

**Bylaws of
ACADEMY SUNSET ACRES POA, Inc.**

Basic Information

- Property Owners Association:** ACADEMY SUNSET ACRES POA, Inc., established by the certificate of formation filed with the secretary of state of Texas on May 18, 2023, under file number 0805082755.
- Principal Office:** 3106 South W.S. Young Drive, Bld. D, Ste. 401, Killeen, Texas 76542. The Property Owners Association may have other offices.
- Declaration:** The Declaration of Restrictive Covenants of the SUNSET ACRES Subdivision, recorded in the real property records of Bell County, Texas.
- Definitions:** Capitalized terms used but not defined herein have the meaning set forth in the Declaration.
- Voting Members:** Members entitled to vote or their proxies. Any Member delinquent in payment of any Assessment is not a Voting Member.

A. Members

A.1. Membership. Every Owner is a Member of the Property Owners Association. Membership is appurtenant to and may not be separated from ownership of a Lot. The Property Owners Association has two classes of voting Members:

A.1.a. Class A. Class A Members are all Owners, other than Declarant. Class A Members have one vote per Lot. When more than one person is an Owner, each is a Class A Member, but only one vote may be cast for a Lot.

A.1.b. Class B. The Class B Member is Declarant and has fifteen votes for each Lot owned. The Class B membership ceases and converts to Class A membership at such time as Declarant has conveyed and/or sold the last of the Lots within the Subdivision, whether in a single or multiple transaction, to an Owner or to any governmental authority for public use.

A.2. Place of Meeting. Members meetings will be held at the place designated by the Board.

A.3. Annual Meetings. The first Members meeting will be held within one year after the formation of the Property Owners Association. Subsequent regular annual Members meetings will be held at any time during January or February of each year.

A.4. Special Meetings. The president may call special meetings. The president must call a special meeting if directed by the Board or by a petition signed by 100 percent of the Class A Voting Members.

A.5. Notice of Meetings. Written notice stating the place, day, and hour of each Members meeting, other than a reconvened meeting, must be given to each Member not less than 3 days nor more than 30 days before the meeting. The special Members meeting notices must

also state the meeting's purpose, and no business may be conducted except as stated in the notice. Notice to a Member is deemed given when hand delivered, post on the door of a residence or mailed. If mailed, notice is deemed given (whether actually received or not) when deposited with the United States Postal Service, postage prepaid.

A.6. Waiver of Notice. A Member may, in writing, waive notice of a meeting. Attendance at a meeting is a waiver of notice of the meeting, unless the Member objects to lack of notice when the meeting is called to order.

A.7. Quorum. A majority of the Voting Members is a quorum. If a Members meeting cannot be held because a quorum is not present, a majority of the Voting Members who are present may adjourn the meeting. At the reconvened meeting, a majority of the Board is a quorum. Written notice of the place, date, and hour of each reconvened meeting must be given to each Member not more than 3 days nor less than 24 hours before the reconvened meeting.

A.8. Majority Vote. Votes representing more than 50 percent of the Voting Members present at a meeting at which a quorum is present are a majority vote.

A.9. Proxies. Voting Members may vote by written proxy.

A.10. Conduct of Meetings. The president will preside over Members meetings. The secretary or other designee of the secretary or president will keep minutes of the meetings and will record in a minutes book the votes of the members.

A.11. Action without Meeting. Any action that may be taken at a Members meeting may be taken without a meeting by written consent setting forth the action taken signed by a sufficient number of Members as would be necessary to take that action at a meeting.

A.12. Member Assessments. Each member shall be bound by and shall

B. Board

B.1. Governing Body; Composition. The affairs of the Property Owners Association are governed by the Board. Each director has one vote. The initial Board is composed of the directors appointed in the certificate of formation. Each director must be a Member or, in the case of an entity Member, a person designated in writing to the secretary.

B.2. Number of Directors. The Board consists of not less than three nor more than five directors. Within those limits, the Board may change the number of directors. No decrease may shorten the term of a director.

B.3. Term of Office. The initial directors serve until the first annual meeting of Members. Successor directors will have a term of one year. Directors may serve an unlimited number of consecutive terms.

