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**BYLAWS
OF
1100 TRINITY MILLS CONDOMINIUM OWNERS ASSOCIATION**

ARTICLE 1—DEFINITIONS

1.01. **Project Defined.** *Project* shall mean all of the real property located in the City of Carrollton, County of Dallas, State of Texas, including the land; all improvements and structures on the land; and all easements, rights, and appurtenances to the land, more particularly described as set forth in Exhibit “A”, attached hereto and incorporated herein for all purposes.

1.02. **Declaration Defined.** *Declaration* shall mean the Declaration applicable to the Project and filed in the Office of the County Clerk of Dallas, State of Texas, including any amendments to the Declaration as may be made from time to time in accordance with the terms of the governing statute.

1.03. **Other Terms Defined.** Other terms used in these Bylaws shall have the meaning given them in the Declaration, incorporated by reference and made a part of these Bylaws

ARTICLE 2-- APPLICABILITY OF BYLAWS

2.01. **Corporation.** The provisions of these Bylaws constitute the Bylaws of the nonprofit corporation known as **1100 Trinity Mills Condominium Owners Association**, referred to as the Association.

2.02. **Project Applicability.** The provisions of these Bylaws are applicable to the Project as defined in Paragraph 1.01 of these Bylaws.

2.03. **Personal Application.** All present or future owners, present or future tenants, their employees, or other persons that use the facilities of the Project in any manner are subject to the regulations set forth in these Bylaws. The acquisition or rental of any of the Units of the Project, or the act of occupancy of any of the Units, will signify that these Bylaws are accepted and ratified and will be complied with by the purchaser, tenant, or occupant.

ARTICLE 3—OFFICES

3.01. **Principal Office.** The principal office of the Association shall be located in the City of Carrollton, County of Dallas, State of Texas.

3.02. **Registered Office and Registered Agent.** The Association shall have and shall continuously maintain in the State of Texas a registered office and a registered agent, whose office shall be identical with the registered office, as required by the Texas Business Organizations Code. The registered office may be, but need not be, identical with the principal office of the Association, and the address of the registered office may be changed from time to



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time by the Board of Directors.

ARTICLE 4-- QUALIFICATIONS FOR MEMBERSHIP

4.01. Membership. The membership of the Association shall consist of all of the Owners of the Units within the Project.

4.02. Proof of Membership. The rights of membership shall not be exercised by any person until satisfactory proof has been furnished to the Secretary of the Association that the person is qualified as a Member. Such proof may consist of a copy of a duly executed and acknowledged deed or title insurance policy evidencing ownership of a Unit in the Project. Such deed or policy shall be deemed conclusive in the absence of a conflicting claim based on a later deed or policy.

4.03. Additional Qualifications. Qualifications for membership shall be (1) the ownership of a Unit in the Project and (2) the payment at the closing of the purchase of a Unit or Units of up to two (2) months of estimated assessments for each Unit for a reserve maintenance fund to be used to defray expenses attributable to the ownership, operation, and maintenance of common interests by the Association. No additional initiation fees, costs, or dues shall be assessed against any person as a condition of membership except such assessments, levies, and charges as are specifically authorized under the Certificate of Formation or the Declaration.

4.04. Certificates of Membership. The Board of Directors may provide for the issuance of certificates evidencing membership in the Association that shall be in such form as may be determined by the Board. If issued, all certificates evidencing membership shall be consecutively numbered. The name and address of each Member and the date of issuance of the certificate shall be entered on the records of the Association and maintained by the Secretary at the registered office of the Association.

ARTICLE 5-- VOTING RIGHTS

5.01. Voting. Voting rights shall be allocated among the Members on the basis of the formulas and allocations set forth in the Declaration.

5.02. 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 of the Association. Every proxy shall be revocable and shall automatically cease on conveyance by the Member of the Member's Unit or on receipt of notice by the Secretary of the death or judicially declared incompetence of such Member. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise specifically provided in the proxy.

