Chairman and at least six (6) Area Captains, for a total of at least seven (7) Members. The Landscape Director, with the approval of the Board, shall appoint the Chairman. The Landscape Director, with the approval of the Board, shall appoint the Chairman Pro Tempore from one of the Area Captains on the committee. The Chairman Pro Tempore shall take over the duties of the Chairman, when the Chairman is unable to perform the duties of the Chairman of the Landscape Committee. The Landscape Director, with the approval of the Board, shall be responsible for replacing any vacancies in the membership of the Landscape Committee.

B. Duties.

1. Become familiar with and abide by the governing documents: The Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano, the Bylaws of Fairfield of Plano Homeowners Association, Inc., and the Architectural Standards & ACC Permitted Variances for Fairfield of Plano.
2. Follow the procedures for committees and the Landscape Committee as outlined in the Bylaws.
3. Monitor routine landscape tasks and duties performed by the Association's contracted Landscape Company.
4. Inspect the common areas on a regular basis and report any recommendations for corrective action to the committee Chairman.

5. Select and award a yard beautification award to one (1) house each in Phase I and I Phase II, every three months: Spring, Summer, Autumn, and Winter.
 6. Select and award a holiday decorations award to one house each in Phase I and Phase II, once in October and once in December.
 7. Recommend major improvements to the grounds and common area landscape.
 8. Recommend the color and selection changes for each scheduled change out (twice a year) for the entrances and common areas.
 9. Monitor and report any recommendations for corrective landscape action in the community at least every two weeks.
 10. Provide articles to the Communications Committee for publication in the Newsletter regarding activities of the committee since the last Newsletter, seasonal suggestions, gardening, weed control, pest control, or any other information which may be of interest to our community.
 11. Help hang/remove holiday decorations at the entrances.
 12. Send weekly updates for the Landscape Committee Web Page to the Communications Director before each Saturday.
 13. Design and implement a Landscape Committee – Area Monitor Report.
 14. Help educate Homeowners concerning violations to the Association's governing documents and distribute violation notices when appropriate.
 15. Meet at least once a month.
- 16.7 Social Committee.
- A. Number of Members. The committee shall be composed of at least three (3) Members. The Social Director, with the approval of the Board, shall appoint the Chairman and the Chairman Pro Tempore from the Members of the committee. The Chairman Pro Tempore shall take over the duties of the Chairman, when the Chairman of the Social Committee is unable to perform the duties of the Chairman of the Social Committee. The Social Director, with the approval of the Board, shall be responsible

for the replacing of any vacancies in the membership of the Social Committee.

B. Duties.

1. Become familiar with and abide by the governing documents: The Declaration of Covenants, Conditions and Restrictions for Fairfield of Plano, the Bylaws of Fairfield of Plano Homeowners Association, Inc., and the Architectural Standards & ACC Permitted Variances for Fairfield of Plano.
2. Follow the procedures for committees and the Social Committee as outlined in the Bylaws.
3. Send weekly updates for the Social Committee Web Page to the Communications Director before each Saturday.
4. Meet at least once a month.
5. Provide articles of interest to the Communication Committee for publication in the Newsletter regarding activities of the committee since the last Newsletter, planned activities for our community, or any other information which may be helpful to our community.
6. Organize a community party twice a year when the weather is more likely to be pleasant, preferably in the Spring and Autumn. All budgets for any and all functions must be approved in advance by the Board.
7. Organize scheduled functions within the community, such as card games, board games, dominos, recreational activities, book review clubs, sports activities, fund raising events, events for age specific children and adults, language clubs, cultural clubs, dance activities, or any other activity which may be enjoyable to the residents of our community.

