

STATE OF TEXAS                                 §  
COUNTY OF TRINITY                         §

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, I have hereunto subscribed my name on the \_\_\_\_ of November, 2025.

\_\_\_\_\_  
Kara Rivera, Secretary

**THE STATE OF TEXAS           §**  
  **§**  
**COUNTY OF TRINITY           §**

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 on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**  
Pinecrest Property Owners Association  
182 Poolside Drive  
Trinity, TX 75862