

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2018-0008665 -  
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BY-LAWS

Grantor: BWG PROPERTY OA

Pages: 8

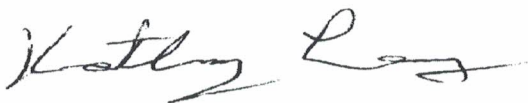
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<b>Document Number:</b>	2018-0008665	
<b>Receipt Number:</b>	R188786	
<b>Amount:</b>	\$45.00	
<b>Recorded By:</b>	Jeannie Ingram	

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.

**I hereby certify that this instrument was filed and duly  
recorded in the Official Records of Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office**

BWG PROPERTY OA  
1409 BENTWATER PARKWAY  
GRANBURY , TX 76049



**BYLAWS  
OF  
BWG PROPERTY OWNERS ASSOCIATION  
As amended, June 25, 2018**

**PREAMBLE**

WHEREAS, the BWG vision and mission is to protect the value of each Member's property while providing a safe community filled with good people, natural beauty, pride of property, fun, fellowship and lasting friendships that enrich each Member's life;

WHEREAS, the BWG values are Member centered so that:

- Members are aware of, and active in, the welfare of the community and their neighbors;
- Members take pride and personal interest in the beauty of the community and their own property, and are committed to sustaining this beauty;
- Members willingly participate in reasonable financial support of the community;
- Members work to ensure the community is safe;
- Members enjoy an enriched quality of life;

THEREFORE, The BWG DIRECTORS hereby pledge to follow these bylaws to the best of their ability.

**ARTICLE ONE  
REGISTERED OFFICE**

- 1.01 The registered office of the BWG Property Owners Association ("BWG," "the Corporation" or "the Association") shall be fixed by the Board of Directors ("Directors" or "the Board"), as it shall, from time to time, determine. There shall always be a registered agent, appointed by the Board of Directors and who shall be a resident of the State of Texas as required by law.

**ARTICLE TWO  
DEFINITIONS**

- 2.01 As used in these Bylaws the following definitions shall apply:

- (A) BWG Property Owners Association (BWG). BWG shall mean and refer to the not for profit corporation established pursuant to the Declaration of Covenants, Conditions and Restrictions for Bentwater on Lake Granbury, as recorded in the County Clerk's office of Hood County, Texas and consisting of all members of BWG, such members being the tract owners of Bentwater on Lake Granbury, Sections 1, 2 and 3, all located in Hood County, Texas and such other additions thereto as may hereafter be brought within the jurisdiction of BWG, including future sections, if any, of BWG.
- (B) MEMBERS:
1. Ownership of each tract in BWG shall entitle the owner thereof to one membership in the Corporation and the right to vote in the election of members of the Board of Directors.
  2. For purposes of these provisions, those persons who have purchased any of the tracts in BWG under the provisions of any Contracts of Sale and Purchasers with the Veterans Land Board of the State of Texas shall be considered as "members" of the Corporation, and the State of Texas shall not be considered as a member of the corporation. In the case of any tracts owned by two or more persons or entities other than one individual, the owner or owners thereof may designate one person in writing as the person eligible for membership.
  3. A person shall be considered as an owner of a tract in BWG only after such person has received legal title to such tract, or after legal title to such tracts has been transferred by PROPERTIES OF THE SOUTHWEST, INC. (ITS SUCCESSORS OR ASSIGNS) to the individual, the entity, or to the Veterans Land Board of the State of Texas.

**ARTICLE THREE  
MEMBERS' MEETINGS**

- 3.01 All meetings of the members shall be held at the registered office of the Corporation or at any other place in Hood County or an adjacent county as may be designated for that purpose from time to time by the Board of Directors.



