

BYLAWS OF
RUBY RANCH HOMEOWNER'S ASSOCIATION
A NONPROFIT CORPORATION

ARTICLE I
NAME AND LOCATION

The name of the corporation is RUBY RANCH HOMEOWNER'S ASSOCIATION (referred to herein as the "Association"). The principal office of the corporation will be located at 1900 FM 967, Buda, Texas, but meetings of members and directors may be held at such places within the State of Texas as may be designated by the board of directors.

ARTICLE II
PURPOSES AND POWERS

A. The purpose or purposes for which the Association is organized are to act as agent for the property owners of Ruby Ranch Phase One, a subdivision in Hays County, Texas, according to the map or plat of such subdivision filed for record in Volume 6, Pages 398-400, Plat Records of Hays County, Texas (herein referred to as the "Subdivision"), and to perform those functions (in addition to those set out herein) set forth in that certain Declaration of Covenants, Conditions, and Restrictions For Ruby Ranch Subdivision filed for record in Volume 1181, Pages 57-79 (Clerk's Document #388121), Official Public Records of Hays County, Texas (herein referred to as the "Declaration"). The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area within the Subdivision, and to promote the health, safety, and welfare of the residents within the above-described Subdivision and such additions to it as may hereafter be brought within the jurisdiction of the Association for such purposes.

B. In furtherance of such purposes, and subject to the terms and provisions of the Declaration, the Association will have power to:

(1) Perform all of the duties and obligations of the Association as set forth in the Declaration;

(2) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment of them by any lawful means; and pay all expenses related to such enforcement, and all office and other expenses incident to the

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conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(3) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(4) Borrow money and, subject to the consent by vote or written instrument of two-thirds of the voting members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(5) Provide repair, maintenance and replacement of the common areas as set forth in the Declaration, including but not limited to the roads/streets shown and described on the plat of the Subdivision;

(6) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as maybe agreed on by the members. Except as provided in the Declaration and subject to the terms and conditions of any instrument transferring property to the Association, no such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the voting members, agreeing to such dedication, sale, or transfer;

(7) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation will have the consent by vote or written instrument of two-thirds of the voting members; and,

(8) Have and exercise any and all powers, rights, and privileges that a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

C. The Association is organized and will be operated exclusively for the aforementioned purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

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