FIFTH AMENDED BYLAWS
WHISPERING HILLS SECTION II AND SECTION III
HIDDEN VILLAGE
CAMP COUNTY, TEXAS

(A NON-PROFIT CORPORATION)

CONTENT OF THESE BYLAWS SUPERCEDES ALL OTHER WRITTEN OR AMENDED BYLAWS THAT MAY HAVE BEEN RECORDED BEFORE (INCLUDING THE INITIAL BYLAWS, FIRST, SECOND, THIRD, FOURTH AND OTHER AMENDMENTS THAT WERE PREVIOUSLY RECORDED.)

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ARTICLE ONE — CORPORATE CHARTER AND OFFICES

1.01 CORPORATE CHARTER PROVISIONS

Each provision of the Corporation's Charter shall be observed until amended by Restated Articles or Articles of Amendment, filed with the Texas Secretary of State.

1.02 REGISTERED OFFICE AND AGENT

The address of the Registered Office provided in the Articles of Incorporation as duly filed with the Secretary of State for the State of Texas is:

362 P.R. 52436
Pittsburg, TX 75686

The name of the Registered Agent of the Corporation at such address, as set forth in its Articles of Incorporation, is: Dan O'Banion.

The registered agent or office may be changed by filing a Statement of Change of Registered Agent or Office or Both with the Texas Secretary of State, and not otherwise. Such filing shall be made promptly with each change. Arrangements for each change in registered agent of office shall ensure that the Corporation is not exposed to the possibility of a default judgment. Each successive registered agent shall be of reliable character and well informed of the necessity of immediately furnishing the papers of any lawsuit against the Corporation to its attorneys.

1.03 INITIAL BUS INESS OFFICE

The address of the initial principal business office of the Corporation is hereby established as:

Hidden Village Property Owners Association
362 P.R. 52436
Pittsburg, TX 75686

The Corporation may have additional business offices within the State of Texas, and where it may be duly qualified to do business outside Texas, as the Board of Directors may designate or the business of the Corporation may require.

1.04 AMENDMENT OF BYLAWS

The Board of Directors may alter, amend, or repeal these Bylaws, and adopt new Bylaws. All such changes shall take effect upon adoption by the Directors and filed with the Camp County Clerk, Camp County, Texas. Notice of Bylaw changes shall be given in or before notice of the first Members' meeting following their adoption.

ARTICLE TWO — DIRECTOR AND DIRECTOR'S MEETINGS

2.01 POWERS

The business and affairs of the Corporation and all corporate powers shall be exercised by or under the authority of the Board of Directors, subject to the limitations imposed by law, the Articles of Incorporation, and these Bylaws.

BOARD OF DIRECTORS OTHER POWERS AND DUTIES

1) To administer and enforce the Covenants, conditions, restrictions, uses, limitations, obligations and all other provisions set forth in the Protective and Restrictive Covenants and these Bylaws.
2) To collect delinquent assessments/fees/dues in accordance with the Texas Property Owners Property Act(s).
3) To establish, make, and enforce compliance with such reasonable rules and regulations as may be necessary for the operation and use of Hidden Village with the right to amend same from time to time. A copy of such rules and regulations shall be posted and delivered or mailed to each Member promptly upon the adoption thereof.
4) To enforce the restricted use of all lots in Hidden Village for single family purposes only, and further with no renting activities allowed unless specifically approved in writing by a majority of the Board of Directors as each Owner may so request.
5) To enforce, with legal assistance, if necessary, that no immoral or illegal activities shall be committed nor permitted to occur on any lot or any part of the common elements and private roads in Hidden Village, nor shall anything be done thereof which may be or may become an annoyance or nuisance to the neighborhood.

2.02 VACANCIES

Vacancies on the Board of Directors shall exist upon;

1) The failure of the Members to elect the full authorized number of Directors to be voted for at any Member's meeting at which any Director is to be elected,
2) A declaration of vacancy under Section 2.02(a) 01 these Bylaws,
3) An increase of the authorized number of Directors,
4) The death, resignation, or removal of any Director

202(a) DECLARATION OF A VACANCY

A majority of the Board of Directors shall declare the office of a Director vacant if the Director is adjudged incompetent by a court; is convicted of a crime involving moral turpitude; or fails to accept the office of Director, either by letter of acceptance or by attending a meeting of the Board of Directors within 30 days of notice of election.

2.02(b) FILLING VACANCIES BY DIRECTORS

Vacancies other than those caused by an increase in the number of Directors shall be temporarily filled by majority vote of the remaining Directors, though less than a quorum, or by a sole remaining Director. Each Director so elected shall hold office until a successor is elected at a Member's meeting. Vacancies reducing the number of Directors to less than three shall be filled before the transaction of any business.

2.02(c) FILLING VACANCIES BY MEMBERS

Any vacancy on the Board of Directors, including those caused by an increase in the number of Directors shall be filled by the Members at the next annual meeting or at a special meeting called for that purpose. Upon the resignation of a Director tended to take effect at a future time, the Board or the Members may elect a successor to take office when the resignation becomes effective.

2.03 REMOVAL OF DIRECTORS

At any election of Directors meeting, any one or more of the Directors may be removed with or without cause by a majority vote of total Members having voting rights and a successor(s) shall be elected by majority vote pursuant to a special election to be held, as soon as reasonably possible, by mailing a ballot with nominees to Members having voting rights to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting, if present.

