

VG-120-2022-3342082

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3342082

Billable Pages: 11

Recorded On: May 13, 2022 11:44 AM

Number of Pages: 12

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

Total Recording: \$ 76.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

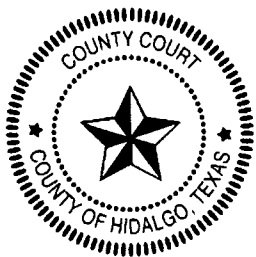
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3342082
Receipt No: 20220513000157
Recorded On: May 13, 2022 11:44 AM
Deputy Clerk: Belya Trevino
Station: CH-1-CC-K35

Record and Return To:

Valley View Estates
2100 Vernon St
Original Returned To Customer
MISSION TX 78572



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

January 11, 2020

**BYLAWS OF VALLEY VIEW ESTATES
LOT OWNERS VVELOA, INC.**

ARTICLE 1 – NAME

Sec. 1. The mailing address of the organization shall be located at 2100 Vernon St., in the City of Mission, Hidalgo County, Texas 78572. The name of the organization shall be Valley View Estates Lot Owners Association, Inc., and may be referred to herein as “VVELOA”.

Sec. 2. The fiscal year of the VVELOA shall begin January 1 and end December 31 of each year.

Sec. 3. Valley View Estates and Valley View Citrus Grove Addition will now and hereafter be known as and referred to as Valley View Estates.

ARTICLE II – INTENT

It is the intent of these bylaws to set forth guidelines for the operation of VVELOA. These bylaws are written as provided in the Restrictive Covenants of 1995, as amended in 2000 and 2010. They are intended to minimize any possibility of a conflict between zoning ordinances of the City of Mission and non-compliance by any lot owner of Valley View Estates.

In addition, the bylaws shall govern the Corporation and its members, and facilitate the purposes of the VVELOA; including, but not limited to, the desire to maintain property values and to provide a “common area” for the use of VVELOA members, including associates. The “common area” shall mean all real property owned by the VVELOA for the common use and enjoyment of the members.

ARTICLE III – MEMBERSHIP

Sec. 1. All persons who own one or more lots in Valley View Estates are automatically members of this VVELOA.

a. There shall be three classes of members, as follows:

(1) **CLASS A MEMBERS**. The members of VVELOA, who were also voting members of Valley View, Inc. (VVI) immediately prior to its merger into VVELOA on March 19, 2001 or who became a member after that date, shall be Class A members. One person in each residence must be 55 years or older.

(2) **CLASS B MEMBERS**. The members of VVELOA, who were not also members of VVI immediately prior to its merger into VVELOA on March 19, 2001, shall be Class B members. One person in each residence must be 55 years or older.

(3) **ASSOCIATE MEMBERS**. Associate members are tenants on lots owned by Class A members and the Class A member is responsible for payment of the monthly maintenance fee, as set forth herein. One person in each residence must be 55 years or older.

b. From and after the date of merger of VVI into VVELOA on March 19, 2001, Class B membership was closed and grantees, devisees, assignees and all other persons acquiring title to premises presently owned by Class B members will be required to become Class A members. Class B membership is not transferable and shall expire upon either (i) the death of each Class B member, or (ii) a conveyance of or transfer of title to the property in Valley View Estates owned by each Class B member which heretofore qualified such Class B member for membership in VVELOA prior to the said merger, or (iii) the conversion of any Class B membership to Class A membership as set forth in subparagraph (c) hereinafter set forth. Therefore, eventually, there will be no Class B members.

c. Class B members may convert their membership in VVELOA to Class A membership by paying the current assessments hereafter set forth for Class A members.

d. Class A members and Associate members shall have the right to use and enjoy the common area including, but not limited to, the Clubhouse, swimming pool and shuffleboard. Class B members wishing to avail themselves of the use of said facilities must first convert their membership to Class A as set forth hereinabove.

Sec. 2. A member shall have no vested right, interest, or privilege of, in or to the assets, functions, affairs or franchises of the Corporation or any right, interest or privilege which may be transferable or inheritable, after their membership ceases.

Sec. 3. If a member or a member's tenant or guest has violated any rule or regulation of the Board, or of these bylaws regarding the use of property, or conduct with respect thereto, the membership of such member may be suspended by the Board. A member is entitled to a hearing before the general membership. Grounds for suspension of membership are: (i) violating the rules, regulations or bylaws of VVELOA, or (ii) theft or damaging of corporate property. Reinstatement of such suspended member shall be at the discretion of the membership upon presentation of the facts at a general or annual meeting of the membership. A majority of the votes cast is required for reinstatement.