5.03. Quorum. The presence, either in person or by proxy, at any meeting, of Members entitled to cast at least twenty percent (20%) of the total voting power of the Association shall constitute a quorum for any action, except as otherwise provided in the Governing Instruments. In the absence of a quorum at a meeting of Members, a majority of those Members present in



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person or by proxy may adjourn the meeting to a time not less than five (5) days or more than thirty (30) days from the meeting date.

5.04. Required Vote. The vote of the majority of the votes entitled to be cast by the Members present, or represented by proxy, at a meeting at which a quorum is present shall be the act of the meeting of Members, unless the vote of a greater number is required by statute or by the Declaration, by the Certificate of Formation of this Association, or by these Bylaws.

5.05. Cumulative Voting. Cumulative voting is not permitted.

ARTICLE 6-- MEETINGS OF MEMBERS

6.01. Annual Meetings. The first meeting of the Members of the Association shall be held within forty-five (45) days after the closing of the sale of the Unit that represents the fifty first(51st) percentile interest or within six (6) months after the closing of the sale of the first Unit within the Project, whichever is earlier. After the first meeting, the annual meeting of the Members of the Association shall be held on the second Tuesday of March of each succeeding calendar year at the hour of 7:00 p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting shall be held at the same hour on the first day following that is not a legal holiday or a Saturday or Sunday.

6.02. Special Meetings. Special meetings of the Members may be called by the President, the Board of Directors, or by Members representing at least twenty percent (20%) of the total voting power of the Association.

6.03. Place. Meetings of the Members shall be held within the Project or at a meeting place as close to the Project as possible, as the Board may specify in writing.

6.04. Notice of Meetings. Written notice of all Members' meetings shall be given by or at the direction of the Secretary of the Association or such other persons as may be authorized to call the meeting, by mailing, depositing in a Member's box, or personally delivering a copy of such notice at least ten (10) but not more than fifty (50) days before the meeting to each Member entitled to vote at the meeting. A copy of such notice shall also be posted on public bulletin boards located in the Project. If mailed, the notice must be 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. The notice shall specify the place, day, and hour of the meeting and, in the case of a special meeting, the nature of the business to be undertaken.

6.05. Order of Business. The order of business at all meetings of the Members shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meetings or waiver of notice.
- (c) Reading of Minutes of preceding meeting.
- (d) Reports of officers.



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- (e) Reports of committees.
- (f) Election of directors.
- (g) Unfinished business.
- (h) New business.

ARTICLE 7-- BOARD OF DIRECTORS

7.01. Number and Qualifications. The affairs of this Association shall be managed by a Board of Directors consisting of the number of persons set forth as initial Directors in the Certificate of Formation or an amendment thereto. Thereafter, the number of Directors shall be as determined from time to time by resolution of the Board of Directors, provided, however, that the number of Directors shall never be less than three (3). No decrease in number of directors shall have the effect of shortening the term of any incumbent Director. All Directors must be Members of the Association, except for the initial Directors appointed by the Declarant.

7.02. Term. At the first meeting of the Association, the Members shall elect the initial Directors who shall hold office until the first annual election of Directors by the Members. After the first meeting of the Association, Directors shall be elected at the annual meeting of the Members and shall hold office for a term of one (1) year and until their successors are elected and qualified.

7.03. Removal. Directors may be removed from office without cause by a majority vote of the Members of the Association

7.04. Vacancies. In the event of a vacancy on the Board caused by the death, resignation, or removal of a Director, the remaining Directors shall, by majority vote, elect a successor who shall serve for the unexpired term of the predecessor. Any directorship to be filled by reason of an increase in the number of directors shall be filled by election at an annual meeting of Members or at a special meeting of Members called for that purpose.

7.05. Compensation. With the prior approval of a majority of the voting power of the Association, a Director may receive compensation in a reasonable amount for services rendered to the Association. A Director may be reimbursed by the Board for actual expenses incurred by the Director in the performance of the Director's duties.