2.04 ACTION BY CONSENT OF BOARD WITHOUT MEETING

The Board may take action outside of a meeting without prior notice to owners, if each Board Member is given a reasonable opportunity to express the Board Member's opinion to all other Board Members and to vote.

Any action taken without notice to owners must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special Board meeting.

The Board may NOT, unless done in an open meeting for which prior notice was given to owners, consider or vote on:

1) Fines,
2) Damage assessments,
3) Initiation of foreclosure actions,
4) Initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety,

5) Increase in assessments,
6) Levying of special assessments,
7) Appeals from denial of architectural control approval,
8) A suspension of a right of a particular owner before the owner has an opportunity to attend a Board meeting to present the owner's position, including any defense on the issue,
9) Lending or borrowing money,
10) The adoption or amendment of a dedicatory instrument,
11) The approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than ten percent (10%),
12) The sale or purchase of real property,
13) The filling of a vacancy on the Board,
14) The construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements,
15) The election of an officer.

2.05 OPEN MEETINGS

Pursuant to Texas Property Code, Title 11, Chapter 209, Section 209.0051(c), Regular and Special Board meetings will be open to owners, subject to the limited right of the Board to adjourn a Board Meeting and reconvene in closed Executive Session to consider actions involving the following:

1) Personnel,
2) Pending or threatened litigation,
3) Contract negotiations,
4) Enforcement actions,
5) Confidential communications with the property owners' associations' attorney,
6) Matters involving the invasion of privacy of individual owners,
7) Matters that are to remain confidential by request of the affected parties and agreement of the Board.

Following an Executive Session, any decision made in the Executive Session will be summarized orally and placed in the minutes, without breaching the privacy of individual owners, violating any privileges or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in Executive Session.

2.05(a) PLACE OF MEETING.

All Board meetings will be held at Norton Park Pavilion in Hidden Village, weather permitting, unless prior notice of cancellation or relocation of meeting is forwarded to the Owners.

2.05(b) NOTICE OF MEETING(S)

Members shall be given notice of the date, hour, place, and general description of all Board Meetings, including a general description of any matter to be brought up for deliberation in Executive Sessions. The notice shall be emailed to every Owner that has an email account on file, posted on the Hidden Village Facebook page no later than 144 hours from the start of the meeting. It is the responsibility of each owner to provide the Association with his/her current email address and notify the association of any address changes. Notices will be sent out no later than the 10th day or earlier than 60 days prior to the date of the meeting.

2.06 REGULAR MEETINGS

All Regular Board meetings will be held on the second Saturday of each month at 11:00 AM, weather permitting, unless prior notice of cancellation or change of time is forwarded to the Owners. See Sections 205(a) and (b).

2.07 SPECIAL MEETINGS

Any Special Meeting held will be open to Owners and they will be provided notice of place, date and time. Any special meeting will be held at Norton Park Pavilion in Hidden Village, weather permitting. See Sections 205(a) and (b).

2.08 QUORUM

Throughout any Directors' meeting or adjournment thereof, a majority of the authorized number of Directors shall be necessary to constitute a quorum to transact any business, except to adjourn. If a quorum is present, every act done or Resolution passed by a majority of the Directors present and voting, shall be the act of the Board of Directors, unless the act of a greater number is required by law, the Articles of Incorporation, or these Bylaws. Directors present by proxy shall NOT be counted toward a quorum.

2.09 ADJOURNMENT AND NOTICE OF ADJOURNED MEETINGS

A quorum of the Directors may adjourn any Director's meeting to meet again at a stated hour on a stated day. Notice of the time and place where an adjourned meeting will be held need not be given to absent Directors if the time and place are fixed at the adjourned meeting. In the absence of a quorum, a majority of the Directors present may adjourn to a set time and place if notice is duly given the absent Members, or until the time of the next regular meeting of the Board.

2.10 CONDUCT OF MEETING

The President shall chair all meetings of the Board of Directors. In the President's absence, the Vice President or a chairman chosen by the majority of Directors present shall preside. The Secretary of the Corporation shall act as Secretary of the Board of Directors' meetings. When the Secretary is absent from any meeting, the chairman may appoint any person to act as Secretary of that meeting.

2.11 NUMBER OF DIRECTORS

The affairs of the association shall be governed by a Board of Directors composed of five (5) persons, each of which must be an owner by deed or lot(s) in Hidden Village, having voting rights, or cohabits as a full-time partner or mate of such owner. This applies to any Director currently in office. The number of Directors may be increased or decreased from time to time by amendment of these Bylaws. Any decrease below three (3), nor shortening the tenure which any incumbent Director would otherwise enjoy, will not be allowed without a 2/3 majority vote of Owners.

2.12 TERM OF OFFICE

Directors shall be entitled to hold office for three (3) years and thereafter until removed and their successors are elected and qualified at the next Annual Members' Meeting or at any Special Members meeting called for that purpose. The five (5) current Directors shall hold office for three (3) years following the date of their election.

2.13 COMPENSATION

Directors shall receive no salary or compensation for their service on the Board.

