

THE TROPIC ISLES ASSOCIATION, INC.

BY-LAWS

November 4, 2013

State of Texas §
 §
County of Nueces §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the governing documents of Tropic Isles Association, Inc. (the Association) delegated the authority and responsibility to govern the operations of the Association per its By-Laws to its Board of Directors, and

WHEREAS, the Association at a duly constituted meeting resolved to amend the By-Laws of the Association recorded under Document No. 2012025348, Official Records, Nueces County, Texas, and resolved to adopt a policy to set a standard and level of behavior that is conducive to the best interests of the entire Association:

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Association hereby adopts the following By-Laws that are applicable to all Board of Directors, Officers and members of, and volunteers serving, the Association:

Section 1. The purpose of this Association is to provide a means by which the owners of the following described property in Nueces County, Texas:

Block 1-9, inclusive, of Tropic Isles Subdivision, according to said map or plat thereof filed in Volume 19, pages 62 and 63 of the Map Records of Nueces County, Texas, save and except Lots 23-45, inclusive, in Block 1, and Block 1, Lots 25-45, inclusive in Tropic Isles Subdivision, Nueces County, Texas, and Tropic Isles, Section 2 – an addition in Nueces County, Texas according to the map or plat thereof recorded in Volume 20, Page 69 of the Map Records of Nueces County, Texas (collectively "Subdivision");

may meet their obligations to maintain all canals and waterways in said Subdivision in good, sanitary and navigable condition, to perform all other obligations of such property owners; and to take such other action on behalf of the members of the Association as may be approved by the members of the Association at an Annual or Special Meeting.

In addition, the Association shall provide perpetual maintenance for all canals, channels and waterways in the Subdivision (including specifically, but without limitation thereto, The Tropic Isles main channel, and the several lateral channels known respectively as Montego Cove, Buccaneer Cove, Coral Cove, Emerald Cove, Biscayne Cove and California Cove). The Association may also provide such maintenance for the ingress and egress canal or channel between the Subdivision and the navigable waters of the Laguna Madre. The Board of Directors of the Association shall have the duty to, and it is hereby fully empowered to enter into and cause to be executed such contracts and agreements as shall be necessary to provide for the maintenance, improvement and development of such channels and waterways, and to expend the funds of the Association for such purposes without further authorization from the members.

The Association shall maintain such channels free from obstructions and in navigable condition with a minimum depth of minus four (4.0) feet Mean Low Water (MLW), at the center and at a compromise depth less than this at the edges of the channel as necessary to maintain the integrity of the bulkhead lining the channel.

Section 2. All persons owning property in the Subdivision, as defined in Section 1 above, shall be members of this Association. In cases where one Lot is owned by more than one person, the owners of such Lot shall be deemed jointly to hold a single membership and having one vote per whole lot in this Association.

Section 3. Any party executing a contract to purchase a lot in such Subdivision which contract gives the right to possession of such lot, whether or not limited or conditional shall be deemed to be the owner thereof for purposes of the By-laws. The ownership of mineral rights shall not be deemed to constitute the ownership of a lot for such purposes.

Section 4. The Board of Directors are authorized to require each member to advance a sum of money each year, hereafter referred to as dues, for the purposes set forth in Section 1 above. The dues shall be at an initial base rate of \$290.00 per lot and/or a prorata of rate per partial lot pursuant to the original plat in the Subdivision. The base rate may be adjusted by the Board of Directors after the Board has adopted a new budget. Notice of Budget and Resolution to raise base rate must be set forth in the Notice of the Meeting and read at two (2) consecutive meetings and voted on at the third (3rd) meeting. Said dues shall be paid as of March 15 of each year. In addition to said dues, each member shall pay interest at twelve percent (12%) annually, on all dues not paid by April 15th or thirty (30) days after the date of mailing of a dues statement. Additionally, said member shall pay all attorney's fees and collection costs incurred in the collection of said dues as well as interest on same. Special assessments must be voted on by the General Membership.

Section 5. Each member of the Association shall have the following duties and obligations:

- (a) To comply with the provisions, rules, regulations, restrictions and obligations created by such documents duly recorded in the Deed Records of Nueces County, Texas applicable to the Subdivision and owners of property therein (as defined in Section 1), and
- (b) To pay promptly to the Association any and all other sums lawfully due to it, and
- (c) To require any person acquiring any interest in any property owned by him/her in said Subdivision to obligate same to comply with the foregoing.

Section 6. Funds received /expended by the Association shall be accounted for by traditional bookkeeping methods. The Association Treasurer shall provide a written report at each Board of Directors meeting and each Annual Membership Meeting. Funds may be expended by the Board of Directors of said Association in accordance with Section 1. In addition, the Board of Directors shall present an Annual Budget for membership approval and said Budget will contain such other proposed Association expenditures as may be deemed appropriate or necessary by the Board of Directors. The Annual Budget shall require a simple majority vote of the members present at an annual meeting. Amendments to the budget require the same majority approval by vote at a special membership meeting. In relation to the expenditure of funds by the Board of Directors and Officers of the Association, no Director or Officer of the Association shall be liable or accountable in any manner individually for any act or omission done or not done in good faith on his/her part as an Officer or Director of this Association.

Section 7. The Membership of the Association may be increased to include property not described above with consent of the Board of Directors and the owners of the property to be added.

Section 8. Each Member will notify the Association of any change in mailing address or in the ownership of property owned by him/her within said Subdivision. The Association may rely on any evidence it deems advisable for the purpose of determining who the members of the Association are, including but not limited to the ad valorem tax rolls of the Tax Assessor of Nueces County, Texas; however, any notice required by the Restrictions, Charter, By-Laws or by statute shall be presumed properly given if sent to the property address unless Owner has given specific written notice to the Association of a different mailing address, or by publishing notice on the Tropic Isles Association website described in Section 9 below, or in a Newspaper of general publication in the Flour Bluff area of Corpus Christi, Texas.

Section 9. There shall be an Annual Meeting of the membership at such time during the Month of December as the Board of Directors deems advisable. In addition, the Board of Directors shall have the authority to call a special meeting of the Membership when it deems it advisable. The Board of Directors must call a special meeting at any time upon petition of twenty-five per cent (25%) of the Members. Notice of all regular and special meetings of the Members shall be given not less than three (3) days in advance. It shall be deemed sufficient notice to a member if such notice is sent to the address as provided in Section 8 above or if posted on the Tropic Isles Association website, or in a Newspaper of general publication in the Flour Bluff area of Corpus Christi, Texas. There shall not be any further requirements of notice whatsoever. The foregoing shall apply, but not by way of limitation, to notices of all dues owed by a member to the Association. If the notice of any dues owed by a Member to the Association correctly states the Lot and Block owned by said Member, it shall be deemed to be sufficient whether the members name is correctly stated, and there shall be no necessity of stating the members name at all if the Lot and Block in question are given.

Section 10. The Officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer and such other officers and agents as the Board of Directors shall deem advisable. The office of Secretary and Treasurer may be held by one person. All Officers, Directors and Committee Members shall serve without compensation. The election of an Officer shall not be deemed to create contract rights.

Section 11. The duties of the Officers may be prescribed by the Board of Directors. The President has the responsibility of creating committees and appointing its members.

Section 12. Members present at any meeting of the membership shall be deemed to constitute a quorum regardless of the number, but if at any time appointed for the meeting, less than 10% of the members are present, the members present shall wait until thirty (30) minutes passed after the time appointed for the meeting before transacting any business. A majority of the Board of Directors shall constitute a quorum of the Board of Directors.

Section 13. Members may vote proxy, but members of the Board of Directors may not vote board issues by proxy.

Section 14. Meetings of the Directors may be called by the President or a majority of the Directors at any time upon twenty-four (24) hours notice. Notice by telephone shall be deemed to be sufficient. The purpose of the meeting shall be stated in the notice.

Section 15. The Board of Directors shall consist of Nine (9) members. Initially, three (3) of the members shall serve a three (3) year term, and three (3) of the remaining six members shall serve two (2) year terms and the remaining three shall serve one (1) year terms. It shall be the responsibility of the Board of Directors to determine which members shall serve what year terms. At each annual meeting of the membership, the Board of Directors shall provide a proposed slate of directors for the following year for consideration and vote by the membership. Additional nominations may be made by the members, but the total number of directors elected shall be equivalent to the number of positions open for the Board of Directors. The membership must approve the appointment of the directors by a simple majority vote. However, the Board of Directors may fill any vacancy in the Board of Directors occurring during the term of a member of the Board. Said Appointees shall serve the remaining term of the member of the Board replaced. The Board of Directors has the responsibility to remove a member of the Board that is counted absent at three (3) meetings of the Board of Directors without just cause, to be determined by the Board.

Section 16. The Board of Directors is authorized to provide for the enforcement of all obligations referred to in this agreement in such manner as they deem advisable including the employment of attorneys and other such agents and the compensation of such persons out of funds of the Association.

Section 17. The Board of Directors may, if they deem it advisable, establish rules for the use, maintenance and protection of the canals and waterways referred to above and navigation thereon and may enforce such rules in such manner as they deem advisable.

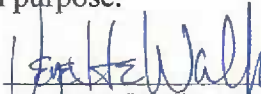
Section 18. The Board of Directors shall act in accordance with the procedures specified and filed in the Deed Records of Nueces County, Texas, and as amended, in regards to the composition of the Development Committee, should the Board ever be required to act.

Section 19. These By-Laws may be amended by two-thirds (2/3) of the sitting Board of Directors at any regular board meeting provided the proposed amendment(s) are set forth in the notice of the meeting. Proposed amendments to the By-Laws will be read at two (2) consecutive meetings and voted on in the third (3rd) meeting. Proposed amendments can be voted on by the Board of Directors by line item or as a whole. Amendments to the By-Laws, once approved by the Board of Directors, shall be presented to the members of the Association at any regular or special meeting called for that purpose, and the membership may deny, abridge, or modify the Amendments by a simple majority vote, so long as the vote of the membership to deny, abridge or modify the amendments occurs during the regular or special meeting where the Amendments were presented. Neither these By-Laws nor the charter of this Association nor any act or decision of its members or of its Directors shall be deemed to create contract rights among or for the benefit of its members and no member shall be entitled to oppose any amendment to these By-Laws or said Charter except at a meeting of the membership called for such purpose as set forth in this section.

**CERTIFICATE OF HOMEOWNER'S
ASSOCIATION GOVERNING DOCUMENTS**

BY-LAWS

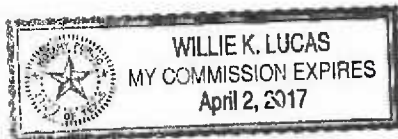
I am the duly elected Secretary of Tropic Isles Association, Inc. The above By-Laws were considered, approved and adopted by a two-thirds majority of the Board of Directors at a duly noticed and organized meeting for such purpose.




Venette Walker, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

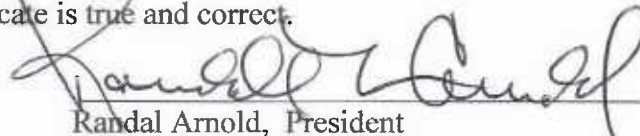
This instrument was acknowledged before me, the undersigned notary public, on the 4th day of November, 2013, by Venette Walker, as Secretary of the Tropic Isles Association, Inc.





Notary Public, State of Texas

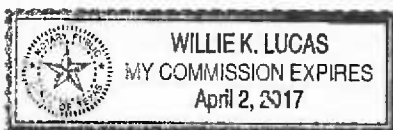
The undersigned hereby certifies that he is the duly elected and qualified president of Tropic Isles Association, Inc.; that Venette Walker is the duly elected and qualified Secretary of the Tropic Isles Association, Inc.; that the signature above is Venette Walker's genuine signature; and that the foregoing certificate is true and correct.

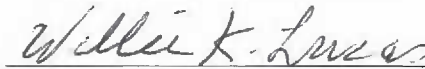


Randal Arnold, President

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was acknowledged before me, the undersigned notary public, on the 4th day of November, 2013, by Randal Arnold., as President of the Tropic Isles Association, Inc.





Notary Public, State of Texas

✓ AFTER RECORDING RETURN TO:
Tropic Isles Association, Inc.
P.O. Box 18273
Corpus Christi, Texas 78480-8273

Doc# 2013051185

± Pages 6

12/02/2013 10:29AM

Official Records of

NUECES COUNTY

DIANA T. BARRERA

COUNTY CLERK

Fees \$35.00

Any provision herein which restricts the Sale,
Rental or use of the described
REAL PROPERTY because of Race, Color,
Religion, Sex, Handicap, Familial Status, or
National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89.

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED
in file number sequence on the date and at the
time stamped herein by me, and was duly RECORDED
in the Official Public Records of
Nueces County, Texas
Diana T. Barrera



Diana T. Barrera