- 3.02 The annual meetings of the members shall be held each year at 10:00 a.m. on the third Saturday in September. If this day falls on a legal holiday, the annual meeting shall be held at the same time on the next following Saturday. Notice of the meeting, stating the place, date, and hour of the meeting, and in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be given in writing to each member not later than the 10th day or earlier than the 60th day before the date of the meeting either personally or by mail or other means of written communication addressed to the member at the member's address appearing on the books of the Corporation or given by the member to the Corporation for the purpose of notice. Notice of adjourned meetings is not necessary until the meeting is adjourned for thirty (30) days or more, in which case notice of the adjourned meeting shall be given as in the case of any special meeting.
- 3.03 The method that shall be used by the Association to provide notice from the Association to the Property Owners of Membership Meetings for purposes of an association-wide election vote and for votes by the Members on any matter for consideration and voting by the Members shall be by sending the notice by email, stating the place, date, and hour of the meeting, and the purpose or purposes of the meeting not later than the 10th day or earlier than the 60th day before the date of the meeting in advance to each Owner who has registered an e-mail address with the Association. In addition to sending the notice by email, the notice must also be posted in a common area in a conspicuous manner reasonably designed to provide notice to Association Members; or with the property owner's consent, the notice must be posted conspicuously located on that property owner's privately owned property within the subdivision; or the notice must be posted on an Internet website maintained by the Association. For an election or vote of owners not taken at a meeting, the method that shall be used by the Association to provide the notice to Members shall be given by e-mail not later than the 20<sup>th</sup> day before the latest date on which a ballot may be submitted to be counted.
- 3.04 At least 10 days before the date the Association disseminates absentee ballots or other ballots to Association Members for purposes of voting in a board member election during a Members' meeting, the Association shall provide notice to the Association Members soliciting candidates interested in running for a position on the board. The notice shall contain instructions for an eligible candidate to notify the Association of the candidate's request to be placed on the ballot and the deadline to submit the candidate's request. The deadline may not be earlier than the 10<sup>th</sup> day after the date the Association provides the notice as required by subsection Section 209.00593 of the Texas Property Code.
- 3.05 Specific notice methods are required in the Texas Property Code for designated matters. Members are advised to consult the Texas Property Code for different required notice methods from the Association to Members for other matters designated therein. Examples and excerpts of Texas Property Code Sections requiring other specific types of required notices for other designated matters are paraphrased (with comment) below to emphasize the need for all parties to refer to the Texas Property Code for notice requirements for specific Association's actions and purposes.
- 3.06 The President of the Board may call Special Meetings. In addition, it shall be the duty of the President to call a Special Meeting of the BWG POA if so directed by resolution of a majority of a quorum of the Board of Directors or upon receipt of a petition signed by at least fifty (50%) of the BWG POA voting members. The Notice of any Special Meeting shall state the date, time and place of such meeting and the purpose thereof. No Business shall be transacted at a Special Meeting except as stated in the Notice.
- 3.07 Ten percent (10%) of the voting members constitutes a quorum for transaction of business. Once the presence of a quorum has been confirmed, business may continue despite any failure to maintain a quorum during the remainder of the meeting.
- 3.08 Only persons listed as members on the date of the meeting shall be entitled to vote at such meeting. Votes shall be apportioned by tracts, i.e., each tract shall be entitled to one vote, and therefore, if any voting members owns two or more tracts, the member shall be entitled to the same number of votes as the member shall own tracts. There shall be no fractional voting, but rather, if a tract is owned by two or more persons, that tract shall be entitled to only one vote and shall not be entitled to split that vote, and the owners of such tract must, in writing, designate one of their members to be the voting member of the Corporation. A voting member may execute a written proxy granting to another voting member, or to an advisory member, the right to cast such voting member's vote at any meeting.
- 3.09 The President, or in the absence of the President, the Vice-President, or in the absence of both, a presiding officer selected by the Board of Directors shall preside over all meetings of BWG and the Secretary or their designee shall keep the minutes of each meeting, record and retain all resolutions adopted at each meeting as well as a record of all transactions occurring at each meeting. All meetings



shall be conducted in compliance with Texas Property Code Sec. 209.0051 and in accordance with Robert's Rules of Order.