2.14 INDEMNIFICATION OF DIRECTORS AND OFFICERS

1) The Corporation will indemnify a Director, Officer, Member, Committee Member, employee or agent of the Corporation who was, is, may be named a defendant or respondent in any proceeding as a result of his or her actions or omissions within the scope of his or her official capacity in the Corporation. For the purpose of this article, an agent includes one who is or was serving at the Corporation's request as a Director, Officer, partner, venture, proprietor, trustee, partnership, joint venture, sole proprietorship, trust, employee-benefit plan, or other enterprise.
2) The Corporation will indemnify a person only if he or she acted in good faith lawfully and reasonably believed that his or her conduct was in the Corporation's best interest. In case of a criminal proceeding, the person may be indemnified only if he or she had no reasonable cause to believe that the conduct was unlawful. The Corporation will not indemnify a person who is

found liable to the Corporation or is found liable to another on the basis of improperly receiving a personal benefit from the Corporation. A person is conclusively considered to have been found liable in relation to any claim, issue, or matter if the person has been adjudged liable by a court of competent jurisdiction and all appeals have been exhausted. Termination of a proceeding by judgment, order, settlement, conviction, or on a plea of *nolo contendere* or its equivalent does not necessarily preclude indemnification by the Corporation.

2.15 INSURING DIRECTORS, OFFICERS, AND EMPLOYEES

The Corporation may purchase and maintain insurance, or make any other arrangement, on behalf of any person as permitted by Article 2.22A(R) of the Texas Non-profit Corporation Act, whether or not the Corporation has the power to indemnify that person against liability for any act(s).

2.16 BOARD COMMITTEES — AUTHORITY TO APPOINT

The Board of Directors may designate one or more committees to conduct the business affairs of the Corporation to the extent authorized. The Board shall elect or appoint an Architectural Review Authority, consisting of Members only and to perform all duties and responsibilities according the Covenants and Texas law. The Board shall have the power to change the powers and membership of, fill vacancies, and dissolve any committee at any time, with the exception of the Architectural Review Authority. The designation of any committee and the delegation of authority thereto shall not operate to relieve the Board of Directors, or any Member thereof, of any responsibility imposed by law. The Board may also elect or appoint Members' Committees, but these committees shall not conduct the business of the Corporation.

2.17 PROXIES

A Director may vote in person or by proxy executed in writing. No proxy shall be valid after three (3) months from date of execution. Each proxy shall be revocable unless expressly provided therein to be irrevocable and otherwise irrevocable by law.

2.18 ASSOCIATION CONTRACTS

The Association may enter into an enforceable contract with a current association Board Member, a person related to a current association Board Member, a company in which a current association Board Member has a financial interest in at least 51 percent of profit, or a company in which a person related to a current association Board Member has a financial interest in at least 51 percent of profits only if the following conditions are satisfied, according to Texas Property Owners

Protection Act, Title 11, Chapter 209, Sec. 209.0052:

1) The Board Member, relative, or company bids on the proposed contract and the Association has received at least two other bids for the contract from persons not associated with the Board Member, relative, or company.
2) The Board Member is not given access to the other bids and does not participate in any Board discussion regarding the contract.
3) Does not vote on the award of the contract.
4) The material facts regarding the relationship or interest with respect to the proposed contract are disclosed to or known by the Association and the Board, in good faith and with ordinary care, authorizes the contract by an affirmative vote of the Board Members who do not have an interest.
5) The Association certifies that all requirements of the Texas Property Owners Protection Act, Title 11 Chapter 209, Sec 209.0052 have been satisfied by a resolution approved by an affirmative vote of the majority of the Board Members who do not have an interest.

ARTICLE THREE — MEMBERS AND MEMBERS' MEETINGS

3.01 ADMISSION OF MEMBERS

Any person on becoming an owner by recorded deed of lot(s) in Hidden Village shall automatically become a Member of this Association and are subject to all the rules, regulations, and policies contained in these, and future Bylaws, Restrictive Covenants and any other Dedicatory Instruments filed with the Camp County Records, Camp County, Texas.

3.02 VOTING RIGHTS

A Member is defined as an Owner by recorded deed of lot(s) in Hidden Village. Joint Owners of lot(s) must designate the name of one of the owners of said lot(s) entitled to vote on behalf of said joint owners. A Member is entitled to one vote on each matter submitted to a vote of the Members.

3.03 TERMINATION OF MEMBERSHIP

Such Membership shall terminate without any formal Association action whenever such person ceases to own a lot(s), but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with Hidden Village during the period of such ownership and Membership in this Association, or impair any rights or remedies with the Board of Directors of the Association or others may have against such former Owner and Member arising out of or in any way connected with such ownership and membership and covenants and obligation incident thereto.

3.04 REINSTATEMENT

Deleted in its entirety.

3.05 RESIGNATION

Deleted in its entirety.

3.06 ANNUAL MEETINGS

Unless otherwise notified, the Annual Meeting shall be held at 11:00 AM on the second Saturday of October each year. The time, place and date of the annual meeting of the Members of the Corporation, for the purpose of electing Directors and for the transaction of any other business as may come before the meeting, shall be set by a majority vote of the Board of Directors. If the day fixed for the annual meeting is a legal holiday in the State of Texas, such meeting shall be held on the succeeding business day. If the election of Directors is not held on the day thus designated for any annual meeting, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a Special Meeting of the Members as soon thereafter as possible.

3.07 ACTION WITHOUT MEETING

Any action that may be taken at a Meeting of the Members under any provision of the Texas Non-Profit Corporation Act may be taken without a meeting if authorized by a written consent or waiver signed by all of the persons who would be entitled to vote on that action at a meeting and filed with the Secretary of the Corporation. Each such signed consent, or a true copy thereof, shall be placed in the Corporate Record Book.

