

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2011 00068950

Instrument Number: 2011-68950

As

Recorded On: July 26, 2011

Misc General Fee Doc

Parties: MIELKE VICTORIA

To

Billable Pages: 4

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Misc General Fee Doc	23.00
Total Recording:	23.00

***** 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.

File Information:

Document Number: 2011-68950
Receipt Number: 813140
Recorded Date/Time: July 26, 2011 12:32:38P

Record and Return To:

PMG
3211 INTERNET BLVD STE 370
FRISCO TX 75034

User / Station: J Morris - Cash Station 1



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Chavall

County Clerk
Denton County, Texas

**POLICY AND PROCEDURES FOR POINT NOBLE
HOMEOWNER'S ASSOCIATION, INC. BOARD OF DIRECTORS**

DIRECTORS:

Number and Qualification: The business affairs of the Association shall be managed by its Board or Directors. The Board of Directors shall not be less than three (3) or more than seven. The number of Directors may be increased or decreased by the affirmative unanimous vote of the Board of Directors. The Board of Directors shall consist of seven (7) property owners in the Point Noble Homeowner's Association, Inc.

Term of Office: Each member of The Board of Directors shall serve staggered terms to preserve continuity in the operation of the management of the affairs of the Association. Each member elected to the serve on the Board of Directors shall serve three (3) years.

OFFICERS:

Designation: The Board of Directors shall consist of a President, Treasurer, and Secretary.

Election of Officers: The officers of the Association shall be elected annually by the Board of Directors at the first meeting held after the Association's Annual Meeting.

Quorum and Voting: At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business on behalf of the Board of Directors. A majority vote from the Board of Directors for an action may constitute an act on behalf of the Board of Directors.

DUTIES:

President: The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Association and of the Board of Directors. The president shall see that all orders of the Board are carried out.

Secretary: The Secretary shall keep all the minutes of the meetings of the Board of Directors and the Association. The Secretary shall have charge of books and papers as the Board of Directors may direct and keep current records of the members of the Association.

Treasurer: The treasurer shall receive and deposit in the appropriate bank accounts all money of the Association and shall disburse such money as directed by resolution of the Board of Directors. The Treasurer shall also have authority to keep proper books of account; cause an annual statement of the Association's books to be made at the completion of each fiscal year; prepare an annual budget and a statement of income expenditures to be presented to the members at their regular Annual Meeting, a copy of which shall be made available to each member upon request.

OFFICER LIABILITY: Texas Non-Profit Corporations Act, Art. 1396-2.22 Officer Liability states. (a) An officer is not liable to the corporation or any other person for an action taken or commission made by the officer in the person's capacity as an officer unless the officer's conduct was not exercised:

(1) in good faith; (2) with ordinary care; and (3) in a manner the officer reasonably believes to be in the best interest of the corporation.

(b) This article shall not affect the liability of the corporation for an act of omission of the officer.

From the conception of the Point Noble Homeowners Association, let it be known that the Board of Directors in reference to "Number and Qualification", "Term of Office" "Designation", "Election of Officers" and "Quorum and Voting" have operated in accordance with the above outline and will continue to do so until amended by a majority vote of the Board of Directors for the Association.

With respect to "Removal of Directors" the Board will follow the outline of the Texas Non-Profit Corporations Act, Article 1396-2.15(d), which states that a director may be removed from office pursuant to any procedure therefore provided in the Articles of Incorporation or By-Laws. In the absence of a provision providing for removal, a director may be removed from office with or without cause by the persons entitled to elect, designate, or appoint the director. If the director was elected to office, removal requires an affirmative vote equal to the vote necessary to elect the director".

With respect to "Vacancies" the Board will follow the outline of the Texas Non-Profit Corporations Act, Article 1396-2.16, which states" A. Unless otherwise provided in the Articles of Incorporation or the By-Laws, any vacancy occurring in the Board of Directors though less than a quorum of the Board of Directors. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

IT IS FURTHER RESOLVED that this Policy and Procedures for the Board of Directors is effective upon its adoption and is to remain in full force and effect until revoked, modified, or amended.

This is to certify that the foregoing was adopted by the Board of Directors at a meeting of the same on November 14, 2010, and has not been modified, rescinded, or revoked.

6/22/11
Date

[Signature]
Authorized representative

COUNTY OF COLLIN

This instrument was acknowledged before me on this 22 day of June, 2011 by

Victoria Mielke



[Signature]
Notary Public in and for the State of Texas

Julie D. Wilmoth
Printed Name.

AFTER RECORDING: PLEASE RETURN TO:
Principal management group
3211 Internet Blvd. Ste. 370
Frisco, TX 75034