#### **ARTICLE FOUR BOARD OF DIRECTORS**

- 4.01 The management of the Corporation shall be vested in the Board of Directors, consisting of seven Directors, which Board shall have full power and authority to carry out the purposes of the Corporation and to do any and all lawful acts necessary or profitable thereto. The Directors shall act only as the Board, and an individual Director shall have no power as such. The powers of the Corporation shall be exercisable by the Board of Directors or under its authority, and the action of the President of the corporation shall be controlled by the Board of Directors, subject, however, to such limitations as are imposed by law, and by the Articles of Incorporation and these Bylaws as to the actions to be authorized or approved by the members. The Board of Directors may, by contract or otherwise, give general or limited special power and authority to the officers and employees of the Corporation to transact the general business, or any special business of the Corporation, and may give powers of attorney to agents of the Corporation to transact any special business required by such authorization.
- 4.02 The Directors shall be members of the corporation. The authorized number of Directors of this corporation shall be seven (7). The number of Directors may be increased or decreased from time to time by amendment to these Bylaws, but no decrease shall have the effect of shortening the term of any incumbent Director. Any Directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual meeting or at a special meeting of the members called for that purpose.
- 4.03 Elections shall be held annually by the members to fill the expired term of a Director. Upon membership election, a Director shall hold office for a term of three years, or earlier upon their death, resignation, or removal.
- 4.04 The regular term for a Director shall begin on January 1<sup>st</sup> following the election for that position. Any member elected during the year by the Board to fill a vacancy on the Board shall serve out the unexpired term of the Board position for which he or she was elected to serve.
- 4.04.01 The Board shall provide an orderly transition and Director orientation for new Directors to assume their role.
- 4.05 Any Director elected by the members may be removed, with or without cause, by a majority vote of all of the members of the BWG POA. Any Director whose removal is sought shall be given notice prior to any meeting called for that purpose. Upon removal of a Director, a successor shall then be elected by a majority of the remaining Board of Directors to fill the unexpired term of the removed Director.
- 4.05.01 Any Director elected by the members who has three (3) consecutive absences from Board meetings, or is delinquent in the payment of any assessments or other charges due to BWG for more than sixty (60) days, or is guilty of other offenses determined by the Board to be a sufficient reason for removal, may be removed by a super-majority (67%) vote of the Board of Directors during the next regularly scheduled meeting or special meeting of the Board of Directors.
- 4.05.02 Vacancies of the Board of Directors shall be filled by a majority vote of the remaining Directors, or by the sole remaining Directors.
- 4.06 All meetings of the Board of Directors shall be held at the principal office of the corporation or at such place within Hood County or an adjacent county as may be designated by resolution of the Board or by written consent of the members of the Board. Board meetings may be held via conference telephone, video conferencing, or other electronic means including the Internet in accordance with the requirements of the Texas Property Code and the Texas Business Organizations Code.
- 4.07 Special meetings of the Board of Directors for any purpose shall be called at any time by the President, or if the President is absent or unable or refuses to act, by the 'Vice-President or by any two Directors. Written notices of the special meetings, stating the time and in general terms the purpose or purposes thereof, shall be provided ten (10) days prior to the meeting or personally delivered to each Director not later than three (3) days before the day appointed for the meeting.
- 4.08 A majority of the authorized number of Directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or decision done or made by



a majority of the Directors present shall be regarded as an act of the Board of Directors, unless a greater number is required by law or by the Articles of Incorporation.

- 4.09 Any action required or permitted to be taken by the Board of Directors may be held and taken by electronic or telephonic means as provided in Texas Property Code Section 209.0051(c-2), if Members are given proper notice and owners are allowed to listen using any electronic or telephonic communication method used or expected to be used by a board member to participate. In such an electronic or telephonic meeting of the Board, the Directors may take action by written consent signed by less than a unanimity of Directors if a written consent stating the action to be taken is signed by the number of Directors necessary to take such action at a Board meeting at which all of the Directors are present and voting.