3.08 PLACE OF MEETINGS

Members' meeting (whether annual or special) shall be held at any place within Hidden Village which has been designated thereto by the Board of Directors. See Sections 205(a) and (b).

3.09 TELEPHONE MEETINGS

Subject to the notice provisions required by these Bylaws and by the Texas Non-Profit Corporation Act, Members may participate in and hold a meeting by means of conference telephone or similar communications equipment by which all persons participating can hear each other. Participation in such a meeting shall constitute presence in person at such meeting, except participation for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

3.10 FAILURE TO HOLD ANNUAL MEETING

If the Board of Directors does not call an Annual Meeting of the Members, an Owner may demand that a meeting of the Members be called no later than the 30th day after the date of the Owners' demand. The Owner's demand must be made in writing and sent by certified mail, return receipt requested, to the registered agent of the property owners' association and to the Association at the address for the Association according to the most recently filed Management Certificate. A copy of the notice must be sent to each property owner who is a Member of the Association.

3.11 CONDUCT OF MEETINGS

Members' meetings shall be chaired by the President, or in the President's absence, a Vice President or any other person chosen by a majority of the Members present in person or by proxy and entitled to vote. The Secretary of the Corporation, or in the Secretary's absence, an Assistant Secretary, shall act as Secretary of the Members' meetings. In the absence of the Secretary or Assistant Secretary, the chairman of the meeting shall appoint another person to act as Secretary of the meeting.

All attendees must conduct themselves in a respectful, orderly and undisruptive manner. If a person intentionally disrupts a meeting it may constitute a criminal offense. Under Section 42.05 of the Texas Penal Code which states: A person commits a Class B misdemeanor criminal offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he or she obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.

3.12 NOTICE OF MEETINGS

Unless otherwise notified, the required Annual Members' meeting shall be held at 11:00 AM on the second Saturday of October of each year. A notice shall be given to all Property Owners not later than the 10th day or earlier than the 60th day before the date of the meeting. The notice shall be addressed to each recipient at such address as appears in the Corporation's records or as the recipient has given to the Corporation for the sole purpose of notice. Meetings provided for in these Bylaws shall not be invalid for lack of notice if all persons entitled to notice consent to the meeting in writing or are present at the meeting in person or by proxy and do not object to the notice given. Consent may be given either before or after the meeting. Notice of the reconvening of an adjourned meeting is not necessary unless the meeting is adjourned more than thirty (30) days past the date stated in the notice, in which case notice of the adjourned meeting shall be given as in the case of any special meeting. Any alternative methods of providing notices to owners, besides a written notice, shall be pursuant to the Texas property Code 209.0042(a), (b), (c).

3.13 SPECIAL MEETINGS

A Special Membership Meeting may be called by either (1) President; (2) A majority of the Board of Directors; (3) Member-Homeowners having not less than one-tenth (1/10) of the votes entitled to be cast at a Membership Meeting. Such meetings may be called for any purpose. The Membe calling the meeting may do so only by written request sent by certified mail or delivered in person to the President or Secretary. The Officer receiving the written request shall cause notice of the meeting to be sent to all Members entitled to vote at the meeting. If the Officer does not give notice of the meeting within (10) days after receipt of the written request, the person or persons calling the meeting may fix the time of the meeting and give the notice. The notice shall be sent pursuant to Section 3.12 of these Bylaws. The notice of Special Members' Meeting must state the purpose or purposes of the meeting and absent consent of every Member to the specific action taken shall be limited to purposes plainly stated in the notice, notwithstanding other provisions herein.

3.14 QUORUM

3.14(a) QUORUM OF MEMBERS

As to each item of business to be voted on, the presence (in person or by Proxy) of the persons who are entitled to vote, at least 50% or more of members having voting rights, votes on that matter shall constitute the quorum necessary for the consideration of the matter at a Members' Meeting. In addition to voting in person or by proxy, a properly cast absentee or electronic ballot by a Member shall be counted as a Member being present and voting for the purpose of establishing a quorum for items appearing on the absentee or electronic ballot, pursuant to Texas property Code 209.00592. If a quorum is present, every act done or resolution passed by a majority of the Members present shall be the act of the Members.

3.14(b) ADJOURNMENT FOR LACKOF QUORUM

No business may be transacted in the absence of a quorum, or upon the withdrawal of enough Members to leave less than a quorum, other than to adjourn the meeting from time to time by the vote of a majority of votes represented at the meeting.

3.15 VOTING BY VOICE OR BALLOT

The votes requiring the approval of the Membership shall be by paper ballot.

3.16 PROXIES

A Member may vote in person or by proxy executed in writing by the Member or his duly authorized attorney in fact. Unless otherwise provided by the proxy or by law, each proxy shall be revocable and shall not be valid after three (3) months from the date of its execution.

3.17 VOTING BY MAIL

Any election of Directors or vote requiring the approval of the Membership may be conducted by mail in such manner as the Board of Directors shall determine and in compliance with the Texas Property Code.

ARTICLE FOUR — OFFICERS

4.01 TITLE AND APPOINTMENT

The officers of the Corporation shall be a President, a Vice President, a Secretary and such other offices as the Board may designate. Any two or more offices, except President and Secretary, may be held by the same person. All officers shall be elected by and hold office at the pleasure of the Board of Directors and are not to exceed three (3) years of all officers. The Board of Directors may delegate this power to appoint officers to any Office or Committee, and such Office or Committee shall have full authority over the officers they appoint, subject to the power of the Board as a whole. Election or appointment of an officer shall not in itself create contract rights.