B.4. Election. At the first annual meeting of Members, the Voting Members will elect

directors to succeed the initial directors. At subsequent annual Members meetings, successors for each director whose term is expiring will be elected. Cumulative voting is prohibited. The candidate or candidates receiving the most votes will be elected. The directors elected by the Voting Members will hold office until their respective successors have been elected.

B.5. Removal of Directors and Vacancies

B.5.a. Removal by Members. Any director may be removed, with or without cause, by a majority of the Voting Members. Any director whose removal is sought will be given notice of the proposed removal for cause.

B.5.b. Removal by Board. Any director may be removed at a Board meeting if the director-

- i. failed to attend 2 consecutive Board meetings;
- ii. failed to attend 50% percent of Board meetings within one year;
- iii. is delinquent in the payment of any Assessment for more that 30 days; or
- iv. is the subject of an enforcement by the Property Owners Association for violation of the Dedicatory Instruments.

B.5.c. Vacancies. A director's position becomes vacant if the director dies, becomes incapacitated, resigns, or is no longer a Member.

B.5.d. Successors. If a director is removed or a vacancy exists, a successor will be elected by the remaining directors for the remainder of the term.

B.6. Compensation. Directors will not receive compensation. A director may be reimbursed for expenses approved by the Board.

B.7. Powers. The Board has all powers necessary to administer the Property Owners Association's affairs.

B.8. Management. The Board may employ a managing agent. Declarant, or an affiliate of Declarant, may be the managing agent.

B.9. Accounts and Reports. Accounting and controls must conform to good accounting practices. Accounts will not be commingled with accounts of other persons. The following financial reports will be prepared at least annually:

B.9.a. An income statement reflecting all income and expense activity for the preceding period.

B.9.b. A statement reflecting all cash receipts and disbursements for the preceding period.

B.9.c. A variance report reflecting the status of all accounts in an "actual" versus

"approved" budget format.

B.9.d. A balance sheet as of the last day of the preceding period.

B.9.e. A delinquency report listing all Owners who are delinquent by more than 30 days in paying any Assessment and describing the status of any action to collect those delinquent Assessments.

B.10. Borrowing. The Board may borrow money to maintain, repair, or restore the Common Area without the approval of the Members. If approved in advance by the Members in the same manner as approving a Special Assessment, the Board may borrow money for any other purpose.

B.11. Rights of Association. With respect to the Common Area, and in accordance with the Declaration, the Property Owners Association will have the right to contract with any person for the performance of various duties and functions. Such agreements require the approval of the Board.

B.12. Enforcement Procedures

B.12.a. Notice. Before the Board may (i) suspend an Owner's right to use a Common Area, (ii) file a suit against an Owner other than a suit to collect any Assessment, (iii) foreclose the Property Owners Association's lien, (iv) charge an Owner for property damage, or (v) levy a fine for a violation of the Dedicatory Instruments, the Property Owners Association or its agent must give written notice to the Owner by certified mail, return receipt requested. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Property Owners Association from the Owner. The notice also must inform the Owner that the Owner (i) is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months and (ii) may request a hearing on or before the thirtieth day after the date the Owner receives the notice.

B.12.b. Hearing. If the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before a committee appointed by the Board or before the Board if the Board does not appoint a committee. If a hearing is to be held before a committee, the notice must state that the Owner has the right to appeal the committee's decision to the Board by written notice to the Board.

The Property Owners Association must hold a hearing under this section not later than the thirtieth day after the date the Board receives the Owner's request for a hearing and must notify the Owner of the date, time, and place of the hearing not later than the tenth day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement will be granted for a period of not more than ten days. Additional postponements may be granted by agreement of the parties. The Owner or the Property Owners Association may make an audio recording of the meeting.

The hearing will be held in executive session affording the alleged violator a reasonable opportunity to be heard. Before any sanction hereunder becomes effective, proof of proper notice will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered the notice. The notice requirement will be satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may, but will not be obligated to, suspend any proposed sanction if the violation is cured within a 10-day period. Such suspension will not constitute a waiver of the right to sanction violations of the same or other provisions and rules by any person.

B.12.c. Appeal. Following hearing before a committee, if any, the violator will have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the managing agent, if any, president, or secretary within three days after the hearing date.

B.12.d. Changes in Law. The Board may change the enforcement procedures set out in this section to comply with changes in law.