7.06. Powers and Duties. The Board shall have the powers and duties, and shall be subject to limitations on such powers and duties, as enumerated in the Governing Instruments of the Project. And any further duties which may be imposed by resolution of the members of the Association or which may be set forth in the Association By-Laws, the Board of Directors shall be responsible specifically for the following:

- (a). Management and administration of the affairs of and to maintain the condominium project, and all the general and limited common elements, property and easements thereof.



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- (b). To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (c). To carry insurance and collect and allocate the proceeds thereof.
- (d). To restore, repair or rebuild the common elements of the condominium, or any portion thereof, and any improvements located thereon, after the occurrence of a casualty, and to negotiate on behalf of the co-owners in connection with the taking of the condominium, or any portion thereof, by eminent domain.
- (e). To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the condominium project.
- (f). To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage, grant easements, or lease any real or personal property (including any unit in the condominium and easements, rights-of way and licenses) on behalf of the Association in furtherance or any of the purposes of the Association.
- (g). To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of all of the members of the Association.
- (h). To make community policies, rules and regulations
- (i). To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the condominium and to delegate to such committees any functions or responsibilities which are not by law or the condominium documents required to be performed by the Board.
- (j). To make rules and regulations and/or to enter into agreements with institutional lenders the purposes of which are to obtain mortgage financing for unit co-owners which is acceptable for purchase by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Texas.
- (k). To enforce the provisions of the Master Deed and Condominium By-Laws of the condominium, and the Articles of Incorporation and such By-Laws, Community Policies, Rules and Regulations of the Association as may hereafter be adopted, and to sue on behalf of the condominium or the members and to assert, defend or settle claims on behalf of the members with respect to the condominium.
- (l). To do anything required of or permitted by it as administrator of said condominium by the condominium Master Deed, the Condominium By-Laws and Community Policies, Rules and Regulations.
- (m). To provide services to co-owners as set forth in the Master Deed, these Condominium By-Laws, and Community Policies, Rules and Regulations.
- (n). In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental, or convenient to the administration, management, maintenance, repair, replacement and operation of the condominium and to the accomplishment of any of the purposes thereof not forbidden, and with all powers conferred upon nonprofit corporation by the laws of the State of Texas.

7.07. Director Liability. No Director shall be liable to the Association for monetary



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damages for any act or omission in the Director's capacity as a Director of the Association, except and only for the following:

- (a) A breach of the Director's duty of loyalty to the Association;
- (b) An act or omission not in good faith by the Director or an act or omission that involves the intentional misconduct or knowing violation of the law by the Director;
- (c) A transaction from which the Director gained any improper benefit whether or not such benefit resulted from an action taken within the scope of the Director's office; or
- (d) An act or omission by the Director for which liability is expressly provided by statute.

Neither the amendment nor repeal of this Article 7, nor the adoption of an amendment to the Certificate of Formation inconsistent with this Article, shall eliminate or reduce the effect of this Article in respect of any cause of action, suit or claim that, but for this Article, would accrue or arise, prior to such amendment, repeal or adoption of any inconsistent provision. If the Texas Business Organizations Code or any successor act thereto is amended to authorize corporate action further eliminating or limiting the personal liability of Directors, then the liability of a Director of the Association shall be eliminated or limited to the fullest extent permitted by the Texas Business Organizations Code, or any successor act thereto, as so amended from time to time.

ARTICLE 8-- NOMINATION AND ELECTION OF DIRECTORS

8.01. Nomination. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting of the Members.

8.02. Election. Directors are elected at the annual meeting of Members of the Association. Members, or their proxies, may cast, in respect to each vacant directorship, as many votes as they are entitled to exercise under the provisions of the Declaration. The nominees receiving the highest number of votes shall be elected.