ARTICLE 17: PROCEDURES FOR ADDRESSING THE BOARD

Any Member of the Association who wishes to address the Board during a scheduled meeting of the Board shall contact the Secretary of the Board to request to be placed on the Agenda of the next scheduled Board meeting. If the request is submitted within a week of the next scheduled Board meeting, then the Member shall be placed on the Agenda of the following Board meeting, and the Member shall be notified of such action by the Secretary of the Board. The Member, requesting to address the Board, shall inform the Secretary of the Board of the nature of the reason for addressing the Board. If the Board has not satisfactorily responded to the Member's reasons for wishing to

address the Board, the Member shall be scheduled to address the Board during the beginning of the next scheduled Board meeting. After the Board has determined that enough time has been devoted to the concerns of the Member, the Member shall be required to leave the Board meeting to allow the Directors the privacy and freedom to discuss any confidential business of the Association in Executive Session.

THESE AMENDED BYLAWS are adopted by the Board as of August 26, 2004.

THESE AMMENDED BYLAWS shall be referred to as the BYLAWS OF FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.

THESE BYLAWS are adopted by the Board as of September 28, 2004.

Keith Cutler
Secretary – Board of Directors
Fairfield of Plano Homeowners Association
August 26, 2004
Revised September 28, 2004

FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION
2711 N. HASKELL SUITE 2650 DALLAS, TEXAS 75204
TEL 214-871-9700 FAX 214-871-0355

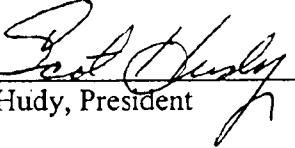
BOARD RESOLUTION

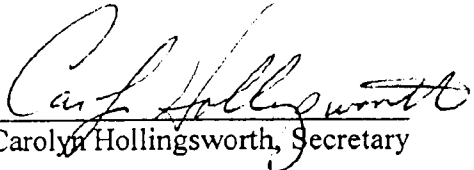
WHEREAS, The Board of Directors of Fairfield of Plano Addition Homeowners Association, Inc. finds there is a need to establish a time line policy for Architectural modifications which are approved, to be completed within a reasonable time period.


WHEREAS, Article 5.1 of the Bylaws governing Fairfield of Plano Addition Homeowners Association, Inc. states, "The Board shall manage the affairs of the Association. Without limiting the generality of the foregoing, the Board shall fix the amount of the Annual Maintenance Fund Charge and shall authorize the expenditure of funds collected in connection therewith. In managing the affairs of the Association, the Board shall abide by the Protective Covenants."

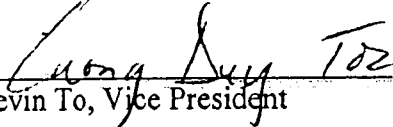
NOW, THEREFORE, IT IS RESOLVED that a time limit is hereby established for approved Architectural modification requests. The approved construction/modification shall be completed within 90 days of the approval by the Committee. If the construction/modification is not completed within 90 days the lot owner must submit a new application for approval.

IT IS FURTHER RESOLVED that this policy is adopted and effective this 25th day of October 2006.


Scot Hudy, President


Carolyn Hollingsworth, Secretary


Rick Walker, Treasurer


Kevin To, Vice President

FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION
2711 N. HASKELL SUITE 2650 DALLAS, TEXAS 75204
TEL 214-871-9700 FAX 214-871-0355

BOARD RESOLUTION
COLLECTION POLICY

WHEREAS, The Board of Directors of Fairfield of Plano Addition Homeowners Association, Inc. finds there is a need to establish a policy for assessment collections.

WHEREAS, Article 5.1 of the Bylaws governing Fairfield of Plano Addition Homeowners Association, Inc. states, "The Board shall manage the affairs of the Association. Without limiting the generality of the foregoing, the Board shall fix the amount of the Annual Maintenance Fund Charge and shall authorize the expenditure of funds collected in connection therewith. In managing the affairs of the Association, the Board shall abide by the Protective Covenants."