C. Powers of the Board

C.1. Through the Board, the Association shall have the following powers:

(a) To adopt rules and regulations to implement this Declaration and the Association's bylaws.

(b) To enforce this Restrictive Covenants, the bylaws, its rules and regulations.

(c) To elect officers of the Board and select members of the Architectural Control Committee when that power devolves to the Board.

(d) To delegate its powers to committees, officers, or employees.

(e) To prepare a balance sheet and operating income statement for the Association and deliver a report to the membership at its annual meeting.

(f) To establish and collect regular assessments to defray expenses attributable to the Association's duties, to be levied against each Owner, including Developer.

(g) To establish and collect special assessments for capital improvements or other purposes.

(h) To file liens against unit owners because of nonpayment of assessments duly levied and to foreclose on those liens.

(i) To receive complaints regarding violations of this Declaration, the bylaws, or the rules and regulations.

(j) To hold hearings to determine whether to discipline Owners who violate this Declaration, the bylaws, or the rules and regulations.

(k) To give reasonable notice to all Owners of all annual meetings of the membership and all discipline hearings.

(l) To hold regular meetings of the Board at least annually.

(m) To manage and maintain all of the Common Area in a state of high quality and in good repair.

(n) To pay taxes and assessments that are or could become a lien on the Common Area.

(o) To pay the costs of any liability insurance and fire insurance on the Common Area and any liability insurance for members of the Board.

C.2. Assessments.

(a) Declarant for each Lot owned by it covenants and each Owner, by acceptance of a deed, whether or not it is so expressed in the deed or other conveyance, will be deemed to covenant and agree to pay to the Property Owners Association:

1. Annual assessment or charges;
2. Special assessment, to be fixed, established, and collected from time to time as provided below;
3. Member charges levied against individual Owners to reimburse the Property Owners Association for extra or unusual costs incurred by the Property Owners Association for curing the Owner's violation of a Restrictive Covenant or the Bylaws; and
4. Fines and Late Fees levied against individual Owners. The Charges, together with interest, reasonable attorney's fees, and costs of collection as provided herein and in the Restrictive Covenants, will be a charge on the land and will be a continuing lien upon the Lot against which the Charges are made. Each Charge together with interest, reasonable attorney's fees, and costs of collection as provided herein, also will be the personal obligation of the Owner of the Lot at the time the obligation accrued.

(b) The Charges levied by the Property Owners Association will be used for the purpose of promoting the recreation, health, safety and welfare of the Members, and, in particular, for the improvement, maintenance, and operation of the Properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Area by Members.

(i) *Annual Assessment.* The annual assessment ("Annual Assessments") for both Class A and Class B membership will be determined by the Board in the manner provided before after determination of the current maintenance costs and anticipated needs of the Property Owners Association during the year for which the assessment is made. The maximum Annual Assessment may be adjusted by a majority vote of the Boar, without membership vote unless approved by the Owners using the procedure state before for Special Assessments.

(1) The Property Owners Association may increase the Annual Assessment rate by more than the amount specified above only upon receipt of a majority of the approving vote of the Owners present in person or represented by proxy at a meeting called for vote on the proposed increase.

(2) The Annual Assessment will be established by Declarant. The initial Annual Assessment for all Lots will be \$600.00. The Board may, in its discretion, increase or decrease the Annual Assessment from time to time. The initial Annual Assessment, or a pro rata portion of the Annual Assessment based upon the date of closing of the Lot, will be due and payable from the new Owner at the closing of the initial sale of the Lot by Declarant to a third party.

(3) Any increase or decrease in the Annual Assessment will be made on a pro rata basis.

(4) regardless of anything herein to the contrary, the Charges will not apply to Declarant, as owner of or hold of title of any Lot unless Declarant occupies a living unit constructed upon its Lot or uses the living unit for it sown

personal use as a rental property.

(ii) *Membership Assessments.* In addition to the Annual Assessments provided for above, the Property Owners Association may levy a membership assessment ("Membership Assessment" on Class A membership at any time a Lot is sold by the Owner, including Declarant, to a third party. The Membership Assessment will be established by Declarant so long as the Declarant is the Owner of a Lot and thereafter determined and established by the Board. The Membership Assessment will be collected from the purchaser of the Lot at closing. The initial Membership Assessment for a Lot to be collected at the sale of a Lot will be \$500.00, or such other amount as determined by the Board.

