

BYLAWS OF BECKLEY CLUB ESTATES HOMEOWNERS' ASSOCIATION

Article I

Name

- 1.1 The name of this organization shall be the Beckley Club Estates Homeowners' Association ("the Association").
- 1.2 The Association is located in the area known as the Beckley Club Estates ("BCE"), Dallas, Texas.

Article II

Purpose

- 2.1 The purpose of the Association is to enhance the quality of life of BCE residents by determining residents' present needs and their hopes for the future of BCE by developing, implementing, and pursuing policies aimed at accomplishing these objectives.
- 2.2 The Association also aims to work with other Oak Cliff neighborhoods in an attempt to improve the overall quality to the community. The policies and goals of the Association therefore shall not be in conflict with the stated purposes of the Old Oak Cliff Conservation League, Inc.

Article III

Standards

- 3.1 BCEHA members agree to maintain and/or improve their homes and property in a manner meeting appropriate city codes governing residential property.

Article IV

Membership

- 4.1 Individuals interested in applying for Association membership must complete and submit a membership application to be provided by the Association.
- 4.2 Individuals applying for Association membership must own and reside in a home in BCE. Each individual homeowner with a property interest in the residence shall be eligible for membership.

- 4.3 Renters may be considered for Association membership if they have lived in their BCE residence for a minimum of six months and have the written consent of the property's owner. This permission must accompany the renter's membership application to the Association.
- 4.4 BCEHA membership shall not be denied on the basis of race, sex, religion, national origin, or sexual orientation.
- 4.5 A member in good standing is defined as anyone meeting the Association's residency requirements, whose property complies with applicable city codes governing residential dwellings, and whose Association's dues are current.
- 4.6 Only members in good standing can vote at Association meetings and/or elections, proposed amendments to the Association bylaws, run for elective office within the Association, and/or serve as an officer of the Association.

Article V

Governing Council

- 5.1 A council of seven officers shall govern the Association. These officers shall consist of a: (1) President; (2) Vice President; (3) Secretary/Treasurer; (4) Delegate at Large #1; (5) Delegate at Large #2: and (6) Delegate at Large #3.
- 5.2 Association members in good standing can nominate themselves for any one of the above Association officers.
- 5.3 Officers shall be elected to the governing council on an annual basis. The annual vote will take place on the first Wednesday of August. Officers shall remain in office until a successor has been elected.
- 5.4 Officers' election to the Association's governing council shall be by a written ballot vote of Association members. The individual winning a plurality of votes for that particular office shall be elected to that office. Vacancies in the governing council shall be filled, until the next annual election, by an Association member appointed by the President and approved by the governing council.
- 5.5 Any member of the governing council who misses three consecutive monthly meetings shall be deemed to have resigned and the governing council shall take steps to promptly fill that vacancy.
- 5.6 Association property can only be used in accordance with, and the approval of, the governing council.

- 5.7 The Association's governing council shall not incur any debt or liability nor enter into any contracts not approved by a vote of the Association membership.
- 5.8 All other matters, not expressly addressed in these by-laws, shall be decided by a majority vote of the governing council. The governing council will make every effort to ensure that all matters are discussed, and voted on by the governing council, at the Association's open monthly meetings.
- 5.9 The governing council may, upon motion of the President and majority approval of the council's members, adjourn to discuss and/or decide the matter before the Association in the closed meeting. The results of any votes taken in any closed meeting must be disclosed to Association members at the next monthly meeting.

Article VI

Duties

- 6.1 The President, or in his absence the Vice-President, shall preside over all Association meetings and any governing council meetings. In the absence of both, the remaining officers shall select one of their own to serve as Acting President and preside over the meeting.
- 6.2 The President may appoint all committees of the Association and the governing council. Committee members are subject to approval of the governing council.
- 6.3 The Vice-President shall assume the powers and office of Association President in the event that a vacancy occurs in that office.
- 6.4 All Association checks shall bear the signature of either the President or Vice-President, in addition to that of the Association's Treasurer.
- 6.5 The Secretary shall: (1) keep a roll of all current Association members; (2) keep a record of all proceedings and correspondence of the Association; (3) provide a copy of the minutes of each Association meeting to the President within seven days of said meeting; (4) notify members of dues owed.
- 6.6 The Treasurer shall (1) keep the Association's books and accounts; (2) pay all bills authorized by the governing council; (3) collect members' dues. The governing council may, in the absence or incapacity of the Treasurer, delegate the Treasurer's power to sign checks to another officer.
- 6.7 Delegates at Large shall represent the interests of all Association members, vote on all matters before the governing council, and perform duties assigned by the governing council.

Article VII

Dues

- 7.1 Annual membership dues are \$20.00 per member. Membership dues are not prorated.
- 7.2 Annual membership dues for the fiscal year (September 1 through August 31) are due and payable on or before August 1. Membership dues not paid by August 1 are considered late and subject to a \$10.00 late fee. Members who have not paid their dues by October 1 shall be considered delinquent.

Article VIII

Meetings

- 8.1 Regular meetings of the Association shall be held on the first Wednesday of each month.
- 8.2 A quorum shall consist of ten percent of the total Association membership.
- 8.3 The President of the Association may call special meetings of the governing council at any time. Special meetings may also be called upon written or e-mail request of any two members of the governing council. These requests must be included in the Association's official records. At least one day's notice must be given, by any means of communication, to members of the governing council advising them of the special meeting. The notice must clearly state the object of the meeting. The final results of any vote taken at any special meeting must be communicated to Association members.
- 8.4 Three members of the governing council shall constitute a quorum for special meetings.

Article IX

Business

- 9.1 The Association shall operate under Roberts Rules of Order unless otherwise superseded by Articles and bylaws of the Association.
- 9.2 All meetings shall be conducted in accordance with a stated agenda.
- 9.3 The agenda for the Association's monthly meeting must be communicated to the membership contemporaneously with notification of the next monthly meeting.
- 9.4 A Treasurer's Report shall be presented at each monthly meeting.

Article X

Amendment

- 10.1 These bylaws may be amended at any time. Any Association member in good standing can propose amendments. The proposed amendments must be presented to, and voted on by, member at any monthly meeting of the Association. If approved at that monthly meeting then the governing council must submit the proposed amendments to the Association's membership at a future monthly meeting to be held no later than two months from the amendment's initial approval.
- 10.2 These articles may be amended by the affirmative votes of a majority of members voting at any regular meeting of the Association provided that notice of the proposed amendment(s) and the nature thereof shall have been given to the membership at least thirty calendar days prior to the date of the meeting at which said amendment(s) are to be presented to the membership for consideration.

Article XI

Dissolution

- 11.1 The Association may be dissolved by the vote of a simple majority of its active members. In the event that the Association is dissolved then any monies and/or property remaining (after Association's debts are paid and all obligations met) shall be donated to a charity as decided upon by the governing council.