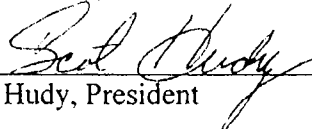
NOW, THEREFORE, IT IS RESOLVED that when an account is past due a formal notice of the delinquency at 30 days past the due will be mailed. The delinquent notice will include a late fee \$25 plus \$6 process fee. If payment is not received within 30 days, the demand for payment, lien and foreclosure will be pursued as applicable.

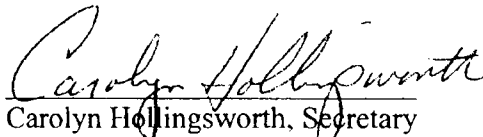
WHEREAS, the application of funds from assessment payments are determined by the Board of Directors.

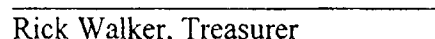
RESOLVED, that All payments received by the Association will be applied in the following order starting with the oldest charge in each category, until that category is fully paid, regardless of the amount of payment, notations on checks, and the date the obligation arose:

1. Collection costs and attorney fees
2. Reimbursable expenses (i.e. maintenance charges, etc.)
3. Late charges and interest
4. Delinquent special assessments
5. Delinquent annual assessments
6. Current special assessments
7. Current annual assessments

IT IS FURTHER RESOLVED that this policy is adopted and effective this 8th day of November 2006.


Scot Hudy, President


Carolyn Hollingsworth, Secretary


Rick Walker, Treasurer


Kevin To, Vice President

AFTER RECORDING RETURN TO:

**Charles W. Spencer
8111 LBJ Freeway
Suite 920
Dallas, TX 75251**

Filed And Recorded
Official Public Records
Stacey Kemp
Gallatin County TEXAS
04/04/2007 04:12:26 PM
3116 CO STOFF
200704040004555555



Stacey Kemp

**First Amendment to the Amended Bylaws of
Fairfield of Plano Addition Homeowners Association, Inc.**

These amendments will replace and supersede the specific provisions in the Amended Bylaws that are referenced below. Except as changed in this Amendment, the Amended Bylaws shall remain in full force and effect.

2.1 **Principal Office.** The Board may designate the location of an office of the Association to a reasonable location within the State of Texas.

2.2 **Registered Office and Registered Agent.** The Association shall maintain a registered agent in Texas. The Board may change the registered office and the registered agent as permitted by the Act.

4.1 **Annual Meeting.** An annual meeting of the Members shall be held at 7 p.m. on the second Tuesday in March each year or at such other time that the Board designates. At the annual meeting, the Members shall elect Directors and transact any other business that is properly noticed before the meeting. If, in any year, the election of Directors is not held on the day designated for the annual meeting, or at any adjournment of the annual meeting, the Board shall call a special meeting of the Members, as soon as possible, to elect Directors.

4.2 **Special Meetings of the Members.** Special meetings of the Members may be called by a majority of the Directors or fifty one percent (51%) of the Members.

4.3 **Place of Meeting.** The Board may designate any reasonable place within twenty (20) miles of the Logan/Brand intersection in the community as the place of any annual or special meeting of the Members or Directors.

4.4 **Notice of Meetings.** Notice of annual meetings of the Members shall be required to be given. With respect to annual and special meetings of the Members, other than as may be governed by the Protective Covenants, written or printed notice stating the place, day, and hour of the meeting and the purpose or purposes for which such annual or special meeting is called shall be delivered not less than ten (10) nor more than sixty (60) days before the date of such annual or special meeting, either personally, by facsimile transmission, or by mail, by or at the directions of the President, the Secretary, or the Persons calling such annual or special meeting, to each Member entitled to vote at such annual or special meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at its address as it appears on the records of the Association, with postage thereon paid. If transmitted by facsimile, notice is deemed to be delivered on successful transmission of the facsimile.