(iii) *Special Assessment.* In addition to the Annual Assessment and Membership Assessment provided for above, the Property Owners Association may levy a special assessment ("Special Assessment") on Class A and Class B memberships as follows:

(1) For the purpose of defraying, in whole or in part, the costs any any construction, reconstruction, repair, or replacement of a capital improvement on or which is a part of the Common Area in an amount determined by the Board;

(2) To respond to the unusual emergency needs of the Property Owners Association as may be expected to appear from time to time in an amount determined by the Board; or

(3) For such other lawful purpose related to the use of the properties as the Board or the Owners may determine, provided that his assessment will have the approval of a majority of the votes of the Owners who are voting in person or by proxy at a meeting duly called for this purpose.

(iv) *Member Charge.* In addition to the Annual Assessment, Membership Assessment and Special Assessment described above, the Property Owners Association, by vote of the Board, may impose a charge ("Member Charge") upon any Owner for the purpose of reimbursing the Property Owners Association for all dire cot indirect costs incurred by the Property Owners Association with regard to the maintenance, repair, or replacement of improvements on any particular Lot when the Board has determined the maintenance, repair, or replacement of improvements associated with the Lot has been neglected to the point where conditions existing on the Lot are not in conformance with the maintenance obligations set forth in the Restrictive Covenants and these Bylaws, or an Owner places anything in the Common Area. The Owner will be assessed the cost necessary to reimburse the Property Owners Association for any and all costs to secure compliance, including attorney's fees.

(v) *Fines and Late Fees.* In addition to the Annual Assessment, Membership Assessment, Special Assessment and Member Charge described above, the Property Owners Association, by vote of the Board, may impose fines and late fees upon any Owner for noncompliance or violations of the Restrictive Covenants or Bylaws, or for late or nonpayment of any Annual Assessment, Membership Assessment, Special Assessment or Member Charge. The Owner will be assessed the cost necessary to reimburse the Property Owners Association for any and all costs to secure compliance, including attorney's fees.

(vi) *Due Dates, Budget and Late Charges.* The Annual Assessment will be due

and payable and collected as the Board determines. The amount of the annual Assessment will be an amount that bears the same relationship to the Annual Assessment provided for above as the remaining number of months in that calendar year to twelve. The Board will use reasonable efforts to provide each Owner with an invoice statement as of the appropriate amount due, but ny failure to provide a notice will not relieve any Owner of the obligation.

(1) The Membership Assessment is due and payable at the closing of a sale of any Lot to a third party.

(2) The due date of any Special Assessment will be as set out above or as fixed in the resolution authorizing such assessment.

(3) The Member Charge and Fine and Late Fees are due and payable within 30 days after the Owner was served with notice by the Property Owners Association of the amount of the Member Charge or Fine or Late Fee.

(4) Each year, the Boar will adopt an annual budge and set the amount of the Annual Assessment, taking into consideration the Property Owners Association operating costs for the then current year, expected decreases and increases in the costs over the next year, and future needs of the Property Owners Association. The annual budge will be adopted by the Board at least 30 days prior to the commencement of each calendar year.

(5) Any assessment, Member Charge, Fine or Late fee not paid within 30 days after the due date will bear interest from the due date at a rate to be determined, from time to time, by the Board, not to exceed the maximum permitted by law. If the Board refuses or fails to determine a rate of interest, the rate of interest will be the lesser of 18% per annum or the maximum rate allowed by law.

(vii) *Assessment Lien and Foreclosure.* All amounts assessed in the manner provided herein but unpaid will, together with the cost of collection, including attorney fees, become a continuing lien and charge on the Lot covered by the assessment that will bind the lot in the hands of the Owner and the Owner's heirs, devisees, personal representatives, successors, or assigns. This lien will be superior to all other liens and charges against the Lot, except for tax liens and all amounts unpaid on a mortgage lien of record of first or second priority granted to an institutional lender, securing in either instance amounts borrowed for the purchase or improvement of the Lot in questions. The Property Owners Association will have the power to subordinate the Assessment lien to any other lien. This power will be entirely discretionary with the Board and the subordination must be signed by a duly authorized officer of the Property Owners Association. To evidence the Assessment lien, the Property Owners Association may prepare a written notice of Assessment lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by the lien and a description of the Lot. This notice will be signed by one of the officers of the Property Owners Association and will be recorded in the office of the County Clerk of the county where the Property is located. The lien or payment of Assessments will attach with priority above set forth from the date that the payment becomes delinquent. The Property Owners Association may direct its legal counsel to initiate legal proceedings in a court of competent jurisdiction seeking one or both of the following remedies:

