

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association and such subsequent regular annual meeting of the members shall be held yearly thereafter.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 10 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ten (10) percent of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association.

Section 2. Term of Office. As long as Class B membership in the Association is outstanding, Declarant shall appoint or remove all members of the Board. At the first Annual Meeting after the Class B membership lapses, the members of the Association shall elect the entire Board of Directors to Initial Terms as follows: the candidate receiving the highest number of votes shall be elected for an Initial Term of three (3) years; the candidate receiving the second highest number of votes shall be elected for an Initial Term of two (2) years, and the remaining candidate shall be elected for an Initial Term of one (1) year. At the expiration of the Initial Term of office of each respective Director, their successor shall be elected to serve terms of three (3) years. The Directors shall hold office until their successors have been elected and hold their first meeting, except as is otherwise provided herein.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment

Section 1. Powers. The Board of Directors shall have power to:

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

ARTICLE VII

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 2. Special Meeting. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days' notice to each director.

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held without notice at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

MEETINGS OF DIRECTORS

ARTICLE VI

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the member or their proxies may cast, in respect to each vacancy as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

Section 1. Nomination. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting. Such nominations may be made from among members or nonmembers.

NOMINATION AND ELECTION OF DIRECTORS

ARTICLE V

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

and

(e) employ a manager, an independent contractor or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every owner whose Lot is subject to the payment thereof;

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;

(4) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(5) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(6) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(7) cause the Common Area to be maintained.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the lesser of: (i) eighteen percent (18%) per annum, or (ii) the maximum rate permitted by law, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

AMENDMENTS

Section 1. Declarant may amend these Bylaws at any time the Class B membership exists. After the Class B membership ceases, the Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIII

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

These Bylaws are hereby adopted and executed for BELLA ROSE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the undersigned has exercised this certificate on the 28th day of September, 2018.

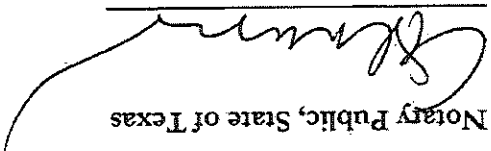
Affirmed By:

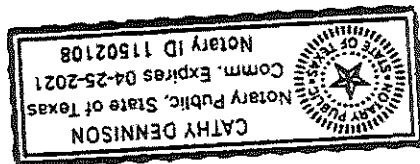

JEFF CRAWFORD
BELLA ROSE HOA President

§ STATE OF TEXAS
§ COUNTY OF BELL

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME, the undersigned authority, by Jeff Crawford, President of BELLA ROSE HOMEOWNERS ASSOCIATION, INC, as subscribed and sworn to before me on this, the 28th day of September, 2018, to which witness my hand and seal of office.

Notary Public, State of Texas





AFTER RECORDING, RETURN TO:

Colby Property Management
1 Bending Branch
Belton, TX 76513

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



2018-00047246

Instrument Number: 2018-00047246

As

Recordings

Billable Pages: 7
Number of Pages: 8

Recorded On: November 13, 2018
Parties: BELLA ROSE HOA INC
To EX PARTE

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings 35.00

Total Recording: 35.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

Record and Return To:

File Information:
Document Number: 2018-00047246

Receipt Number: 352770

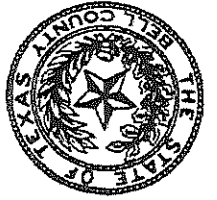
Recorded Date/Time: November 13, 2018 11:53:12A

GLEN COLBY
CUSTOMER PICK UP
(254) 760-0665

BELTON TX 76513

User / Station: M Ramirez - Cash Station 3

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas



Shelley Coston
Bell County Clerk

BELLA ROSE HOMEOWNERS' ASSOCIATION

ARCHITECTURAL CONTROL SUBMITTAL

(Plans can be submitted Monday through Friday 8:30 a.m. to 5:30 p.m. to Amity Estates Homeowners Association, 2400 So. 57th St., Temple, Texas 76504)

Date Received: _____

Legal Description: _____

Owner: _____

Street Address: _____

Address: _____

Square Footage (total conditioned area): _____

Phone: _____

Architect/Designer: _____

Builder: _____

Phone: _____

Address: _____

Address: _____

Phone: _____

(Work)

(Mobile)

(Fax)

Applicant Signature: _____

Plan Submittal Checklist

A complete application package contains the following:

I. Site Plan (Two Copies)—site plan at 1"=10' minimum:

All property lines, easements, building lines (including decks, patios, all improvements), North arrow

Topo required showing existing contours

Setbacks

Easements and encroachments

Dimensions from proposed structure to property lines

Utility locations and proposed trench lines

Drainage plan

Proposed drives, walks, and any other flatwork or improvements

HVAC units location and appropriate screening

Location of utility boxes and meters

Written description of post development drainage patterns or grading plan

Silt fencing location

The Architectural Control Committee will approve or disapprove all plans and requests within thirty (21) days after submission. In the event the Architectural Control Committee fails to take any action within thirty (21) days after requests have been submitted, approval will be presumed, and this procedure will be deemed to have been fully complied with.

Site/Construction Plan (1" = 10' minimum)
 Floor Plans (1/4" = 1'0")
 Roof Plan (1/4" = 1'0")
 Exterior Elevations and Details (1/4" = 1'0" minimum)
 Sample Board with Exterior Colors

A complete application package contains the following documents:
 All other site improvements such as pool, fountains, spas, fences, playscapes, etc. not on original plans with complete details must be submitted for approval.

IV. Landscape Plans (Two Copies):
 Size, type and location of all landscaping plants or materials—engineering plans will be required as necessary.
 Location, materials and elevations of any proposed retaining walls
 Location and materials of any proposed fencing

III. Material Samples—Sample Board/File (All samples must be attached securely inside of a manila folder):
 Exterior paint—color samples (chips)—no larger than 4"x4"
 All exterior colors of trim, accents, and stucco walls must be designated on all plans and elevations. Sample paint chips must be no larger than 4"x4".
 Brick or stone—small sample or small samples if multi-color—no larger than 4"x4" or photograph with description (Acme brick style #)
 Roofing material and color, including documentation of weight and warranty—*copy of brochure not entire sample panel*—small sample 4"x4". Photograph is acceptable.

II. Architectural Plans (Two Copies)—(All plans for custom sections must be site specific—No "Mass Production" drawings accepted):
 1/4" scale—driveway, sidewalks, patios, covered porches, decks, tree survey
 Square footage calculations of conditioned area on each level
 Minimum four elevations (front, rear, left, right) with grade shown
 Clearly marked exterior materials
 Exterior must be 75% masonry designated by architect plans.
 Fencing (design and color included)
 Roof pitches indicated
 Building height measured per appropriate deed restrictions

Dumpster location
 Port-a-let location

BELLA ROSE HOMEOWNERS' ASSOCIATION

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Legal Description: _____

Street Address: _____

Square Footage (total conditioned area): _____

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Phone: _____

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