



Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060

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By action of the VHOA Board of Directors with an affirmative vote on October 16, 2012, has determined the following Clarifications of the Association's By-Laws and Restrictions and Covenants shall be in effect (and to incorporate elements of the Texas Property Code, Title 11, Chapters 202, 207, 209 and HB1821) and filed in the Smith County, Texas file of records.

Clarification to By-Laws, Article XV, Section 2:

Section 2.001. The Association shall provide public access to and disclosure of all dedicatory instruments (documents that govern the establishment, maintenance or operations of The Association and The Properties).

- a. The By-Laws, and the Declaration, Amendments, Rules, Regulations and Clarifications of The Association shall be filed in the real property records of Smith County, Tyler, Texas, and if The Association maintains a public website, those same documents shall be posted thereon.
- b. It shall be the legal liability of the Owner, as seller of his Lot(s) within The Properties, to give to the purchaser of his Lot(s), a copy of The Association's written Notice of Membership, specifying the availability of the dedicatory instruments and obligations of the purchaser to pay assessments and to be bound by the restrictions, covenants, and conditions regarding the use and occupancy of The Properties.

Clarification to By-Laws, Article IX, Section 2:

- e.(1). To fix the amount of an assessment or charge against a Lot for any recorded violation by the Owner, his family members, guests, or tenants of said Owner's property, to the requirements stated in the Declaration, after providing proper notices and hearings to the Owner, and to send a written notice of such assessment or charge to the Owner subject thereto.

Clarification to Restrictions and Covenants, Article V, Section 1:

and (3) special assessments for any recorded violation by the Owner to the requirements stated in the Declaration

(end)