(1) Foreclosure of the assessment lien. The Property Owners Association may not, however, file an application for an expediate court order authorizing foreclosure of the Property Owners Association's assessment lien or a petition for

judicial foreclosure of the Property Owners Association's assessment lien until the Property Owners Association has (i) provided written notice of the total amount of the delinquency giving rise to the foreclosure to all lienholders of record (evidenced by a deed of trust) whose liens are inferior or subordinate to the Property Owners Association's assessment lien, and (ii) provided each such lienholder an opportunity to cure the delinquency before the sixty-first (61st) day after the date the Property Owners Association mails the notice. The notice to lienholders must be sent by certified mail to the address for the lienholder shown in the deed of trust burdening the Lot(s) subject to the Property Owners Association's assessment lien.

(2) Recovery of a personal judgment against the Current Owner and, where different, from the Delinquent Owner or from the Current Owner only, for all amounts owing arising from the unpaid Assessment and their collection, including all attorney fees and costs.

The Property Owners Association will have the power to bid on the property at a foreclosure or other legal sale and to acquire, hold, lease, mortgage, convey, or otherwise deal with it. On the written request of any Mortgagee, the Property Owners Association will report to the Mortgagee any unpaid Assessments remaining unpaid for longer than thirty (30) days after they are due.

D. Board Meetings

D.1. Regular Meetings. Regular meetings of the Board will be held at such time and place as determined by the Board, but at least one such meeting will be held during each fiscal year. Notice of the time and place of the meeting will be given to directors not less than 15 days before the meeting.

d.2. Special Meetings. Special meetings will be held when called by written notice signed by the president or by any two directors. The notice will specify the time and place of the meeting and the matters to be covered at the meeting.

D.3. Waiver of Notice. The actions of the Board at any meeting are valid if (a) a quorum is present and (b) either proper notice of the meeting was given to each director or a written waiver of notice is given by any director who did not receive proper notice of the meeting. Proper notice of a meeting will be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of proper notice.

D.4. Quorum of Board. At all meetings, a majority of the Board will constitute a quorum, and the votes of a majority of the directors present at a meeting at which a quorum is present constitutes the decision of the Board. If the Board cannot act because a quorum is not present, a majority of the directors who are present may adjourn the meeting to a date not less than 24 hours nor more than 30 days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business that may have been transacted at the meeting originally called may be transacted without further notice.

D.5. Conduct of Meetings. The president will preside at Board meetings. The

secretary or a designee of the secretary or president will keep minutes of the meetings and will record in a minute book the votes of the directors.

D.6. Proxies. Directors may vote by written proxy.

D.7. Action without Meeting. Any action that may be taken at a Board meeting may be taken without a meeting by written consent setting forth the action taken signed by a sufficient number of the Board as would be necessary to take that action at a meeting.

E. Officers

E.1. Officers. The officers of the Property Owners Association are a president, vice president, secretary, and treasurer, to be elected from the Members. The Board may appoint other officers having the authority and duties prescribed by the Board. Any two or more offices may be held by the same person, except the offices of president and secretary.

E.2. Election, Term of Office, and Vacancies. Officers will be elected annually by the Board at the first meeting of the Board following each annual meeting of the Voting Members. A vacancy in any office may be filled by the Board for the unexpired portion of the term.

E.3. Removal. The Board may remove any officer whenever, in the Board's judgment, the interests of the Property Owners Association will be served thereby.

E.4. Powers and Duties. Officers have such powers and duties as are generally associated with their respective offices and as may be specifically conferred by the Board. The president is the chief executive officer of the Property Owners Association. The treasurer has primary responsibility for the preparation of the budget and financial reports and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

E.5. Resignation. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Resignation takes effect on the date of the receipt of the notice or at any later time specified in the notice.

F. Committees

The Board may establish committees by resolution and authorize the committees to perform the duties described in the resolution.