ARTICLE 9-- MEETINGS OF DIRECTORS

9.01. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly at a place within the Project and at a time as may be fixed from time to time by resolution of the Board. Notice of the time and place of regular meetings shall be posted at a prominent place or places within the Common Elements.

9.02. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association or by any two (2) Directors other than the President. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. Notice of a special meeting must be given to each Director not less than three (3) days or more than fifteen (15) days prior to the date fixed for such meeting by written notice delivered personally, sent by mail, or sent by email to each Director at the Director's address as shown in the records of the Association. A copy of the notice shall be posted in a prominent place or places in the Common Elements of the Project not less than three (3) days prior to the date of the meeting.



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9.03. Quorum. A quorum for the transaction of business by the Board of Directors shall be a majority of the number of Directors constituting the Board of Directors as fixed by these Bylaws.

9.04. Voting Requirement. The act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless any provision of the Declaration, the Certificate of Formation of this Association or these Bylaws requires the vote of a greater number.

9.05. Open Meetings. Regular and special meetings of the Board shall be open to all Members of the Association, provided, however, that Association Members who are not on the Board may not participate in any deliberation or discussion unless expressly authorized to do so by the vote of a majority of a quorum of the Board.

9.06. Executive Session. The Board may, with the approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote on personnel matters, litigation in which the Association is or may become involved, contract negotiations, enforcement actions, other business of a confidential nature involving a Member, and matters requested by the involved parties to remain confidential. The nature of any and all business to be considered in executive session shall first be announced in open session.

ARTICLE 10—OFFICERS

10.01. Enumeration of Officers. The Officers of this Association shall be a President, one or more Vice-Presidents, a Secretary, and a Treasurer, who shall at all times be members of the Board of Directors. The Board of Directors may, by resolution, create such other offices as it deems necessary or desirable.

10.02. Term. The Officers of this Association shall be elected annually by the Board of Directors, and each shall hold office for one (1) year, unless the Officer shall sooner resign, be removed, or be otherwise disqualified to serve. In accordance with the Texas Business Organizations Code, the term of an officer may not exceed three (3) years.

10.03. Resignation and Removal. Any Officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect at the date of receipt of the notice or at any later time specified in the notice. Any Officer may be removed from office by the Board whenever, in the Board's judgment, the best interests of the Association would be served by such removal.

10.04. Multiple Offices. Any two or more offices may be held by the same person, except the offices of President and Secretary.

10.05. Compensation. Officers shall receive such compensation for services rendered



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to the Association as determined by the Board of Directors and approved by a majority of the voting power of the Association.

ARTICLE 11—PRESIDENT

11.01. Election. At the first meeting of the Board and at each annual meeting immediately following the annual meeting of the Members, the Board shall elect one of their number to act as President.

11.02. Duties. The President shall perform the following duties:

- (a) Preside over all meetings of the Members and of the Board.
- (b) Sign as President all deeds, contracts, and other instruments in writing that have been first approved by the Board, unless the Board, by duly adopted resolution, has authorized the signature of another Officer.
- (c) Call meetings of the Board whenever he or she deems it necessary in accordance with rules and on notice agreed to by the Board. The notice period shall, with the exception of emergencies, in no event be less than three days.
- (d) Have, subject to the advice of the Board, general supervision, direction, and control of the affairs of the Association and discharge such other duties as may be required of him or her by the Board.
- (e) Prepare, execute, certify, and have recorded all amendments to the Declaration required by statute to be recorded by the Association.

ARTICLE 12-- VICE-PRESIDENT

12.01. Election. At the first meeting of the Board and at each annual meeting immediately following the annual meeting of the Members, the Board shall elect one or more of its Members to act as a Vice-President.

12.02. Duties. The Vice-President shall perform the following duties:

- (a) Act in the place and in the stead of the President in the event of the President's absence, inability, or refusal to act.
- (b) Exercise and discharge such other duties as may be required of the Vice-President by the Board. In connection with any such additional duties, the Vice-President shall be responsible to the President.