However Texas Property Code Section 209.0051(c-2)(h) provides that a Board may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to owners as provided in Texas Property Code Section 209.0051(c-2)(e), if each Board member is given a reasonable opportunity to express the Board member's opinion to all other Board members and to vote. Such actions taken by the Board without notice to owners must have the unanimous consent of all of the members of the Board individually and collectively by consenting in writing to the action.

Neither a unanimous consent nor a non-unanimous consent voting procedure may be used by the Board of Directors to consider or vote on any matter listed in Texas Property Code Section 209.0051(h)(1)-(15). If the Directors take an action without conducting a Board meeting, such action must be summarized orally (including an explanation of any known actual or estimated expenditures that were approved by the Directors) at the next regular or special meeting of the Directors and documented in the minutes of such meeting.

- 4.10 A quorum of the Directors may adjourn any Directors' 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 is fixed at the adjourned meeting. In the absence of a quorum, a majority of the Directors present at any Directors' meeting, either regular or special may adjourn from time to time until the time fixed for the regular meeting of the Board.
- 4.11 The President, or in the President's absence, any Director selected by the Directors present, shall preside at meetings of the Directors. The Secretary of the Corporation or, in the Secretary's absence, any person appointed by the presiding officer, shall act as Secretary of the Directors.
- 4.12 Directors and committee members shall not receive any compensation for their services. They may receive reimbursement for actual expenses incurred only upon the submission of appropriate written evidence of such expenses incurred.
- 4.13 The Directors may authorize the Corporation to pay expenses incurred by, or to satisfy a judgment or fine rendered or levied against, present or former Directors, officers, or employees of this Corporation as provided by the Texas Business Organizations Code.
- 4.14 The officers of the Board shall serve as the members of the Executive Committee. Except for the power to amend the Articles of Organization or these Bylaws or take action contrary to the provisions of Texas Property Code, Section 209.0051(h)(1)-(15), the Executive Committee shall be subject to the direction and control of the full Board of Directors.
- 4.15 Regular "work sessions" of the Board or Executive Committee may be held at the Board's discretion without notice for the purpose of preparing for the regular monthly meeting of the Board. Work sessions are expressly excluded from the requirement that they be conducted as open meetings, provided, however, that the Board members shall not discuss or vote on those matters contained in Texas Property Code, Section 209.0051(h)(1)-(15).
- 4.16 The Board of Directors may employ or contract for BWG professional staff, contractors, and/or agents, at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to an agent, subject to the Board's supervision, all the powers granted to the Board by these Bylaws that can properly be delegated.

**ARTICLE FIVE  
OFFICERS**

- 5.01 The officers of the Corporation shall be a President, a Vice-President, a Secretary, a Treasurer, and such assistants and other officers at the Board of Directors shall from time to time determine. All officers shall be elected by and hold office at the pleasure of the Board of Directors, which shall fix the tenure of all officers.
- 5.02 The officers of the Corporation for the following year shall be elected on or before November 1<sup>st</sup>. The incoming officers will take their post on January 1 of the following year. While incoming Directors do not have authority of the position until January 1, they will have authority to select the officers for the following year. All outgoing Directors will abstain from voting on officers for the following year.
- 5.03 The officers of the Corporation shall have the power and duties generally described to the respective offices and such additional authority or duty as may from time to time be established by the Board of Directors.

**ARTICLE SIX  
EXECUTION OF INSTRUMENTS**

- 6.01 The Board of Directors may, in its discretion, authorize any person or persons, to execute any corporate instrument or document, or to sign the corporation name without limitation, except where otherwise provided by law, and such execution or signature shall be binding on the Corporation.