G. Common Area Ownership

Tract A, as shown on the Final Plat of the Subdivision, shall be owned by the ACADEMY SUNSET ACRES POA, Inc. Each Owner has an easement in and to the Common Area, subject to the right of the Property Owners Association to suspend an Owner's right under the Governing Documents, grant and easement approved by the Board over the Common Area

for utility, drainage, fencing or other purposes, and dedicate or convey any of the Common Area for public purpose, on approval by a vote of two-thirds of the Members at a meeting in accordance with the Bylaws. An Owner's right to use and enjoy the Common Area extends to the Owner's family, guests, agents and invites, subject to the Governing Documents. An Owner may not erect or alter any Structure on, or clear, landscape, or disturb any Common Area except as approve by the Board. An Owner is liable to the Property Owners Association for damage to Common Areas caused by the Owner or the Owner's family, guests, agents and invites in accordance with the law. The Property Owners Association may erect any structure it deems necessary or appropriate on the Common Area.

H. Miscellaneous

H.1. Fiscal Year. The Board may establish the Property Owners Association's fiscal year by resolution. In the absence of a Board resolution determining otherwise, the Property Owners Association's fiscal year is a calendar year.

H.2. Rules for Meeting. The Board may adopt rules for the conduct of meetings of Members, Board, and committees.

H.3. Conflict. The Declaration controls over these Bylaws.

G.4. Inspection of Books and Records

H.4.a. Inspection by Member. After a written request to the Property Owners Association, a Member may examine and copy, in person or by agent, any Property Owners Association books and records relevant to that purpose. The Board may establish rules concerning the (i) written request; (ii) hours, days of the week, and place; and (iii) payment of costs related to a Member's inspection and copying of books and records.

H.4.b. Inspection by Director. A director has the right, at any reasonable time, and at the Property Owners Association's expense, to (i) examine and copy the Property Owners Association's books and records at the Property Owners Association's Principal Office and (ii) inspect the Property Owners Association's properties.

H.5. Notices. Any notice required or permitted by the Dedicatory Instruments must be in writing. Notices regarding enforcement actions must be given by certified mail, return receipt requested. All other notices may be given by regular mail or posted on the door of a residence. Notice is deemed delivered (whether actually received or not) when properly deposited with the United States Postal Service, addressed to (a) a Member at the Member's last known address according to the Property Owners Association's records; and (b) the Property Owners Association, the Board, or a managing agent at the Property Owners Association's Principal Office or another address designated in a notice to the Members. Unless otherwise required by law or the Dedicatory Instruments, actual notice, however delivered, is sufficient.

H.6. Amendment. These Bylaws may be amended at any time by the vote of 67 percent of the Voting Members in the Property Owners Association. This provision will not be

construed as limiting the Board's power to amend the enforcement procedures to comply with changes in law.

H.7 *Addendums.* The following items are attached hereto and incorporated herein by reference:

- a. Management Certificate (Texas Property Code Section 209.004)
- b. Required Information Applicable to the Property Including Resale Certificate (Texas Property Code Section 207.003); and
- b. Records Production and Copying Policy.

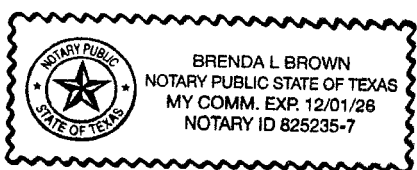
ACADEMY SUNSET ACRES POA,
a Texas nonprofit corporation,


By: 
ROBERT ALEX BASS, Managing Agent

STATE OF TEXAS)

COUNTY OF BELL)

This instrument was acknowledged before me on June 6, 2023, by ROBERT ALEX BASS, Managing Agent, of ACADEMY SUNSET ACRES POA, a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public, State of Texas
My commission expires: 12.01.2026



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2026019230

As

BYLAWS

Recorded On: April 21, 2026

Parties: ACADEMY SUNSET ACRES POA

To EX PARTE

Comment:

Billable Pages: 12

Number of Pages: 13

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$49.00
Total Fees:	\$54.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2026019230
Receipt Number: 523225
Recorded Date/Time: 04/21/2026 3:31:35 PM
User / Station: dolgenms - BCCCD0639

Record and Return To:

Michalk Beatty and Alcozer



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk