



Affidavit of Authenticity

Texas

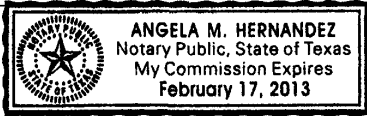
Travis County

I, Paul Meisler, being first duly sworn, and as the authorized agent of for the association, state that I have personal knowledge of the fact that the attached By-Laws of Williamsburg Homeowners' Association, Inc., is a true, correct and complete copy of the original and that the original document has been misplaced and will never be found.

Paul Meisler
Paul Meisler

Subscribed and sworn to before me,
This 15 day of February, 20 11.

Notary Public of Board Deputy



Once recorded please return documents to:

Williamsburg Homeowners' Association, Inc.
c/o Pioneer Real Estate Services
611 South Congress Ave #510
Austin, TX 78704

BYLAWS

OF

WILLIAMSBURG

HOMEOWNERS' ASSOCIATION, INC.

Section 1.01 The name of the Association is WILLIAMSBURG HOMEOWNERS' ASSOCIATION INC., hereinafter referred to as the "Association".

Section 1.02 The present office of the Association is located at the Office Of the manager HARDER PROPERTIES inc, 1524 East Anderson Lane Suite 104, Austin, Texas 78754. The meeting of members and directors may be held at such places within the State of Texas, County of Travis, as may be designated from time to time by the Board of Directors.

ARTICLE II

DEFINITIONS

SECTION 2.01 "Association" shall mean and refer to WILLIAMSBURG HOMEOWNERS' ASSOCIATION., its successors and assigns.

SECTION 2.02 "Property" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

SECTION 2.03 "Common Area" shall mean as shown on the plat of Williamsburg Subdivision (or any resubdivisions thereof),

Volumes 80, 84, 85, Pages 151, 121A, 122B, Travis County Plat Records, Austin Texas, and including additional lands, for use as common area as may be acquired by the Association by purchase, deed of gift, resubdivision or otherwise.

Section 2.04 "Lots" shall mean and refer to any lots as shown upon the recorded subdivision map of Williamsburg as recorded in Volumes 80, 84, 85, Pages 151, 121A, 122B, Travis County Plat Records or any resubdivision thereof.

Section 2.05 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 2.06 "Declarant" shall mean and refer to First Service Corporation, a Texas Corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 2.07 "Declaration" shall mean and refer to the Declaration and Covenants, Conditions and Restrictions for Williamsburg Subdivision recorded in Volume 6820, Page 1628 of the Deed Records of Travis County, Texas.

Section 2.08 "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 3.01 Annual Meetings. The first annual meeting of the members shall be held within one month from the closing date of the sale of the twenty-second (22nd) Lot and each subsequent regular annual meeting of the members shall be held on the second Tuesday in July of each year. The board of Directors may change the annual meeting date to another date each year upon at least sixty (60) days written notice to the members.

Section 3.02 Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon special written request of the members who are entitled to vote one-tenth (1/10) of all of the votes of the Class A membership. Class "A" membership is hereinafter referred to as members.

Section 3.03 Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days, but not more than sixty (60) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books, of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in case of a special meeting the purpose of the meeting. Such notice shall be deemed to be delivered when deposited address as set out above.

Section 3.04 Quorum. Except as provided in the Declaration for meeting under Article IV, Section 3 and 4, the presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 3.05 Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary or authorized person. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his/her Lot.

ARTICLE IV

BOARD OF DIRECTORS, SELECTION, TERM OF OFFICE

Section 4.01 Number. The affairs of this Association shall be managed by a board of a minimum of five (5) directors, who must be members of the Association. Charleston Place shall have three (3)

board members and Williamsburg Townhomes shall have two (2) board members.

Section 4.02 Term of Office. The term of office for a Director of the Williamsburg Homeowners¹ Association will be three (3) years with the exception of Directors elected at the meeting at which this Section is adopted and the subsequent Annual Meeting. At the Annual Meeting at which this Section, as amended, takes effect, the members of the Association shall elect two (2) Directors for a term of three (3) years and one (1) Director for a term of two (2) years. At the subsequent meeting, two (2) Directors will be elected for a term of three (3) years. Thereafter, all terms shall be three (3) years in length.