4.02 REMOVAL AND RESIGNATION

Any officer may be removed, with or without cause, by vote of a majority of the Directors at any meeting of the Board, or, except in the case of an officer chosen by the Board of Directors, by any committee or officer upon whom that power of removal may be conferred by the Board. Such removal shall be without prejudice to the contract rights, if any, of the person removed. Any officer may resign at any time by given written notice to the Board of Directors, the President, or the Secretary of the Corporation. Any resignation shall take effect upon receipt or at any later time specified therein. Unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

4.03 VACANCIES

Should any vacancy occur in any office of the Corporation, the Board of Directors may elect an acting successor to hold office for the unexpired term or until a permanent successor is elected.

4.04 COMPENSATION

Directors shall receive no salary or compensation for their service on the Board.

4.05 PRESIDENT

The President shall be the chief executive officer of the Corporation, subject to the control of the Board of Directors. The President shall have general supervision, direction, and control of the business and officers of the Corporation; shall have the general powers and duties of management usually vested in the office of the President of a corporation; shall have such other powers and duties as may be prescribed by the Board of Directors or the Bylaws; and shall be *ex officio* a Member of all standing committees, including the Executive Committee, if any. In addition, the President shall preside at all meetings of the Members and Board of Directors.

4.06 VICE PRESIDENT

The Vice-President(s) shall have such powers and perform such duties as from time to time may be prescribed by these Bylaws, the Board of Directors, or the President. In the absence or disability of the President, the senior Vice President shall perform all the duties of the President, pending action by the Board. While so acting, the senior Vice President shall have the power of and be subject to all restrictions of the President.

4.07 SECRETARY

The Secretary shall:

1) See that all notices are duly given as required by law, the Articles of Incorporation or these Bylaws. In case of absence or disability of the Secretary, or the Secretary's refusal or neglect to act, notice may be given and served by an Assistant Secretary or by the President, Vice President, or Board of Directors
2) Be custodian of the minutes of the Corporation's meetings, its other records, and seal which it may adopt. When the Corporation exercises its right to use a seal, the Secretary shall see that the seal is embossed upon all documents authorized to be executed under seal in accordance with these Bylaws.
3) Maintain a record of all Members of the Corporation, together with their current mailing addresses.
4) In general, perform all duties incident to the office of Secretary. And such other duties as from time to time may be required by Article Six of these Bylaws, by these Bylaws generally, by the President, by the Board of Directors, or by law.

4.08 TREASURER

Texas Star Community Management has been contracted to manage the financial records and other fiduciary matters of Hidden Village. The Board Treasurer shall work together with Texas Star in the charge and custody of, and responsibility for, all funds and securities of the Corporation, and deposit all funds in the name of the Corporation in those banks, trust companies, or other depositories as Board of Directors select.

1) Receive, and give receipt for, monies due and payable to the Corporation.
2) Disburse or cause to be disbursed the funds of the Corporation as may be directed by the Board of Directors, taking proper vouchers for those disbursements.
3) If required by the Board of Directors or the President, give to the Corporation a bond to assure the faithful performance of the duties of the Treasurer's office and the restoration to the Corporation of all Corporate books. papers, vouchers, money, and other property of whatever kind in the Treasurer's possession or control, in case the Treasurer's death, resignation, retirement, or removal from office. Any such bond shall be in a sum satisfactory to the Board of Directors, with one or more individual securities or with a surety company satisfactory to the Board of Directors.
4) In general, perform all the duties incident to the office of the Treasurer, and such other duties as from time to time may be assigned to the Treasurer by Article Six of these Bylaws, by these Bylaws generally, by the President, by the Board of Directors or by law.

4.09 ASSISTANT SECRETARY AND ASSISTANT TREASURER

The Assistant Secretary and Assistant Treasurer shall have such powers and perform such duties as the Secretary and Treasurer, respectively, or as the President or Board of Directors may prescribe. In the absence of the Secretary or Treasurer, the Assistant Secretary or Assistant Treasurer, respectively may perform, all the functions of the Secretary and Treasurer.

ARTICLE FIVE-AUTHORITY TO EXECUTE INSTRUMENTS

5.01 NO AUTHORITY ABSENT SPECIFIC AUTHORIZATION

These Bylaws provide for certain authorities for execution of instruments. The Board of Directors, except as otherwise provided in these Bylaws, may additionally authorize any officer(s) or agent(s) to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation. Such authority may be general or confined to specific instances. Unless expressly authorized by these Bylaws or the Board of Directors, no officer, agent, or employee shall have any power of authority to bind the Corporation by any contract or engagement nor to pledge its credit nor to render it liable pecuniary for any purpose or in any amount.

5.02 EXECUTION OF CERTAIN INSTRUMENTS

Formal contracts, promissory notes, deed, deed of trust, mortgages, pledges, and other evidence of indebtedness of the Corporation, other corporate documents, and certificates of ownership of liquid assets held by the Corporation shall be signed or endorsed by the President or any Vice President and by the Secretary or the Treasurer unless otherwise required by law.

ARTICLE SIX – CORPORATE RECORDS AND ADMINISTRATION

6.01 MINUTES OF CORPORATE MEETINGS

The Corporation shall keep at the principal office, or such other place as the Board of Directors may order, a Corporate Record Book or electronic file containing minutes of all meetings of the Corporation's Members, Director, and committees. The minutes shall show the time and place of each meeting, whether the meeting was regular or special, a copy of the notice given or written waiver thereof, and, if it is a special meeting, how the meeting was authorized. The minutes of all meetings shall further show the proceedings and the names of those present or represented.