4.7 **Quorum.** At least 10% of the Members, who attend a special or annual meeting of the Members in person or by proxy, shall constitute a quorum at such meeting. The Members present at a duly called or held special or annual meeting of the Members may continue the meeting, even if enough Members leave so that less than the original quorum remains. If quorum is not achieved at a meeting of the Members, the Board of Directors may adjourn the meeting for fifteen minutes, at the expiration of which time, the Board may reconvene the meeting and the attendance, in person or by proxy, of at least 5% of the Members who are entitled to vote shall constitute a quorum. Nothing in this provision shall be interpreted to lower the number of votes required for approval of Association business to 10%; this

provision only addresses the minimum attendance required to hold a special or annual meeting of the Members.

4.8 Action of Members. With respect to any matter voted upon at a meeting of the Members, the affirmative vote of fifty one percent (51%) of a quorum shall constitute the act of the Members, unless these Bylaws or the Declaration require a greater number of votes for passage.

5.5 Electing Directors. An individual who has been duly nominated may be elected as a Director. The duly nominated candidates who receive the most votes shall be elected to fill the open positions and shall hold office until a successor is elected by the Members.

5.8 Special Meetings of the Board. Special meetings of the Board may be called by, or at the request of, any Director. Special meetings of the Board shall be held at any reasonable location within 20 miles of the Logan/Brand intersection in the community designated by the Director calling for a special meeting. There must be a majority of the Board members who agree with the time, location, and date of the meeting. Notice of a special meeting of the Board of Directors shall be given as required by these Bylaws.

5.14 Removing Directors. The Members may remove a Director from the Board at any time, with cause, by the affirmative vote of fifty one percent (51%) of the Members. Cause for removal includes, but is not limited to, conduct unbecoming a Director on the Board, failure to perform the duties and responsibilities assigned by the Board, misappropriation of Association funds, absenteeism without proper notification, or any malfeasance of office. A special meeting to consider removing a Director shall be called, and notice of such special meeting given, by following the procedures provided in these Bylaws for a special meeting of the Members. The notice of such special meeting shall state that the issue of possibly removing a Director will be on the agenda, as well as the proposed cause which is the basis for the attempt to remove. The director(s) whose removal is sought shall be entitled to respond to such charges.

A Director may be removed from the Board at any time, for cause, by the majority vote of the Directors on the Board. Cause for removal includes, but is not limited to, conduct unbecoming a Director on the Board, failure to perform the duties and responsibilities assigned by the Board, misappropriation of Association funds, absenteeism without proper notification, or any malfeasance of office.

8.3 Inspection. All Members shall have the right during regular business hours to inspect the books and records of the Association at the Association's principal office. No Member shall have the right to inspect any records containing information deemed to be confidential. Confidential information shall include any records containing information concerning any Homeowner's delinquency in the payment of their dues or any other monetary balance owed to the Association. Members shall be entitled to review the minutes of all meetings of the Board of Directors, except for any minutes from executive sessions.

ARTICLE 10: INDEMNIFICATION

The Association shall indemnify a Director, officer, Member, employee, or agent of the Association for conduct performed in connection with discharging Board authorized duties for the Association. However, the Association shall not indemnify any Person in any situation in which indemnification is prohibited by law or where the Person acts with malice, gross negligence, recklessness, or willfulness.

ARTICLE 13: AMENDING BYLAWS

These Bylaws may be altered or amended only by the affirmative vote of fifty one percent (51%) of the Members. The Bylaws can only be amended at a special meeting or annual meeting of the Members. The text of the proposed amendment must be sent to all Members at least thirty (30) days before the special or annual meeting. All proposed amendments shall be drafted and/or reviewed by an attorney before any special or annual meeting to vote for passage of an amendment.

The Board deleted this entire provision:

[12.2 Action Without Meeting. Any action required by the Act to be taken at a meeting of the members or the Board or any action that may be taken at a meeting of the Members or the Board may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by a sufficient number of Members or Directors as would be necessary to take that action at a meeting at which all of the Members or Directors were present and voted.]

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/20/2009 04:02:52 PM
\$32.00 BPETERSON
20090320000327330



A handwritten signature in cursive script, appearing to read "Stacey Kemp".