ARTICLE 13—SECRETARY

13.01. Election. At the first meeting of the Board and at each annual meeting immediately following the annual meeting of the Members, the Board shall elect a Secretary.

13.02. Duties. The Secretary shall perform the following duties:

- (a) Keep a record of all meetings and proceedings of the Board and of the Members.
- (b) Keep the seal of the Association, if any, and affix it on all papers requiring the seal.



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- (c) Serve notices of meetings of the Board and the Members required either by law or by these Bylaws.
- (d) Keep appropriate current records showing the Members of the Association together with their addresses.
- (e) Sign as Secretary all deeds, contracts, and other instruments in writing that have been first approved by the Board if the instruments require a second Association signature, unless the Board has authorized another Officer to sign in the place and stead of the Secretary by duly adopted resolution.
- (f) Prepare, execute, certify, and have recorded all amendments to the Declaration required by statute to be recorded by the Association.

ARTICLE 14—TREASURER

14.01. **Election.** At the first meeting of the Board and at each annual meeting immediately following the annual meeting of the Members, the Board shall elect a Treasurer.

14.02. **Duties.** The Treasurer shall perform the following duties:

- (a) Receive and deposit in a bank or banks, as the Board may from time to time direct, all of the funds of the Association.
- (b) Be responsible for and supervise the maintenance of books and records to account for the Association's funds and other Association assets.
- (c) Disburse and withdraw funds as the Board may from time to time direct, in accordance with prescribed procedures.
- (d) Prepare and distribute the financial statements for the Association required by the Declaration.

ARTICLE 15-- BOOKS AND RECORDS

15.01. **Maintenance.** Complete and correct records of account and minutes of proceedings of meetings of Members, Directors, and committees shall be kept at the registered office of the Association. A record containing the names and addresses of all Members entitled to vote shall be kept at the registered office or principal place of business of the Association.

15.02. **Inspection.** The Governing Instruments of the Project, the membership register, the books of account, and the minutes of proceedings shall be available for inspection and copying by any Member of the Association or any Director for any proper purpose at any reasonable time.

ARTICLE 16-- GENERAL PROVISIONS

16.01. **Amendment of Bylaws.** These Bylaws may be amended, altered, or repealed at a regular or special meeting of the Members of the Association by the affirmative vote in person or by proxy of Members representing a majority of a quorum of the Association. Notwithstanding the above, the percentage of affirmative votes necessary to amend a specific clause or provision



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shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

16.02. Dissolution and Distributions. The Association may be dissolved in accordance with the laws of the United States and the State of Texas. In the event of dissolution, all assets of the Association shall be distributed in accordance with the United States Internal Revenue Code, the laws of the State of Texas, and the Certificate of Formation of the Association.

16.03. Fiscal Year. The fiscal year of the Association shall be as fixed by resolution of the Board of Directors.

16.04. Counterparts; Facsimile Signatures. Any written instrument required or permitted by these Bylaws to be signed by any Member, Director, officer or committee member may be executed in two or more counterparts, all of which when taken together shall be considered one and the same instrument, it being understood that such Members, directors, officers or committee members need not sign the same counterpart. In the event that any signature is delivered by facsimile or scanned transmission, such signature shall have the same force and effect as if such facsimile or scanned signature page were an original thereof.

16.05. Attestation. The undersigned, being the duly elected and qualified Secretary of the Association, hereby certifies that the foregoing Bylaws were duly adopted by the Board of Directors of the Association as of December 11th, 2013.

Attest: _____

Bo Young Chung , Secretary



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EXHIBIT "A"

LEGAL DESCRIPTION

Furneaux Creek Company, Phase 2, Lot 1, Block A, an addition to the City of Carrollton, County of Dallas, Texas according to the Map or Plat thereof filed in the Real Property Records of Dallas County, Texas, as Document #201200219918 on July 27, 2012, also known as 1100 Trinity Mills Rd., Carrollton, Texas.