6.02 BOOKS OF ACCOUNT AND ANNUAL REPORTS

The Corporation shall maintain or cause to be maintained current true and accurate financial records with full and correct entries made with respect to all financial transactions, including income and expenditures, in accordance with generally accepted accounting practices. Based on these records, the Board of Directors shall annually prepare or approve a report of the Corporation' financial activity for the preceding year. The report must conform to accounting standards as promulgated by the American Institute of Certified Public Accountants and must include a statement of support, revenue, expenses, and changes in fund balance, a statement of functional expenses, and balance sheets for all funds. All records, books, and annual reports of the financial activity of the Corporation shall be kept at its principal office or electronically for at least three (3) years after the closing of each fiscal year. All records, books, and annual reports of the financial activity of the Corporation whether electronic or paper copy shall be available to the public for inspection and copying during normal business hours and in strict accordance with Chapter 209. Texas Property Owners Protection Act, Sec.209.005. The Corporation shall charge for reasonable expenses, pursuant to Chapter 209. Texas Property Owners Protection Act, Sec. 209.005(i) and in accordance with the current Records Production and Copying Policy, filed with the Camp County Clerk, Camp County Texas. All charges will be set pursuant to Title 1, Texas Administration Code, Sec. 70.3.

6.03 MEMBERSHIP REGISTER

The Corporation shall use its best efforts to keep a current Membership Register showing the names of Members, lot/lots owned, addresses, phone numbers and email addresses. The above specified information may be kept on an information storage device, such as electronic data processing equipment, provided that the equipment is capable of reproducing the information in clearly legible form. Pursuant to Texas Property Code Chapter 209, Sec.209.005(k), only individual lot Owners/Members name and address will be released or available for inspection upon written request. The only exception, in accordance with Texas Property Code, Chapter 209, Sec. 209.005 (k)(1), is the following:

1) The express written approval of the Owner/Member whose records are the subject of the request for inspection is provided to the Association, and
2) A court orders the release of the books and records or orders that the books and records be made available for inspection.

6.04 CORPORATE SEAL

The Board of Directors may at any time adopt, prescribe the use of, or discontinue the use of, such corporate seal as it deems desirable, and the appropriate officers shall cause such seal to be affixed to such documents as the Board of Directors may direct.

6.05 FISCAL YEAR

The fiscal year of the Corporation shall be determined by the Board of Directors and approved by the Internal Revenue Service. The Treasurer shall forthwith arrange a consultation with the Corporation's tax advisers to determine whether the Corporation is to have a fiscal year other than the calendar year. If so, the Treasurer shall file an election with the Internal Revenue Service as early as possible, and all correspondence with IRS, including the application for the Corporation's Employer Identification Number, shall reflect such non-calendar year election.

6.06 MANAGEMENT OF FUNDS

All institutional and endowment funds shall be handled pursuant to the Uniform Prudent Management of Institutional Funds Act (July, 2006). (Uniform Management of Institution Funds Act replaced with this act).

6.07 LOANS TO OFFICERS AND DIRECTORS

There shall be absolutely no loans to any/all officers and/or Directors and/or Members/Owners.

6.08 WAIVER OF NOTICE AND CONSENT TO ACTION

Deleted in its entirety. Addressed in 2.04 of these Bylaws.

ARTICLE SEVEN-DUES, FEES & VIOLATIONS

7.01 ANNUAL DUES AND FEES

The Board of Directors shall determine from time to time the amount of the initiation fee, if any, and the annual dues and/or maintenance fees payable to the Corporation by each class of Members.

Classification of lots:

1) Primary lot: the primary residence lot. All Owners have at minimum one primary lot. If Owner owns two lots that adjoin, the classification is one primary and one either improved or unimproved lot. If Owner owns lots that are not adjoined, that Owner owns one primary lot for each location.
2) Improved lot: any improvement (parking pad, structure, fence, storage building).
3) Unimproved lot: no improvements on the lot (lot may include water and electricity).

Full-time residency is classified as an Owner or any person with the owner's permission who occupies their lot/s more than 182 days (consecutive or not) per year.

7.02 PAYMENT OF DUES & FEES

Dues and/or maintenance fees shall be payable pursuant to the current Payment Plan Guidelines Policy and Application of Payments Schedule set by the Board of Directors and recorded and filed with the Camp County Clerk, Camp County Texas.

Dues and/or maintenance fees of a new Member may be prorated from the first day of the month in which such new Member becomes a recorded deed owner, for the remainder of fiscal year of the Corporation.

7.03 SPECIAL ASSESSMENTS

In addition to the annual assessments the Board shall possess the right, power, authority and obligation to establish Special Assessments from time to time as may be necessary or appropriate in the judgment of the Board to pay non-recurring common expenses relating to the proper maintenance, care, alteration, improvement, replacement, operation and management of the Common Areas and the administration of the Association. The purpose and scope of the Special Assessment must be discussed at an open Board meeting and approved by a quorum of Directors. A ballot vote must be taken and the Special Assessment must approved by 51% of primary lot owners. Any assessment required for a failing necessary item or equipment must be paid in the time frame set forth in the ballot vote. If not paid, the assessment becomes a lien on the property.