Sec. 4. Members, their tenants, and their guests are not allowed use of the recreation facilities and Clubhouse if the member has not paid the current annual assessment as a Class A member; except the Clubhouse may be used when the public is invited or to attend a meeting of VVELOA. If guests stay more than fifteen (15) days and want to use the common area, they must pay the same monthly fees as an Associate member. Guests who stay fifteen (15) days or less are not required to pay fees. All guests must be accompanied by a Class A or Associate member when using the recreational facilities. However, to conform to Texas Bingo Regulations requiring Valley View Estates bingo players to be "members and/or residents", a guest bingo player must be an overnight houseguest of a Class A or Associate member.

ARTICLE IV – ASSESSMENTS AND FEES

Sec. 1. The annual Class A and Class B member assessment and the Associate member fees shall be as follows:

- a. **Class A Members** – Two hundred dollars (\$200.00).
- b. **Class B Members** – Fifty dollars (\$50.00).

c. **Associate Members** – A maintenance fee of thirty dollars (\$30.00) per month, the total amount of which is not to exceed one hundred fifty dollars (\$150.00) per occupancy in any seasonal year, September 1 through August 31. One half of the monthly maintenance fee may be paid for less than 15 days occupancy. If the A member is absent and a tenant occupies the A member’s main living unit, the tenant is considered a paid-up Associate member. If a tenant occupies a unit other than the A member’s main unit, the maintenance fee is required, regardless of whether the A member’s unit is occupied.

Sec. 2. All assessments are due on January 1 of each year. Associate member fees for the entire length of stay are due at the time of occupancy and the lot owner is responsible for the payment of such fees. Unused portions of prepaid Associate member’s fees may be reimbursed to the payer thereof upon approval by the Board of Directors.

Sec. 3. Assessment Collections The Board shall designate a member(s) or VVELOA member(s) to collect the assessed fees of VVELOA members as described in these bylaws. These fees/funds of the VVELOA shall be deposited within thirty days to the credit of the VVELOA at such banks, trust companies, or the depositories as the Board of Directors may approve. These funds are to be deposited and made available to pay creditors of the VVELOA. This person shall keep accurate records pertaining to assessed and paid members.

Sec.4. Late Payment Fees

a. Effective February 1 of each year, a late payment fee of Twenty-five dollars (\$25.00) per month shall be added to any prior or current year’s assessment still unpaid by any Class A or Class B lot owner and all such unpaid assessments and late fees shall constitute a lien against the delinquent lot owner’s premises in accordance with Texas law. (Example: February additional \$25.00, March an additional \$25.00 etc.)

b. Effective thirty (30) days after Associate member fees become due, a late payment fee of Five dollars (\$5.00) per month shall be added to any unpaid Associate members fees and all such unpaid fees, including late fees, shall constitute a lien against the delinquent lot owner’s premises in accordance with Texas law. (Example: February additional \$5.00, March an additional \$5.00 etc.)

Sec. 5. After due written notice, delivered by certified mail or in person, to each lot owner delinquent in paying his/her assessments and fees for the prior year or years, such lot owner’s name and amount due shall be included in a list which shall be published by posting on the bulletin board of VVELOA, located in the Clubhouse, and may also be published in the Valley View Estates Newsletter. The process of a lien will be in accordance of the Texas Homeowners Association Law.

ARTICLE V – MEETINGS

Sec. 1. Annual Meeting

The annual meeting of the members of the VVELOA shall be held at 9:00 AM, the 2nd Saturday of January for the purposes of electing directors, presentation of annual reports, amending bylaws, including the setting of assessments, including special assessments (if any), and transacting such other business that may come before the meeting.

Sec. 2. Special Meetings

Special meetings of the membership or Board of Directors may be called at any time by the President or 25% of the membership by filing a written request with the Secretary in December, January, February or March. The reason for business to be transacted must be announced at any special meeting and no other business may be considered.

Sec. 3- General Meetings

General meetings of the membership will be held the 2nd Saturday of November, December, February and March at 9:00 AM.

Sec. 4. Notice of Meetings

a. The notice of the Annual, General or Special Meetings will be posted at least 20 days prior to the meeting date on the VVELOA bulletin board located in the Clubhouse of Valley View Estates. This shall be due notice to all members except when consideration is being given to a motion of an expenditure of more than \$2,000.00 or a change in assessments.

b. When either such action is being considered, the motion shall be included in the meeting notice. Any such notice must contain information as to the reason for the expenditure or change in assessments and must be posted at least twenty (20) days before the scheduled meeting.

c. In the event that an emergency occurs which will involve the loss of or damage to corporate property or incur additional corporate expenditures if not corrected, the Board of Directors is authorized to act immediately upon approval by a majority of the Board, even if it involves the expenditure of more than Two Thousand (\$2,000.00) dollars. The approval needed for such majority vote may be obtained at a special meeting of the Board or by telephone, text message or exchange of email which fully disclose the emergency situation and all ramifications thereof. The Board must then bring the situation to the attention of the membership at the next scheduled or Special Meeting.

Sec. 5. Open Meetings

a. VVELOA Board of Directors meetings shall be open to the membership.

b. If a member wishes to speak at a board meeting the member, must notify any Board member in advance of the meeting in writing or in person, as to the topic, in time so that it can be placed on the agenda.

c. General meetings of VVELOA will include an open floor discussion section before adjournment of the business meeting.

d. All meetings of the membership and Board of Directors shall be held at the Clubhouse of Valley View Estates.

Sec. 6. Executive Session Meeting

The President is empowered to call a closed executive meeting when deemed appropriate in accordance with Texas Homeowner Association Law, ch 4, sec 4.4.3

Sec. 7. Quorum

The presence, in person or by proxy at any membership meeting, of 25% of those members entitled to vote shall constitute a quorum. In the event a quorum is not present, those members present shall have the power to adjourn until such time as a quorum is present.

ARTICLE VI – VOTING

Sec. 1. Class A Members, in good standing, shall have voting rights with respect to any and all matters under consideration. Class B Members, in good standing, have voting rights to all such matters, except any matter or matters with respect to or affecting the common area.

Sec. 2. Associate Members shall have no voting rights but may attend any meeting as observers only.

Sec. 3. When more than one person owns a lot, membership assessments for which have been paid, only one of such persons shall be entitled to vote at any meeting. One vote only is allowed for each lot.

Sec. 4. The majority vote of those present, in person or by proxy, and entitled to vote on a particular matter under consideration at a meeting, shall carry any motion of regular business, including the voting on expenditures over Two Thousand (\$2,000.00) dollars, changes in assessments and the election of directors.

Sec. 5. Proxy votes will be permitted and will be valid if made in writing and filed with the Secretary prior to the meeting time and for that meeting only, provided that all assessments are paid in full.

Sec. 6. To be eligible to vote at any meeting of the VVELOA, a lot owner must be a paid-up member in good standing.

ARTICLE VII – NOMINATING COMMITTEE

Sec. 1. The President shall appoint a Nominating Committee of not less than three (3) nor more than five (5) members. All nominees must be Class A Members and be in good standing of VVELOA. The members of the Nominating Committee cannot be a nominee for the Board of Directors of VVELOA. The Committee shall make an attempt to obtain nominees from varying locations in Valley View Estates. The Nominating Committee must be appointed and begin work on or before November 15th preceding the annual meeting.

Sec. 2. The names of all candidates for Board of Director shall be posted on the VVELOA bulletin board at least ten (10) days prior to the annual meeting by the Chairperson of the Nominating Committee. Any A member in good standing may add their name to the list of candidates. Posting of nominations will be removed from bulletin board 5 days prior to the annual meeting.

Sec. 3. The Nominating Committee shall make an effort to nominate three (3) more candidates than needed for positions to be filled and nominations shall be accepted from the floor at the annual meeting.

Sec. 4. The Nominating Committee shall accept nominations for members of the Board of Directors, provided that all candidates are eligible for consideration.

Sec. 5. The President may not be a member of the current Nominating Committee.

Sec. 6. A person shall not be nominated for any office without his or her consent and this shall include any write-in nominee.

ARTICLE VIII – ELECTIONS

Sec. 1. To be eligible for election to the Board of Directors, a person must be a Class A Member, in good standing and a resident of Valley View Estates. His/her assessments must be paid up-to-date.

Sec. 2. The election of the Directors shall be at the annual meeting of the membership to fill vacancies in the Board. The Directors shall be elected by the majority vote of the membership.

Sec. 3. Voting shall be by paper ballot for those nominated either by the nominating committee or from the floor. If the number of nominees is less than or equal to the number of open positions, only a voice vote is required. If there are not enough nominees to fill all the open positions, the board may appoint an eligible Class A member to fill a vacancy until the next election.

Sec. 4. The officers of VVELOA shall be selected annually by the Board of Directors at the regular annual meeting of the Board of Directors. The annual meeting of the Board of Directors shall be held immediately after the Corporation's annual meeting. If the election of officers cannot be held at such meeting, such election shall be held as soon thereafter as convenient. New positions may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified.

Sec. 5. Should a duly elected member of the Board of Directors sell his or her lot, move from Valley View Estates, resign, be deceased or unable to serve for any reason, the Board will fill the vacancy with the person with the highest number of votes from the previous election. However, if no nominee from the previous election is available, the Board of Directors shall appoint a replacement to fill the vacancy until the next election of Directors. Candidates for any directorship which was vacated during the term must stand for election for the unexpired term at the next election of Directors.

Sec. 6. Collecting and counting of ballots should not be done by nominees, family members or significant other of a nominee.

ARTICLE IX – BOARD OF DIRECTORS

Sec. 1. A duly elected Director shall serve a three (3) year term except when elected by the membership or selected by the Board to complete the unexpired term of a previous Director.

Sec. 2. There shall be seven (7) Directors of VVELOA.

Sec. 3. A Board of Directors meeting shall be held at 9:00 AM on the Thursday preceding each scheduled meeting of the membership and at any other time that a special meeting of the Board of Directors is called pursuant to Article V, Sec. 2 of these bylaws.

Sec. 4. No salary or gratuity shall be paid to any Director of this VVELOA for duties performed as a director.

Sec. 5. Expenses incurred by Directors in the performance of their duties shall be reimbursed by the Treasurer upon authorization by a majority vote of the Board of Directors.

Sec. 6. The Corporation shall indemnify all Officers, Directors, employees and agents to the extent required by law. The Board of Directors may, by separate resolution, provide for additional indemnification as allowed by law.

Sec. 7. The Corporation will purchase and maintain insurance, or make any other arrangement on behalf of any person as permitted by Article 2.22A(r) of the Texas Non-Profit Corporation Act, whether or not the Corporation has the power to indemnify that person against liability for any acts.

ARTICLE X – OFFICERS

Sec. 1. The officers will be selected from the members of the Board of Directors. The officers will be: President, Vice-President, Secretary and Treasurer. They shall be the officers of the general membership of the VVELOA.

Sec. 2. Should the office of the Vice-President, Secretary or Treasurer, become vacant for any reason, it shall be filled by the Board of Directors present at a duly scheduled or called Board meeting.

Sec. 3. In the event a Director or Officer fails to perform or refuses to perform the required duties, such person may be removed from office, provided a petition is signed by at least forty (40) percent of paid-up voting members requesting a special meeting within thirty (30) days for this purpose.

a. The petition must include all reasons for such request and must be given to the President, Vice-President, Treasurer or Secretary either by registered mail or hand delivered to one of the above officers.

b. A letter of intent setting forth the grounds for removal must have been mailed or hand delivered to the person who is subject to removal at least twenty (20) days prior to the meeting where the removal is to be sought. The person subject to removal shall have an opportunity to defend his or her case before the membership at the meeting called for this purpose. A majority of the votes cast at such meeting shall decide if removal is justified.

Sec. 4. No person shall hold the office of President or Vice-President for more than three (3) consecutive years. The time served as an interim President shall be exempt from this provision.

ARTICLE XI – DUTIES OF OFFICERS

Sec. 1. The President shall preside at all membership meetings and at all meetings of the Board of Directors of VVELOA. The President shall have general supervision and administration over the affairs of VVELOA. The President shall be a member of all committees, except the nominating committee. The President is entitled to vote only to break a tie.

Sec. 2. The Vice-President shall perform the duties of the President in the absence or inability of the President to perform the duties as in case of resignation or absence from a meeting. The Vice-President shall serve as an aide to the President and perform any specific duties as assigned to him or her by the President. The Vice-President serves the general membership and the Board of Directors. In the event the President is absent and a tie vote occurs, the Vice-President may break the tie.