**ARTICLE SEVEN  
MISCELLANEOUS**

- 7.01 There shall be no initiation fees for memberships in the Corporation. The Board of Directors shall have discretion over the disposition of any and all assessments paid as provided for in any of the subdivision covenants, restrictions, and requirements imposed on any tract in BWG. Subject to the approval of the majority of the voting members at a meeting of the membership duly convened, the Board of Directors may increase or decrease the maintenance fees described in the subdivision restrictions, restrictive covenants, and conditions affecting any tract of BWG as shown by recorded instrument filed for record in Hood County, Texas. All of the provisions relating to such increases and decreases, and to such maintenance fees, which are shown by recorded instruments affecting any tract of BWG, or which may be hereinafter filed as to any subsequently created section of BWG are hereby incorporated herein by reference as if stated in full.
- 7.02 The Corporation shall not enter into any contract to pay and shall not pay, any salary or other remuneration to any officer, Directors, or committee member for their services as such, nor in any other capacity regardless of the capacity in which they may act. However, nothing in this section shall prevent the Corporation from reimbursing any officer or Director for actual expenses incurred by such Director or officer in the performance of his duties.
- 7.03 All books and records provided for by statute shall be open to inspection by members at such reasonable time as set by the Board.
- 7.04 The power to alter, amend, or repeal these Bylaws is vested in the Board of Directors, subject to repeal or change by the action of the members. A super-majority (67%) of the total number of Directors is required to alter, amend, or repeal these Bylaws.
- 7.05 Any and all funds of the corporation shall be deposited in a bank account owned by the corporation. All demand withdrawal instruments and checks on such bank accounts shall be approved by at least two authorized persons, the identity of whom shall be made by the Board of Directors, and who may, but do not have to be members of the corporation.

**ARTICLE EIGHT  
COMMITTEES**

- 8.01 The Directors shall have the authority to establish such committees to assist it in the managing of the Corporation as it shall deem appropriate. The designation and appointment of any committee and the delegation thereto of authority shall not operate to relieve the Board or any individual Director of any responsibility imposed upon it, him or her by law.



8.01.01 Upon formation of a committee, the Directors shall appoint a Committee Chairperson to staff and direct the committee. The term of each committee chair shall end on December 31 unless replaced before that date at a duly authorized meeting of the Directors.

8.01.01.01 Each November the Directors will review the chairmanship of each standing committee and either approve the current chair for the next year or replace the chair beginning on January 1.

8.01.02 The appointed committee chair shall appoint those members as required to accomplish the functions of the committee. As vacancies arise, the chair has the authority to appoint members to fill the vacancies. If the need is present, the chair may remove a member, as the chair deems necessary.

8.01.03 Each committee established in this Article 8 will develop Committee Rules and Procedures, in a standardized format, (Short term/Special committees are exempt at the discretion of the Board) that are to be approved by the Board of Directors. The Rules and Procedures will stipulate all procedures to be used in the operation of the committee. As a minimum it will detail the number of members of the committee, time and place for committee meetings, and the defined quorum for the committee to conduct business. Decision of the committee will be made via majority vote of the quorum.

8.01.03.01 In all matters that a member of the committee has a material stake in the outcome of the matter, that member will recuse themselves from any deliberation of the matter.

8.02 Architectural Control (ACC): The ACC is established by Section 4.02. of the Covenants, Conditions, & Restrictions (CC&Rs). The authority and duty of the ACC is to: grant or withhold architectural approval; grant variances from compliance with the CC&Rs and/or related Association Rules and Regulations (Section 4.05); enforce compliance with the Declarations(Section 3.15) ; assure compatible architectural designs and visual harmony with neighboring home sites; contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring applications into compliance with the Declaration and Association rules and regulations; maintain copies of design documents and related records; maintain documentation of variances granted and declined; and inform Association Members regarding ACC activities and changes in criteria as they may occur.

8.02.01 As stated in the Declaration of Covenants, Conditions and Restrictions, the ACC is the sole authority to grant variances to the Declaration. A majority of the committee is required to approve a variance.

8.02.02 In reference to Section 4.03. of the CC&Rs, "any plans and specifications and plot plans" are considered to be received at the time of the regularly scheduled meeting or at the time of any special meeting under extraordinary circumstances as described in the committee Rules and Procedures.

8.03 BWG Activities Center Committee (BAC): The mission of the BAC is to be responsible for the oversight and management of housekeeping and rentals of the Activity Center; enforcing Board rules concerning the use of the Activity Center; and recommending further rules and regulations to the Board of Directors as the Committee finds to be in the best interest of the Association.

8.04 Compliance: The mission of the Compliance Committee is to oversee compliance with the Declaration, Bylaws and Rules of the Association; maintain copies of all enforcement communications with members; and inform Association Members regarding Committee activities and changes in enforcement criteria as they may occur in accordance with written policies established by the committee and approved by the Board.

8.04.01 The Compliance Committee shall direct and oversee the actions of the BWG Compliance Officer or delegated Compliance Administrative Agent.

8.05 Elections: The Elections Committee will conduct and oversee all elections as called for by state law, the governing documents and/or the Board.

8.06 Finance: The mission of the Finance Committee is to assist the Board by providing financial direction and oversight of BWG financials with duties that include providing a strategic plan for the Board to fund community priorities over a 5-10 year period by establishing and annually reviewing and updating reserve



accounts for common element replacements, major repairs and improvements; develop and present to the Board a proposed annual budget; assist the Board in adopting fiscally prudent budgets, making sound financial choices, creating internal controls, and monitor adherence to the budget and financial controls; prepare and provide the Board with timely, accurate, and user-friendly financial reports.

- 8.07 Maintenance: The mission of the Maintenance Committee is to oversee the general maintenance of BWG common areas. Additionally the committee will recommend changes to the rules and regulations governing the maintenance of the BWG common areas. The Committee oversees the actions of the three subcommittees: General Maintenance; Mowing; Entrance
- 8.07.01 General Maintenance: This subcommittee is responsible for maintaining the BAC, parking area, storage area, and fences (and other areas as designated by the Directors).
- 8.07.02 Mowing: This subcommittee is responsible for the mowing of the common areas.
- 8.07.03 Entrance: This subcommittee is responsible for the general maintenance and care of the entrances, the waterfall and attending flower beds.
- 8.08 Marina: The mission of the Marina Committee is to be responsible for the oversight and management of maintenance of the Marina; oversee compliance with rules concerning the use of the Marina; and recommending further rules to the Directors as the Committee finds to be in the best interest of the Association.
- 8.09 Nature: The mission of the Nature Committee is to ensure that BWG's natural beauty is retained and that BWG is a community where all people's flora and fauna can flourish. They will identify, lead, engage and educate our community in wildlife habitat and natural resources, including ponds, which support and protect local species and BWG natural resources, and make recommendations to the Directors about effective policy which promotes habitat for native species of plants and animals.
- 8.10 Security: The mission of the Security Committee is to provide an annual security assessment that identifies the security needs of the community. An annual written security plan is to be provided to the Board for approval. Upon approval, the committee is to oversee the implementation of the Security Plan.
- 8.10.01 The Security Committee interfaces with law enforcement and any contracted security services.
- 8.10.02 The Security Committee monitors as appropriate and has access to review all data from the community security cameras.
- 8.11 Social: The mission of the Social Committee is to facilitate interaction among tract owners through a wide variety of planned social events designed to appeal to a wide cross section of BWG. The intended result is improved neighborhood camaraderie, fellowship and sense of community.
- 8.12 Storage: The mission of the Storage Committee is to be responsible for the oversight and management of maintenance of the Storage lot; overseeing compliance with rules concerning the use of the Storage lot; and recommending further rules to the Board as the Committee finds to be in the best interest of the Association.
- 8.13 Welcome: The mission of the Welcome Committee is to be responsible for welcoming new tract owners. As part of the welcome, the committee will ensure new members are familiar with the BWG website, social activities, common area opportunities and access to BWG governing documents. They will also make a best effort to gather new tract owner's contact information is gathered and delivered to the BWG Secretary so that they may receive communication, and inquire about opportunities for volunteering in the community.
- 8.14 Hearing: The mission of the Hearing Committee is to provide an Owner the avenue to have the hearing guaranteed them in Section 8.11 of the CC&Rs and Texas Property Code, Section 209.007. This committee will judge fairly the appeals made by members for the good of the Association. All rulings are to be provided to the member making the appeal in writing with appropriate detail of the facts and the basis of the Committee's ruling.
- 8.14.01 This committee is unique in that it will consist of standing members rather than members chosen by the committee chair. The committee chair shall be selected in accordance with Article 8.1 of these By-Laws. The committee members shall consist of the Chair of the Architectural Control