7.04 FREE WATER SERVICE

Deleted in its entirety.

7.05 UNPAID DUES AND FEES AND SPECIAL ASSESSMENTS

Any unpaid dues and/or maintenance fees, special assessments and/or other fees shall transfer with the change of ownership of lot/lots located within Hidden Village Property Owners Association Subdivision.

Any unpaid dues and/or maintenance fees, special assessment and/or other fees shall be collected pursuant to the current Payment Plan Guidelines Policy and Application of Payments Schedule, recorded and filed with the Camp County Clerk, Camp County, Texas and in accordance with Chapter 209, Texas Residential Property Owners Protection Act and any other applicable law(s).

If any Member fails to comply with the current Payment Plan Guidelines Policy and Application of Payments Schedule, recorded and filed with the Camp County Clerk, Camp County, Texas, Hidden Village Property Owners Association shall utilize all rights afforded the Association by law, including civil action and placement of lien (Pursuant to Sec. 209.0094) and any/all cost associated with the collection of unpaid fees, dues and any other charges to the Members' account, shall be the Members responsibility.

7.06 PUBLIC WATER SYSTEM SUPPORT & PERMIT AREA

Deleted in its entirety.

7.07 WATER CUT OFF PROCEDURE

Deleted in its entirety.

7.08 RECONNECTION OF WATER

Deleted in its entirety.

7.09 DEFAULT AND PLACEMENT OF LIEN

Deleted in its entirety.

7.10 COVENANT, POLICIES AND DEED VIOLATIONS

All violations of any/all covenant, policies, rules and/or deed will be enforced by the Board of Directors and/or the Architectural Committee in accordance with Chapter 209, Texas Property Code and the Violation Assessment Schedule (filed with the Camp County Clerk, Camp County Texas), in the following manner:

1) A written notice shall be mailed, via certified mail
   (a) describing the violation or property damage that is the basis for the action. charge, or fine and state any amount due the Association from the Owner.
   (b) entitle the Owner a reasonable period to cure and avoid the fine if the violation is of curable nature and does not pose a threat to public health and safety.
   (c) entitle the Owner to request a "209 Hearing", with the Board of Directors, on or before the 30th day after the notice was mailed to the owner.
   (d) inform the Owner they may have special rights or relief related to the enforcement action under Federal Law, including the Service Members Civil Relief Act, if the owner is serving on active military duty.
   (e) the only exception to (b) and (c) is if an owner has been previously given notice and the opportunity to exercise any rights available under Section 209.006 (of the Texas Property Owners Protection Act), in the preceding six months.
2) If the owner cures the violation before the expiration of the period for cure, a fine shall not be assessed.

7.11 LOSS OF PRIVILEGES TO PARK'S COMMON PROPERTY

Deleted in its entirety.

7.12 LAND USAGE AROUND HIDDEN VILLAGE PUBLIC WATER WELL(S)

Prohibited Activities:

1) Construction and/or operation of any underground petroleum and/or chemicals storage tank, liquid transmission pipeline, stock pen, feedlot, dump grounds, privy, cesspool, septic tank, sewage treatment, sewage wet well, sewage pumping station, drainage ditch which contains industrial waste discharges or the wastes from sewage treatment systems, solid waste disposal site, land on which sewage plant or septic sludge is applied, land irrigated by sewage plant effluent, septic tank perforated drain field, absorption bed, evapotranspiration bed, area irrigated by low dosage, low angle spray onsite sewage facility,

military, industrial facility, wood treatment facility, liquid petroleum and petrochemical production, storage, and/or mixing facility, abandoned well, inoperative well, improperly constructed water well of any depth, and all other construction or operation that could create an unsanitary condition is prohibited within, upon, or across all areas of land within 150 foot radius of the Well(s).

2) Construction and/or operation of tile or concrete sanitary sewers, sewer appurtenances. Septic tanks, storm sewers, and cemeteries are specifically prohibited within, upon, or across any area of land within a 50-foot radius of the Well(s)
3) Construction of homes or building upon any area of land within a 150-foot radius of the Well(s) is permitted, providing the restrictions described in items 1 and 2 above are met.
4) Farming and ranching is prohibited anywhere in subdivision.
5) Any authorized representatives of the Board of Directors, Architectural Committee and/or Public Water System shall be permitted to enter upon any premises located within a 150-foot radius of any Well(s) to conduct any inspection or observation necessary to enforce this Bylaw.

7.13 PROSECUTION UNDER TEXAS PENAL CODE 28.03

The intentional removal and/or knowingly damaging, destroying and/or misuse of any tangible property, including fence rails and/or any part of fencing, owned by the Association will be prosecuted to the full extent of the law. This also includes any/all parts of the Water System.

In addition to prosecution, any Member and/or Member's guests in violation of this article will be responsible for all costs associated with this violation, plus any/all fines imposed by the Association in regard to the violation of this article.

7.14 POSTING OF SIGNS

No sign(s) shall be placed on any property owned by the Association without written permission from the Board of Directors.

No signs shall be placed on any Member/Owners property (s). The only exceptions to placing sign(s) on Members/Owners property(s) are as follows:

1) Sign(s) informing public that your property is "For Sale".
2) Sign(s) advertising a political candidate or ballot item for an election. This section (sec. B) shall strictly be in compliance with Chapter 202, Sec. 202.009 (a) (1) (2) and shall be displayed in strict compliance with the restrictions pursuant to Chapter 202, Sec. 202.009 (b) (1) (2) and (c) (1) (2) (3) (4) (5) (6) (7) (8).
3) The Association shall remove a sign displayed in violation of above, pursuant to Chapter 202.009 (d).