Sec. 3. The Secretary shall have the care and custody of all records, minutes book, up-to-date bylaws, correspondence and shall perform all duties pertaining to the office of Secretary including, but not limited to, keep the minutes of the meetings of members and of the Board of Directors, give notice in accordance with the provisions of the bylaws, or as required by law, be custodian of the corporate records, keep a register of the post office address of each member, which shall be furnished to the Secretary by each member, and in general perform all duties as from time-to-time may be assigned to him or her by the President.

Sec. 4. The Treasurer shall receive and disburse all funds of VVELOA as directed by the Board of Directors. The Treasurer shall keep all accounts of the receipts and disbursements and shall submit a report at each meeting as well as a yearly report at the annual meeting. The Treasurer shall perform any of the other duties pertaining to the office of Treasurer. The Treasurer and the President shall be authorized to sign checks. If the President feels it is necessary, another Officer may be designated to sign checks. The Board of Directors shall appoint a committee to audit the Treasurer's books and submit its report prior to the February meeting each year.

Sec. 5. The Treasurer is to post a bond, the cost of such bond shall be paid by the VVELOA.

Sec. 6. The Secretary shall post the minutes on the VVELOA. bulletin board within seven (7) days after each meeting. The Treasurer shall post an annual financial report by January 15 and a monthly report by the 10th of the following month except only one report is required for the months of April through November.

Sec. 7. The remaining members of the Board of Directors shall chair committees and carry out such duties as assigned by the Board, except the Nominating Committee.

Sec. 8. The Board of Directors shall prepare a budget for the coming year to be presented at the annual meeting for approval of the members.

Sec. 9. The Board of Directors may authorize any officer or officers to enter into any contract or execute and deliver any instrument in the name of and on behalf of the VVELOA. Such authority may be general or confined to specific instances.

Sec. 10. Any Officer or appointee may initiate or respond to any involvement with any governmental or regulatory agency on behalf of the VVELOA. This includes contacting the City of Mission, Texas for the repair of potholes in the streets or alleys. The majority of the Board

can designate any other VVELOA member to provide this person's function in a specific circumstance or in all circumstances.

In all cases, a majority of Board members must pre-approve the initial contact or response to the governmental or regulatory agency.

ARTICLE XII – OTHER DUTIES AND RESPONSIBILITIES

Sec. 1. The President, with the consent of the Board of Directors, may appoint any committee deemed necessary for the good of, and complete operation of, the VVELOA.

Sec. 2. Security

The Board of Directors shall maintain night lighting for the VVELOA property and alleys for the purpose of providing security. In addition, VVELOA members are encouraged to voluntarily watch neighborhood property as a measure to prevent crime.

Sec. 3. Purchasing

The Board shall designate one of its members or an VVELOA member to act as the purchasing agent of the VVELOA. This person acts on behalf of the VVELOA for continuity in the purchase of needed supplies for the general operation of the VVELOA, not exceeding One Thousand (\$1,000.00) dollars per month. All purchases made by this person shall be made in compliance with the VVELOA's bylaws.

The exception to all purchases being made by this designated person are those purchases involved with a specific project or event as designated by the majority of Board members, and in compliance with these bylaws. The majority of the Board can designate any other VVELOA member to provide this person's function in a specific circumstance or in all circumstances.

Sec. 4. Building within the VVELOA

All lot owners must obtain a building permit, issued by the City of Mission, before any construction work starts.

Sec. 5. Senior Housing

The Secretary of the Board or a person designated by the Board shall initiate procedures, the purpose of which is to insure compliance with HUD regulations governing the Housing for Older Persons Act of 1995 (HOPA) exempting housing intended and operated for occupancy by persons 55 years of age or older from the familial status prohibition of the Fair Housing Act. Such procedures shall include but not be limited to the following:

- a. supervise the annual verification, by reliable survey and affidavits, that comply with the HUD regulations governing HOPA and the VVELOA Covenants which, in part, requires all residences within VVELOA to be occupied by at least one person who is 55 years of age or older,
- b. keeps record, admissible in administrative and judicial proceedings, of such annual verifications,
- c. cause to be published, by posting signs at all major entrances to Valley View Estates, the intent and purpose of this Association to keep this subdivision as housing for persons 55 years of age or older,

- d. enforce the intent and purpose of this Association by appropriate means including initiating legal action against all persons who are in violation thereof, and
- e. makes result of the survey and any other significant information known to the President prior to the annual meeting.