Committee, the Chair of the Marina Committee, the Chair of the Maintenance Committee, the Chair of the Compliance Committee and the Chair of the Storage Committee. Quorum for the committee shall be three members plus the Chairman. Decisions of the committee are by simple majority. The Chairman shall only vote in the event of a tie.

8.14.02 If the subject of the hearing is a decision rendered by a committee or a committee chairman, that chairman will recuse themselves from the deliberation and voting during the hearing. Said chairman may participate in the hearing to provide information pertaining to the contested issues of the hearing.

8.14.03 The Board of Directors Secretary, or substitute appointed by the President, shall take the minutes of the hearing.

8.14.04 Upon receiving written notice of a request for a hearing from a member, the Directors will instruct the committee chair to establish a time and date for the hearing. The established date must allow for a hearing within forty-five (45) days of receipt of the request. The committee chair will notify the owner of the date and time of the hearing no later than ten days from the scheduled date of the hearing.

8.14.04.01 Failure to adhere to the above timelines will serve as judgement in favor of the owner.

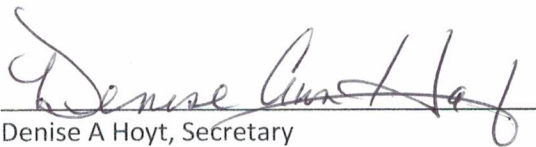
8.15 Short term/Special: The Board of Directors may form any Short Term or Special Committee they deem necessary in the best interest of the community. These committees will operate for a limited time working on a specific issue. The committees are exempt from the general committee requirements set forth in these By-Laws at the discretion of the Directors.

#### ARTICLE NINE FIDUCIARY DUTY OF DIRECTORS, OFFICERS AND COMMITTEES

9.01 Directors, officers and committee members have a fiduciary duty to the Association, by putting the best interest of the Association first, avoiding conflicts of interest, using sound business judgment and good faith in the exercise of the responsibilities of the position held, maintaining confidentiality where appropriate and acting within the scope of the authority of the position held. All Directors, officers and committee members shall observe and conduct themselves in accordance with these fiduciary principles.



O. Ben Carroll, President

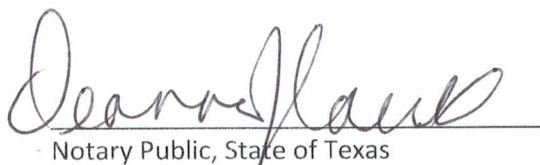
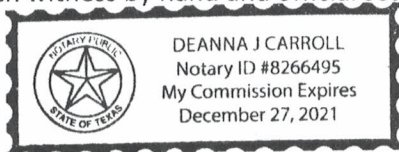


Denise A Hoyt, Secretary

These By-laws were revised to include Amendments approved by the Board of Directors on June 25, 2018. Original to be signed, notarized and recorded in the County of Hood, State of Texas.

State of Texas  
County of Hood

Subscribed and sworn before me by O. Ben Carroll, President of BWG Property Owners Association and Denise A. Hoyt, Secretary of BWG Property Owners Association, on this 27th day of December, 2018, to certify which witness by hand and official seal of office.



Notary Public, State of Texas

After recording return to:  
Bentwater POA  
1409 Bentwater PKWY  
Granbury, TX 76049.