ARTICLE EIGHT-ADOPTION OF BYLAWS

8.01 ADOPTION OF INITIAL BYLAWS

The initial Bylaws were adopted by the Board of Directors on the 8th day of January, 2003.

8.02 ADOPTION OF THE FIRST AMENDMENT TO THE BYLAWS

The first amendment of the Bylaws was adopted by the Board of Directors on the 31st day of August, 2006.

8.03 ADOPTION OF THE SECOND AMENDMENT TO THE BYLAWS

The second amendment of the Bylaws was adopted by the Board of Directors on the 23rd day of August, 2008.

8.04 ADOPTION OF THE THIRD AMENDMENT TO THE BYLAWS

The third amendment of the Bylaws was adopted by the Board of Directors on the 13th day of March, 2009.

8.05 ADOPTION OF THE FOURTH AMENDMENT TO THE BYLAWS

The fourth amendment of the Bylaws was adopted by the Board of Directors on May 8, 2017.

8.06 ADOPTION OF THE FIFTH AMENDMENT TO THE BYLAWS

The fifth amendment of the Bylaws was adopted by the Board of Directors on August 26, 2025.

FIFTH AMENDED
PROTECTIVE AND RESTRICTIVE COVENANTS
WHISPERING HILLS SECTION II AND SECTION III HIDDEN VILLAGE
CAMP COUNTV, TEXAS

EXECUTED THIS 21st DAY OF August 2025

HIDDEN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

Dan O'Banion

Dan O'Banion, President

____

Scott Plummer, Vice President

Julia K Hall

Julia Hall, Secretary/Treasurer

Keith Prange, Director

____

Brett Thomas, Director

VOL. 577 PAGE 638

State of: Texas

County of: Camp

Sworn and Subscribed to me, the undersigned notary, on this 21st day of August, by Dan O'Banion.

Marci Parker

Notary Public

My Commission Expires 2/26/2029

MARCI PARKER
Notary Public
State of Texas
ID # 1094997-7
My Comm. Expires 02-26-2029

VOL. 577 PAGE 639

State of: Texas

County of: Camp

Sworn and Subscribed to me, the undersigned notary, on this 21st day of August, by Julia Hall.

Marci Parker

Notary Public

My Commission Expires 2/26/2029

MARCI PARKER
Notary Public
State of Texas
ID # 1094997-7
My Comm. Expires 02-26-2029

VOL. 577 PAGE 640

State of: Texas

County of: Camp

Sworn and Subscribed to me, the undersigned notary, on this 21st day of August, by Keith Prange.

Marci Parker

Notary Public

My Commission Expires 2/26/2029

MARCI PARKER
Notary Public
State of Texas
ID # 1094997-7
My Comm. Expires 02-26-2029

FIFTH AMENDED
PROTECTIVE AND RESTRICTIVE COVENANTS
WHISPERING HILLS SECTION II AND SECTION III HIDDEN VILLAGE
CAMP COUNTV, TEXAS

EXECUTED THIS 25th DAY OF August 2025

HIDDEN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

____
Dan O'Banion, President

____
Scott Plummer, Vice President

____
Julia Hall, Secretary/Treasurer

____
Keith Prange, Director

____
Brett Thomas, Director

State of Texas
County of Kaufman

Before me, Scott Plummer, on this day personally appeared

August 25, 2025
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand this August 25, 2025

Tammy Wilson
Notary Public

TAMMY WILSON (Seal)
My Notary ID # 130589629
Expires March 18, 2028

My Commission Expires: March 18, 2025

FIFTH AMENDED
PROTECTIVE AND RESTRICTIVE COVENANTS
WHISPERING HILLS SECTION II AND SECTION III HIDDEN VILLAGE
CAMP COUNTV, TEXAS

EXECUTED THIS 21st DAY OF August 2025

HIDDEN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

____
Dan O'Banion, President

____
Scott Plummer, Vice President

____
Julia Hall, Secretary/Treasurer

____
Keith Prange, Director

Brett Thomas
Brett Thomas, Director

State of Texas
County of Collin

Before me, Karen A. Jackson, on this day personally appeared
Brett Thomas, CEO Director
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand this 21st of August 2025

Karen Ann Jackson
My Commission Expires 7/6/2026
Notary ID 133845641
(Seal)

Karen A. Jackson
Notary Public

My Commission Expires: 7/6/26

(31)

131.00

FILED FOR RECORD
at 1:20 o'clock p m
AUG 27 2025
SANDRA KNIGHT
County Clerk, Camp County, Texas
By ________ Deputy

78,509

577/613

THE STATE OF TEXAS I, SANDRA KNIGHT, COUNTY CLERK, CAMP COUNTY, TEXAS
COUNTY OF CAMP do hereby certify that the foregoing instrument of writing with its Certificate of authentication was filed for record in my office on the 27th day of August A.D. 2025 at 1:20 o'clock P M. and duly recorded on the 27th day of August A.D. 2025 File no. 78,509 Vol. 577 Page 613 of Official Public Record of said county.
Witness my hand and seal of office Pittsburg, Texas the day and year last above written.

SANDRA KNIGHT, COUNTY CLERK

By: Sandra Knight ~~, DEPUTY~~

~~SUSAN PERRY~~