AMENDMENT TO THE REVISED BYLAWS OF PINECREST PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS §
COUNTY OF TRINITY §

This Amendment to the Revised By-Laws of PINECREST PROPERTY OWNERS ASSOCIATION ("Amendment") is executed and set forth by unanimous vote of the Board of Directors ("Board") of the PINECREST PROPERTY OWNERS ASSOCIATION ("Association"), also referred to as PINECREST ESTATES SUBDIVISION in Trinity County, Texas, after a member-wide vote regarding Article XV of the Revised Bylaws governing Pinecrest Property Owners Association, at which a quorum of members approved by majority vote in person or by proxy, at a duly called Annual General Meeting on March 8, 2025 for which proper notice was given.

WITNESSETH:

WHEREAS, Bylaws, Articles of Incorporation and restrictions for PINECREST PROPERTY OWNERS ASSOCIATION, applicable to all lots within PINECREST ESTATES, AREA A, B, C, D, PINECREST HIDEAWAY AND THE POINT (Hereinafter called "Pinecrest") in Trinity County Texas as shown on the map or plat of said subdivision recorded in the Plat Records of Trinity County, Texas at Volume 2, Pages 41, 51, 61, and 138, reference is hereby made for all purposes; and

WHEREAS, Articles of Incorporation of PINECREST PROPERTY OWNERS ASSOCIATION were approved and recorded in the Office of the Secretary of State of Texas on August 21,1981; and

WHEREAS, Revised By-Laws for PINECREST PROPERTY OWNERS ASSOCIATION is recorded in Book 0825 Page 0195 in the Official Public Records of Trinity County, Texas, as restated on September 30, 2008; and

WHEREAS, Restated and Amended Restrictions in PINECREST PROPERTY OWNERS ASSOCIATION, applicable to all lots within PINECREST ESTATES, AREA A, B, C, D, PINECREST HIDEAWAY AND THE POINT ("Pinecrest"), are impressed and in effect in said records at Volume 798, Pages 008 et seq. in the Official Records of Trinity County;

WHEREAS, pursuant to Article XVII of the Bylaws, the power to alter, amend or repeal these By-Laws or to adopt new Bylaws shall be vested in the Members of the association at any special meeting of the Members at which a quorum is present by the affirmative vote of the majority of votes present in person or by proxy at such meeting, for which notice of the intention to act upon such matter was given in the notice calling such meeting; and

WHEREAS, on March 8, 2025, the Board of Directors of Pinecrest Property Owners Association, with a quorum of Members of the Association present in person or by proxy, voted affirmatively, by majority, for the Board to execute an Amendment to the Bylaws of Pinecrest Property Owners Association to allow the levy of fines.

WHEREAS, pursuant to the authority granted to the Members of the Association in the bylaws, enacted by the Board of Directors, the Members hereby restate and amend paragraph one of Section 9 of Article XIV, of the Bylaws to read as follows:

Effect of Non-Payment of Assessment: The Personal Obligation of the Owner: The Liens; Remedies of Association. If the assessments (monthly or annual) are not paid on the date when they become due (being the dates specified in Section 7 hereof), then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as is hereinafter provided, thereupon becomes a continuing lien on the property which shall bind such property in the hands of the then, owner, his heirs, devisees, personal representatives and assigns. In the event the Owner of any Lot shall fail to pay his assessments on the date when due, or have uncured Deed Restriction Violations remaining upon the property, then such Owner's right to use the Common Properties and/or have Architectural Applications approved shall be automatically suspended; provided that such rights to use the Common Properties and to submit Architectural Applications for consideration shall be automatically restored upon the payment of the delinquent charges including interest, if any, and/or the curation of any deed restriction violation, as verified by the Deed Restriction Committee. Said assessments shall be in the form of a covenant to run with the ownership of the property.

The Board of Directors of the Association is authorized by the Association to turn over any maintenance fee account in which the maintenance fees and late charges are two (2) years in arrears to a collection agency in order to collect the back fees & other charges. The Board of Directors of the Association will notify the

property owner that the owner has a thirty (30) day time period to pay the full amount owed in back maintenance fees & charges or the account will be turned over to a collection agency.

If the assessment is not paid within 30 days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of ten (10%) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessments & charges the costs of preparing and filing the complaint in such action. In the event a judgement is obtained, such judgement shall include the interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the cost of the action.

The Revised Bylaws for PINECREST PROPERTY OWNERS ASSOCIATION, as hereby amended, are in all respects ratified and confirmed and shall remain in full force and effect. If any provision of this Amendment shall be found to be in conflict with the Revised Bylaws, as amended, this Amendment shall control.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the Secretary of Pinecrest Estates Property Owners Association, a non-profit corporation in Trinity, Texas;

That the foregoing Amendment to the Revised Bylaws was adopted by the votes of at least a majority of all valid votes held by property owners, voting in person or by proxy, on March 8, 2025, at a duly held meeting at which a quorum of property owner votes were represented.

In WITNESS WHEREOF,	F, I have hereunto subscribed my name on the of November, 2025			
		Kara Rivera, Secretary		
THE STATE OF TEXAS	§			
COUNTY OF TOURISM	§			
COUNTY OF TRINITY	8			

Before me, the undersigned Notary Public, on this day personally appeared Ryanne Whicker who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that she is the Secretary of Pinecrest Property Owners Association (as also indicated on their website), and that by the authority duly given and as the act of Pinecrest Property Owners Association executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office o	n this the	day of	_, 2025.
7	Notary Public in	and for The State	of Texas

AFTER RECORDING, RETURN TO:

Pinecrest Property Owners Association 182 Poolside Drive Trinity, TX 75862