Sec. 6. Other Responsibilities

The Board shall designate its members or VVELOA members to:

- a. Schedule and oversee the VVELOA's Clubhouse activities including the Calendar, and the Newsletter.
- b. Manage all entertainment and dances to be held at the VVELOA's Clubhouse.
- c. Make arrangements for maintaining the perimeter of the subdivision.
- d. Inspect and be responsible for the maintenance of the Clubhouse for the VVELOA members' general use and enjoyment.
- e. Inspect and be responsible for the maintenance of the swimming pool and swimming pool area.

Sec. 7. Animals and Pets

All Valley View Estates Lot owners must comply with the covenants and restrictions including, but not limited to, the Valley View Estates Covenant number 14, which states: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except for a domestic pet or pets. Domestic pets shall be controlled and shall not be permitted to run loose. Lot owners and guests shall have the responsibility of keeping their pets quiet and shall pick up waste from said pets.

In addition, all members and guests must comply with the City of Mission 's Ordinance #3803 and Code #1976 regarding dogs, cats and other domestic animals.

Sec 8. Yard and Trash

All Valley View Estates Lot owners must comply with the covenants and restriction including but not limited to, the Valley View Estates Covenant number 13, which states: All lots and homes must be maintained by the Lot Owners in a neat appearance at all times. Yard shall be established in grass or desert lawn, attractive year-round and shall be mowed and maintained in accordance with city code.

City of Mission code (Code 1976, 16-15) states Trash means all refuse, rubbish, rejected tin cans, old vessels of all sorts and in general, all litter and all other usually included within the meaning of such term.

Weeds means all rank uncultivated vegetation grass or plant matter which has grown to more than 12 inches in height or which, regardless of height, is liable to produce unhealthy, unsightly, unwholesome, or unsanitary condition or become a harboring place for mosquitos, vermin, or vectors.

Compliant notice will be provided in writing and either served personally or sent through U.S. certified mail. If mailed, the notice shall be deemed to have been received on the fifth day after mailing, whether actually received or not.

Such notice shall require abatement of such nuisance by mowing and removing weeds, brush, rubbish or other objectionable, unsightly or unsanitary matter of whatever nature as the case may

be, within 15 days from the date of service of such notice. Such notice shall further state that, in default of the performance of such condition, the Board of Directors may at once cause such abatement to be done at the cost and expense incurred in doing or having such work done or improvements made to the owner of such property. A fee of One hundred seventy-five (\$175.00) dollars of each occurrence. That payment is due and payable within 30 days' notice of rendered services: liens or penalties may be imposed for nonpayment. All such unpaid assessments and late fees shall constitute a lien against the delinquent lot owner's premises in accordance with Texas law.

ARTICLE XIII-AMENDMENTS

All bylaws of the Valley View Lot Owners Association, Inc. are subject to amendment. Any section may be amended by a majority vote of those members eligible to vote and present, in person or by proxy, at an annual meeting, provided the proposed change is posted on the bulletin board of Valley View Lot Owners Association, Inc. located in the Clubhouse of Valley View Estates, at least twenty (20) days in advance and read at the membership meeting prior to the annual meeting when it is scheduled to be voted on. Changes to proposed bylaws changes may be made at the annual meeting.

ARTICLE XIV -RULES OF ORDER

Roberts Rules of Order when not inconsistent with these bylaws, shall governs all meetings of the Board of Directors Special and Regular meetings, as well as the Annual Meeting.

ARTICLE XV-CERTIFICATION

We, the Officers of the Valley View Lot Owners Association, Inc., do hereby certify this instrument has been adopted by the members at an annual membership meeting of the Valley View Lot Owners Association, Inc. as the bylaws said Valley View Lot Owners Association, Inc.

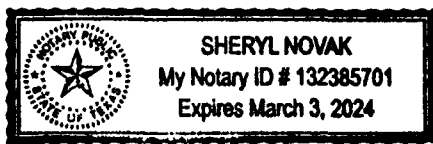
Dated and signed this 9 day of May 2022

[Signature]
President Philip Mazzillo

[Signature]
Vice-President Francisco Villades

[Signature]
Secretary Stella Ellingson

[Signature]
Treasurer David A. Swanson
State of Texas
County of Hidalgo



Sheryl Novak

Sworn to and subscribed before me on the 9 day of May 2022,
by Philip Mazzillo, Stella Ellingson, David Swanson, Francisco Villades
Notary Public, State of Texas
Printed name: Sheryl Novak
My commission expires: 3-3-24