Section 4.03. Removal Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4.04 Compensation No director shall receive compensation for any service he may render the Association in his capacity as a director. However, any director may be reimbursed for his actual expense incurred in the performance of his duties as a director.

Section 4.05 Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting, which they could take at a meeting, by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 5.01 Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to

serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members.

Section 5.02 Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration, the persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 6.01 Regular Meetings Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 6.02 Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 6.03 Quorum A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decisions done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 7.01 Powers The Board of Directors shall have power to: (A) adopt and publish rules and regulations governing the use

of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(B) suspend the voting rights and right of use of the common area of a member during any period in which such a member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(C) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(D) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent for three (3) consecutive regular meetings of the Board of Directors; and

(E) employ a manager, an independent contractor, attorney, accountant or such other persons as they deem necessary, and to prescribe their duties and the compensation for such service.

Section 7.02 Duties It shall be the duty of the Board of Directors to:

(A) cause to be kept a complete record of all its acts and corporate affairs and to present a report thereof to the members at the annual meeting of the members, or at any special meeting when such report is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(B) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(C) as more fully provided in the Declaration, to: (1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each January 1st; (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days advance of each January 1st; and (3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due, or to bring an action at law against the owner personally obligated to pay the same, or both.

(D) issue, or to cause an appropriate officer or authorized person to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(E) procure and maintain adequate liability and hazard insurance on property owned by the Association; cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(F) cause the Common Area to be maintained including lawn, trees, streets, curbs, driveways, sidewalks etc.; cause the exterior and roofs of all dwellings (glass excepted) to be maintained; cause all lots without dwellings to be kept clear

of weeds, brush, and trash; pay all expenses incurred in connections with maintenance and repair of the Common Area, and cause all walls and fences on the common area and/or perimeter of the Williamsburg Subdivision to be maintained. All expenses incurred in connection with maintenance and repair of dwelling exteriors and roofs shall be paid from the respective owners' individual accounts.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 8.01. Enumeration of Officers. The officers of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 8.02 Election of Officers The election of officers shall take place at the first meeting of the Board of Directors' following each annual meeting of the members.

Section 8.03 Term. Each officer of this Association shall be elected annually by the Board and each shall hold office for one year unless he/she shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

Section 8.04 Special Appointment The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 8.05 Resignation and Removal Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 8.06 Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the office he/she replaces.

Section 8.07 Multiple Officers The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in case of special offices created pursuant to Section 8.04 of this Article.

Section 8.08 Duties The duties of the officers are as follows:

President

(A) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other instruments and may co-sign checks and promissory notes.

Vice-President

(B) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.

Secretary

(C) The secretary may record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; may keep the corporate seal of the Association and affix it on all papers requiring said seal; may serve notice of meetings of the Board and of the members; may keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(D) The treasurer may receive and deposit in appropriate bank accounts monies of the Association and may disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep or review proper books of accounts; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and may prepare an annual budget and a statement of income and expenditure to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition the Board of Directors may appoint other committees as deemed appropriate in carrying out the purpose of the Association.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member or first mortgagee. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member or first mortgagee at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association monthly and special assessments which are secured to the full extent provided by law, by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum, and the Association may either (1) bring an action at law against the Owner personally obligated to pay the same, or (2) foreclose the lien against the property, and interest, costs, and reasonable attorneys fees of any such action shall be added to the amount of such assessment, or (3) both. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or Abandonment of his Lot.

ARTICLE XII
CORPORATE SEAL

The issuance of a corporate seal shall be at the discretion of the Board of Directors.

ARTICLE XIII

AMENDMENTS

Section 13.01 These Bylaws may be amended, at a regular or special meeting of the members, by a vote of two-thirds (2/3) of the votes which members present in person or by proxy are entitled to cast.

ARTICLE XIV
MISCELLANEOUS

The fiscal year of the Association shall be the calendar year.

IN WITNESS WHEREOF, we, being all of the directors of the Williamsburg Homeowners Association, Inc., have hereunto set our hands this the [14th] day of [July], 1994.

Ross Schuyler
Edward Welland
John Clemmons
Jeanine Higgins
Wally Weiskirch


CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Williamsburg Homeowners' Association, Inc., a Texas non-profit corporation, and,

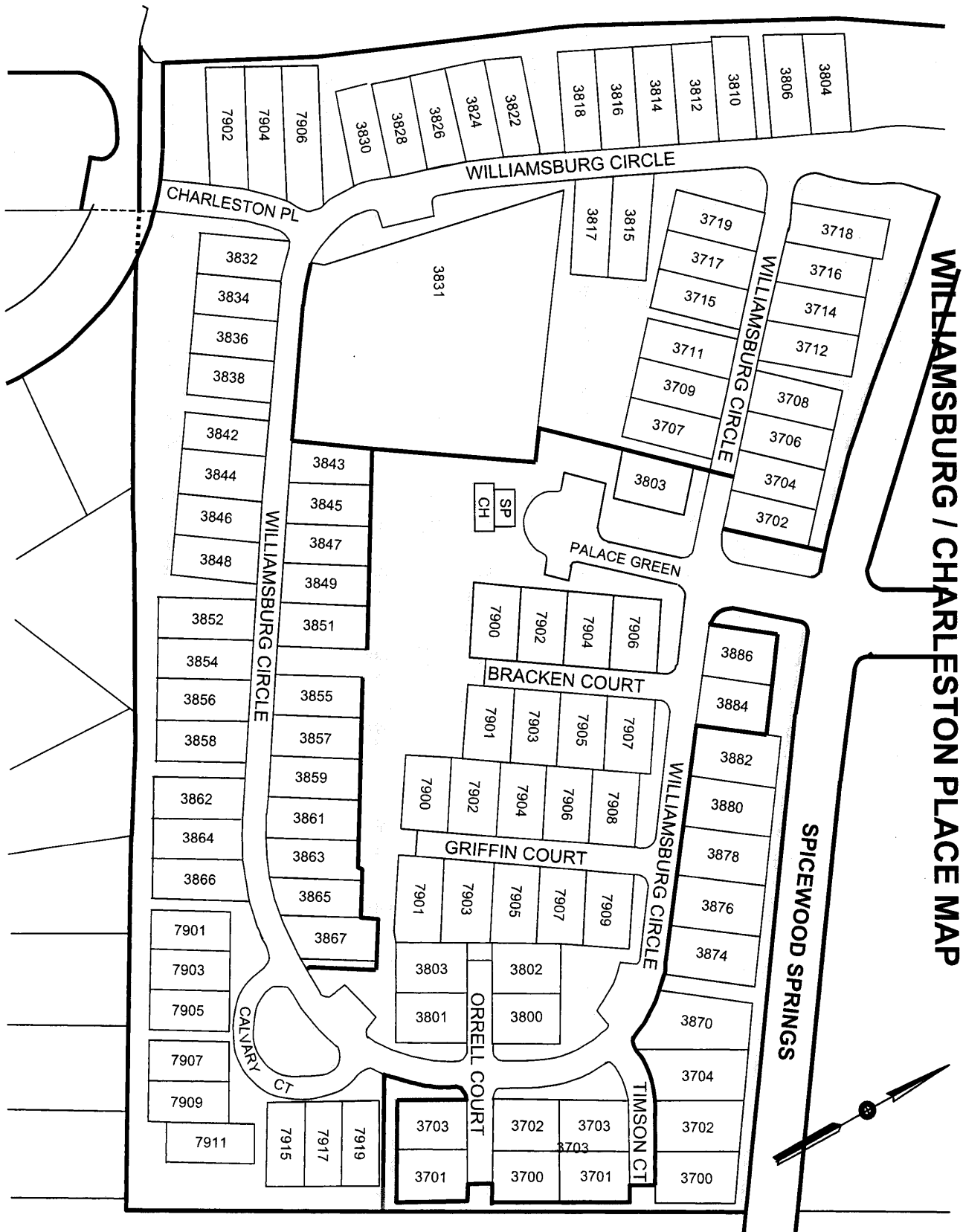
THAT the foregoing Bylaws constitute the amended Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the [12th] day of [July], 1994.

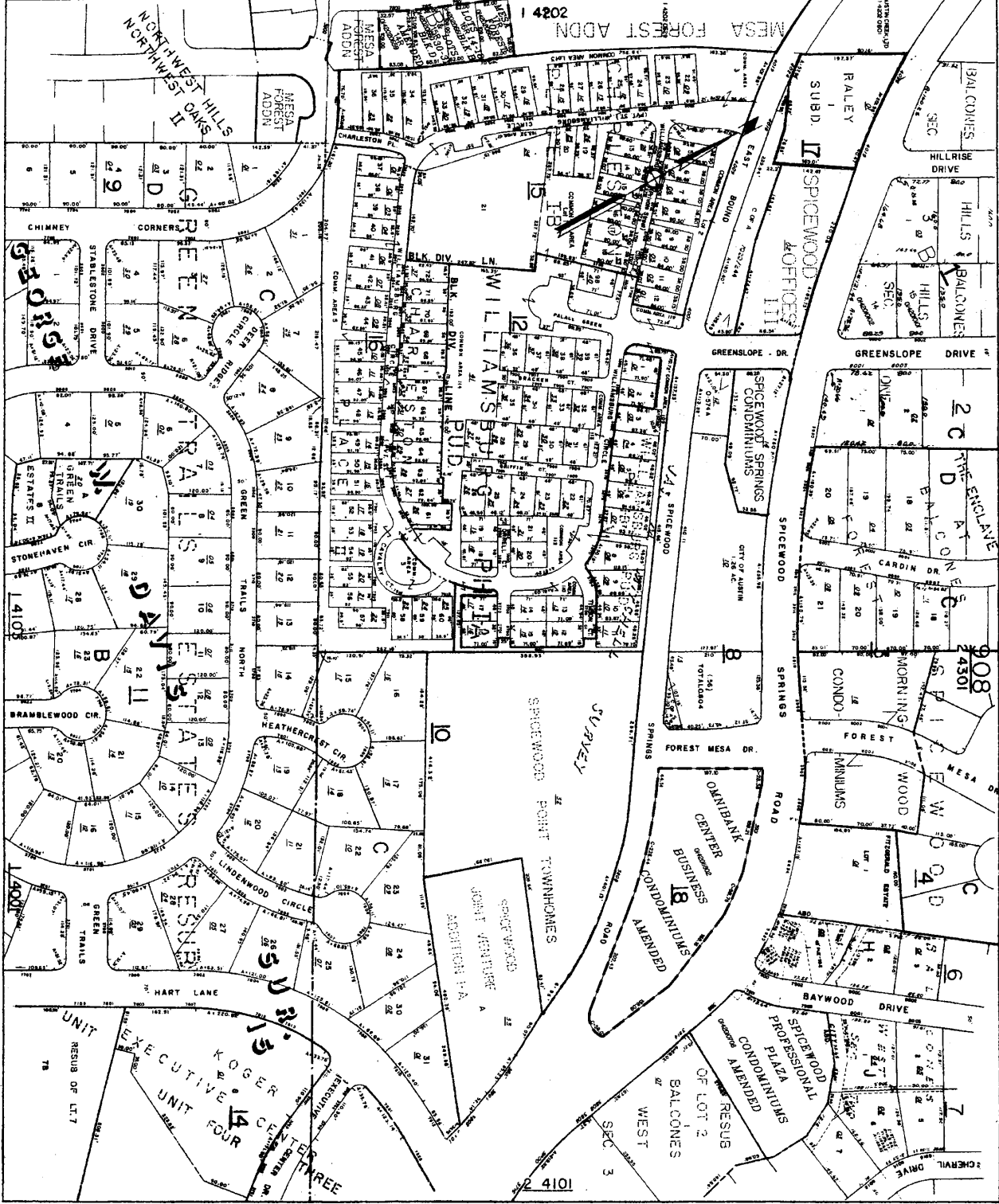
IN WITNESS WHEREOF, I have thereunto subscribed my name as Secretary of said Association this [14th] day of [July], 1994.



Secretary

WILLIAMSBURG / CHARLESTON PLACE MAP





1" = 400' MAP REFERENCE 1 4208

MAP NO. 1 4201

SCALE 0 100'

TRAVIS CENTRAL APPRAISAL DISTRICT
 8314 CROSS PARK DRIVE P.O. BOX 149012
 78754 78714
 AUSTIN, TEXAS
 (512) 834-9317

REVISIONS
 01/28/2000 RRC

APPROVED
 AUSTIN COUNTY CLERK
 AUSTIN, TEXAS
 CITY OF AUSTIN

Once recorded please return documents to:

Williamsburg Homeowners' Association, Inc.
C/o Pioneer Real Estate Services
611 South Congress Ave #510
Austin, TX 78704

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 03, 2011 03:48 PM

2011031991

HOLMC: \$72.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS