

IDLEWILDE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
(A Nonprofit Corporation)

**BY- LAWS**  
(Amended 2012)

**ARTICLE I**

**IDENTIFICATION**

1.01 The name of the association is IDLEWILDE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (a.k.a. IPOA)

This Association is formed in order that it may solve the problems of common interest, cultivate and maintain friendly and mutual cooperation with each other and to care for and maintain the Common Properties held in the name of Idlewilde Property Owners Association and to insure and preserve the present and future character and welfare of the Community heretofore established and promote participation of its members in select Social, Cultural and Civic Activities and to maintain a high standard for the properties situated in the community known as Idlewilde Estates.

**1.02 DEFINITIONS**

Amendment	A change or improvement to an existing policy
Article	A section of a legal document that deals with a specific point.
Board Member	Someone elected or appointed to the IPOA Board of Directors
Common Grounds	Owned by the community, (i.e. the park, reserve, boat yard, clubhouse)
Covenants	An agreement that is binding to all parties.
By-Laws	A law of local or limited application specifying what things may be regulated by the bylaw, or it can refer to the internal rules of an organization.
Deed Restrictions	Real estate deed restrictions are restrictions that place limitations on the use of the property.
Forms	A document used to track information and document our business transactions.
Policy	A deliberate plan of action to guide decisions and achieve rational outcome(s).
Procedure	An established or correct method of doing something
Proxy	Someone authorized to act for another person

Quorum The number (as a majority) of officers or members of a body that when duly assembled is legally competent to transact business.

Dedictory Instrument “Dedictory Instrument” means each document governing the establishment, maintenance, or operation of a residential subdivision. The term includes a declaration or similar instrument subjecting real property to:

- Restrictive covenants, bylaws, or similar instruments governing the administration or operation of a property owners association;
- Properly adopted rules and regulations of the property owners association; or
- All lawful amendments to the covenants, bylaws, instrument, rules or regulations

1.03 The general purposes and powers of the association are:

(a) Subject to the provisions of Part Four of the Texas Miscellaneous Corporation Laws Act, to purchase, lease, or otherwise acquire, improve, construct, own, hold, use, maintain, operate, exchange, mortgage and encumber, sell, convey or otherwise dispose of, real and personal property of every kind, nature or description, as may be necessary or desirable to promote the primary purpose of the association.

(b) Subject to the provisions of Part Four of the Texas Miscellaneous Corporation Laws Act, to make and perform contracts of every kind for any lawful purpose without limit as to amount with any person, firm, association, corporation, municipality, state, government, or municipal or political subdivision.

(c) To have and exercise all the rights and powers conferred on non-profit corporations under the Texas Non-Profit Corporation Act, as such law is now in effect or may at any time hereafter be amended.

(d) To do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this association.

(e) Notwithstanding any of the foregoing statements or purposes and powers, this association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this association as set forth in Paragraph 1.02 of this Article I, and nothing contained in the foregoing statements or purposes shall be construed to authorize the association to carry on any activity for the profit of its members, or to distribute any gains, profits or dividends to its members as such.

(f) Upon dissolution of the association or the winding up of its affairs, the assets of the association shall be distributed exclusively to charitable, scientific or educational organizations or such successor organization which would then qualify under the provisions of Section 501 (c) of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended.

## **ARTICLE II**

### **OFFICES**

2.01 The principal office and meeting place of the association shall be located in IDLEWILDE ESTATES Subdivision in Polk County, Texas, or in the general area thereof, as the Board of Directors may determine and the affairs of the association may from time to time require.

2.02 The association as a Non-Profit Corporation organized under the provisions of the Texas Non-Profit Corporation Act, shall have and continuously maintain in the State of Texas a registered office and a registered agent, whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office of the association in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors.

## **ARTICLE III**

### **MEMBERS**

3.01 Classes of Members. The association shall have only one (1) class of members. Only persons who are lot owners in good standing in IDLEWILDE ESTATES Subdivision in Polk County, Texas, shall be eligible for voting membership in the Association.

3.02 Voting Rights. Each family unit owning a lot or lots in IDLEWILDE ESTATES Subdivision shall be entitled to one vote on each matter submitted to a vote of the members. Ownership of more than one lot shall not entitle a member to more than one vote.

3.03 Termination of Membership. The Board of Directors, by an affirmative vote of the members of the Board, may suspend or expel a member for cause after an appropriate hearing and may by a majority vote of those present at any regularly constituted meeting of the Board, terminate the membership of any member who shall be in default in payment of dues for the period fixed in Article XII of these Bylaws.

3.04 Resignation. Any member may resign by filing a written resignation with the Secretary, but such resignation shall not relieve a member of any obligations for the payment of maintenance fund payments required under the recorded restrictive covenants binding upon all lots and lot owners in IDLEWILDE ESTATES Subdivision, or any dues, assessments or charges against such member theretofore accrued, unpaid and owing to the Association.

3.05 Reinstatement. Upon written request by a former member filed with the Secretary, The Board of Directors may, by an affirmative vote of two-thirds of the Board, if such person be then eligible for membership in the Association, reinstate such former member to membership upon such terms as the Board of Directors may deem appropriate.

## **ARTICLE IV**

### **MEETINGS OF MEMBERS**

4.0 All meetings will be posted and open to all IPOA members. Prior to any meeting a notice will be

posted noting the date, hour and place and the agenda. These notices will be sent to each property owner not later than the 10<sup>th</sup> day nor earlier than the 60<sup>th</sup> day before the meeting. For emergency reasons a meeting can be posted at least 72 hours before the meeting.

- a. Notice of such a meeting will be posted in a conspicuous manner near the bulletin board at the entrance to the subdivision
- b. An email will be sent to all members
- c. An announcement will be posted on the IPOA web site.

4.01 Annual Meetings. The Annual Meeting of the Association shall be held at the discretion of the Board of Directors. The Annual Meeting is for the purpose of electing Directors and for the transaction of other business which may come before the meeting. If the election of Directors shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof; the Board of Directors shall cause the election to be held at a special meeting of the members as soon thereafter as possible.

If the IPOA fails to call the annual meeting within (30) days of demand by an owner, then three or more members of the IPOA may form an election committee and after complying with the procedures of the statutes of the State of Texas have an annual meeting to elect a new board of directors.

4.02 Special Meetings. Special Meetings of the members may be called by the President, the Board of Directors by a majority vote, or by not less than a majority of the members having voting rights.

4.03 Place of Meeting. Any place in IDLEWILDE ESTATES Subdivision in Polk County, Texas, or the nearby Town of Onalaska, Texas, suitable for attendance by the members may be designated as the place for such annual or special meetings of the members. 4.04 Notice of Annual Meetings. Written or printed notice stating the place, day and hour, of the Annual Meeting and the purpose or purposes of any Special Meeting called, shall be mailed by United States Postal Service to the mailing address in the records of the Secretary for each voting member not less than ten (10) days prior to the meeting.

4.05 Waiver of Notice. Notice of any meeting may be waived in writing by any member and shall be filed with the Secretary, or by his attendance at such meeting.

4.06 Quorum. At any meeting of the members, the presence in person or by proxy of a majority of the voting members of the Association in attendance or voting absentee shall constitute a quorum to transact business.

4.07 Adjournment. If any meeting of the members be adjourned for not more than twenty (20) days, no notice as to the time or place of such adjourned meeting shall be required other than an announcement of same that the meeting at which such adjournment is taken. However, the Board of Directors may at its option give such additional notice to the members as it deems proper to secure their attendance at the adjourned meeting.

4.08 Voting by Proxy. Any member may vote by proxy. A proxy shall be valid for a specifically called meeting, not to exceed a 30 day period of time from the date executed by the member, and shall be filed with and maintained in the permanent records of the Secretary. If a member has a proxy on record with the Secretary and is able to attend the meeting, that member may void the proxy with regard to that meeting and vote in person if he or she desires. Any proxy must be given to a member of the Association in attendance at the meeting, which may include any officer or director of the Association. All proxies must be authenticated to the satisfaction of the Secretary of the Association in whatever reasonable manner the Secretary deems necessary. Any vote cast electronically will constitute a written and signed ballot.

4.09 The IPOA asserts and protects property owner rights as a member of the armed forces of the United States. If a member or their spouse is serving on active military duty, including active duty as a member of the Texas National Guard or National Guard of another state or as a member of a reserve component of the armed forces of the United States, they need send a written notice of the active duty military service to the sender of any IPOA notice immediately.

4.10 Election Process: Addendum 1, Election Process will be reviewed annually and revised as necessary by the Board of Directors and presented to the membership at the annual meeting for approval.

## **ARTICLE V**

### **THE BOARD OF DIRECTORS**

5.01 Number of Directors. The business and affairs of the Association shall be managed by a Board of Nine (9) Directors, all of who shall be voting members of the Association.

5.02 Term of Office. The Board shall consist of nine (9) Directors: Three (3) new Directors shall be elected at the Annual Meeting for a three (3) year term of office for the Three (3) Directors whose terms of office have expired.

5.03 Qualifications. Board members should be of good standing within the community and free of any conflicts of interest. All prospective board members should submit a written application stating that they have not been convicted of a felony or crime involving moral turpitude.

5.04 Vacancies. Vacancies upon the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board. A Director elected to fill a vacancy upon the Board shall be elected for the unexpired term of office of his predecessor in office.

5.05 Meetings. The regular Annual Meeting of the Board of Directors shall be held without other notice than this Bylaw, immediately after and at the same place as the Annual Meeting of the Members, for election of Association Officers and such other business as shall come before the Board at such meeting. Other regular meetings of the Board shall be held at the discretion of the President. The meeting time and date shall be posted on the Idlewilde Bulletin Board. The meetings will be held at the Idlewilde Clubhouse in IDLEWILDE ESTATES Subdivision in Polk County, Texas, or elsewhere as the Board may by a majority vote from time to time designate as its regular meeting place.

5.06 Special Meetings. Special Meetings of the Board may be called by or at the request of the President or any two Directors, at the regular meeting place of the Board as may be deemed suitable for such meeting by the person or persons calling such meeting.

5.07 Notice. Notice of any Special Meeting of the Board shall be given to all Directors at least three (3) days prior to such meeting unless waived as herein provided. Notice may be given by letter, telegram, telephone conversation or other oral or electronic communication. If mailed, such notice shall be deemed to be so delivered when deposited in the United States Mail addressed to the mailing address of the Director shown upon the records of the Secretary with postage prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the Telegraph Company. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting.

5.08 Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of

business at any meeting of the Board. If less than a majority of the Directors are present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

5.09 Manner of Acting. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these bylaws.

5.10 Compensation. Directors shall not receive any compensation for service in such capacity.

## **ARTICLE VI**

### **OFFICERS**

6.01 The officers of the Association shall be a President, one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary.

6.02 Election and Term of Office. The officers of the Association shall be elected annually by the Board of Directors at the regular annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices 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 shall have qualified.

6.03 Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice or the contract rights, if any, of the officer so removed.

6.04 Vacancies. A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

6.05 President. The President shall be the principal executive officer of the Association and shall be responsible for the supervision of the business and affairs of the Association. The President shall preside at all meetings of the members and of the Board of Directors. The President may sign, with the Secretary or any other proper officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these bylaws or by statute to some other officer or agent of the Association; and in general the president shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

6.06 Vice President. In the absence of the President or in the event of the President's inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in order of their election) shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the

restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to the Vice President by the President or Board of Directors.

6.07 Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of the Treasurer's duties in such sum and with such surety or sureties as the Board of Directors shall determine. The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for moneys due and payable to the Association from any source whatsoever, and deposit all such moneys in the name of the Association in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article VII of these bylaws; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to the Treasurer by the President or by the Board of Directors.

6.08 Secretary. The Secretary shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; give all notices in accordance with the provisions of these bylaws or as required by law; be custodian of the records and affix any seal of the Association to all documents, the execution of which on behalf of the Association under any seal of the Association to all documents, the execution of which on behalf of the Association under any seal is duly authorized in accordance with the provisions of these bylaws; 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 incident to the office of Secretary and such other duties as from time to time may be assigned to the Secretary by the President or by the Board of Directors.

6.09 Assistant Treasurers and Assistant Secretaries. If required by the Board of Directors, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine. the Assistant Treasurers and Assistant Secretaries in general shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Board of Directors.

6.10 Officers shall receive no compensation for their services, but shall be reimbursed for all out of pocket expenses incurred in behalf of the Association.

## **ARTICLE VII**

### **COMMITTEES**

7.01 Special Committees. The President may appoint special committees to exercise the functions required of such a committee. Any member of such committees may be removed by a majority vote of the Board of Directors when in its judgment the best interests of the Association and the lot owners in IDLEWILDE ESTATES Subdivision shall be served by such removal.

7.02 Term of Office. Members of such committees shall serve at the will and pleasure of the Board of Directors, for such terms as is set out in the creation of such committee or until such committee be terminated, the member resigns therefrom or is removed by the Board or ceases to be a voting member of the Association with non-payment of dues.

7.03 Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of original appointments.

7.04 Quorum. Unless otherwise provided in the Resolution of the Board of Directors creating

a committee, a majority of the members of a committee shall constitute a quorum and the act of a majority of the members present at a meeting shall be the act of the committee.

## **ARTICLE VIII**

### **CONTRACTS, CHECKS, DEPOSITS, AND FUNDS**

8.01 Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association. Such authority may be general or confined to specific instances.

8.02 Checks and Drafts. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President or Secretary of the Association.

8.03 Deposits. All funds of the Association shall be deposited from time to time to the credit of the Association in such banks, trust companies, or other depositories as the Board of Directors may select.

8.04 Gifts. The Board of Directors may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

## **ARTICLE IX**

### **AMENDMENT OF BYLAWS**

9.0 1 The property owners, in good standing, shall have the power to amend or repeal any By-law of the corporation. Any amendment or repeal of the By-laws shall be effected by a majority of the property owners in attendance at the Annual Meeting having a right to vote. Notwithstanding anything said herein to the contrary, it is understood and agreed that a written notice shall be circulated to specify any future change or modification of the By-laws.

## **ARTICLE X**

### **BOOKS AND RECORDS**

10.01 The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members. Board of Directors, and committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the Association may be inspected by any member or his agent or attorney for any proper purpose at any reasonable time.



## **ARTICLE XI**

### **FISCAL YEAR**

11.01 The fiscal year of the Association shall begin on the first day of January and end on the last day in December in each year.

## **ARTICLE XII**

### **DUES**

12.01 Annual Dues. Each member shall pay annual dues of \$132 (year 2012) per lot owned by the member in IDLEWILDE ESTATES Subdivision. Annual dues (maintenance fees) may be changed to reflect cost increases per the applicable deed restrictions or covenants.

12.02 Payment of Dues. Dues shall be payable by the thirty-first day of January in each fiscal year. Dues of a new member shall be prorated from the first day of the month in which such new member becomes a member, for the remainder of the fiscal year of the Association

12.03 Property owners in default of dues, upon request, will be extended an alternative payment schedule of not less than 3 monthly payments.

12.04 Priority of Payment. IPOA applies payments received from members in the following order of priority.

- a. any delinquent assessments
- b. any current assessments
- c. any attorney's fees or third party collection costs incurred by the IPOA
- d. any attorney's fees incurred by the IPPA that are not subject to the IPOA
- e. any fines assessed by the association
- f. any other amounts owed to the association.

If the owner is in default under an alternative payment plan entered into with the IPOA:

- a. the IPOA is not required to apply the payments in order of priority specified above
- b. a fine assessed by the IPOA may not be given priority over any other amount owed the IPOA.

12.05 Transfer Fee. Transfer fees are used by POA/HOAs to cover the cost of various expenses incurred by the association when real property changes ownership. It is the seller's responsibility to provide disclosures and documents to the buyer. A seller can ask IPOA to provide the Management Certificate and IPOA fee is set at \$50.00 per transaction. This fee will be assessed as part of the fees for the sale of each property.

## **ARTICLE XIII**

### **SEAL**

13.01 The Board of Directors may provide an Association seal, which shall have inscribed thereon the name of the Association.

## **ARTICLE XIV**

### **WAIVER OF NOTICE**

14.01 Whenever any notice is required to be given under the provisions of the Texas Non-Profit Corporation Act or under the provisions of the articles of incorporation or the bylaws of the Association, a waiver thereof in writing signed by the person or persons entitled to such notice, shall be deemed equivalent to the giving of such notice.

## ADDENDUM 1

# IDLEWILDE BOARD OF DIRECTORS ELECTION PROCESS

### Purpose:

The election process is intended to provide guidance to current and future election committees on the election process and develop a clear and concise procedure that spells out, step by step, the time required, nomination process, voting, counting processes and records retention.

### Policy:

Prior to the annual meeting the IPOA President will appoint three to five members and one as the chairperson to serve as election / nominating committee. E-mails will also be sent to residents asking for any volunteers that may wish to join the election committee.

### NOTE:

1. The Board of Directors are elected by voting members of the Idlewilde Property Owners Association.
2. The Board consists of nine directors, each serving a three year term.
3. Three new Directors are elected for a three year term of office each year at the Annual Meeting of the IPOA.
4. Candidates for the Board of Directors must be voting members of the IPOA. ~~with currently paid dues.~~
5. Each family is allowed one vote.

### Nominations for board:

- a. A letter and e-mail announcing the annual meeting will include a list of candidates, a proxy form and ballot shall be mailed to all lot owners 30 days prior to the annual meeting. The letter shall instruct those mailing ballots to write **BALLOT** on the outside of the mailing envelope and shall remain unopened until the counting process begins.
- b. All IPOA members are encouraged to solicit members to serve on the board and/or submit recommendations.
- c. All candidates should be contacted for confirmation of their willingness to run for the board.
- d. Candidates accepting would be requested to write a short paragraph about themselves and returned to any board member by March 15<sup>th</sup>.
- e. A slate of candidates' and their resumes will be posted in a newsletter prior to the April meeting.
- f. Write - in candidates will be accepted at the annual meeting.
- g. The IPOA assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active duty as a member of the Texas National Guard or National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

### Election Process: (on the day of the annual meeting)

- a. Election Committee will set up a registration table at entrance.
- b. The Treasurer will give a list of qualified voters to the Election Chairman
- c. Those persons attending the annual meeting, must sign in at the registration desk, and receive a ballot if qualified. One ballot per family is issued.
- d. Members presenting a properly signed proxy(s) form will be issued a ballot for each proxy. Article IV section 4.08 “all proxies will be authenticated to the satisfaction of the secretary in whatever reasonable manner the secretary deems”). Proxies may be given to any member of the association attending the annual meeting.
- e. All mail in ballots should be given to the secretary for security until the election and remain unopened. (Article VI section 6.08 states...”secretary shall be custodian of all records”).
- f. Any electronic votes cast constitutes written and signed ballot.
- g. The IPOA Secretary will authenticate all proxies and mail in ballots.
- h. All ballots / proxy forms will remain with the secretary until each candidate has presented themselves to those in attendance at the annual meeting.
  - The President will announce a call for nominations in addition to those already nominated.
  - Ballots and write in votes will be accepted from a list of members in good standing.
  - Ballots will be gathered from the annual meeting attendees, after each candidate has been given two (2) minutes to present themselves.
  - Proxy votes may be given to any member of the association attending or any officer or director.
- i. Sign in sheets will be used to validate proxy forms (Article IV section 4.08 “all proxies will be authenticated to the satisfaction of the secretary in whatever reasonable manner the secretary deems”).
- j. The Election Committee will assure the number of ballots and the number of voting member signatures match.
- k. Counting will be conducted by the election committee.
- l. A person who is a candidate in an election cannot tabulate or be given access to the ballots.

### **Counting Process:**

- a. Once all ballots have been collected the president will call a break to allow the election committee time to count the votes.
- b. Each committee member will have a candidate counting roster.
- c. Each counter will initial and date the ballot / proxy and the count sheet.
- d. Each ballot will be announced by the chairperson of the election committee and passed to each committee member to verify ballot and each volunteer will tabulate, initial and date the ballot.
- e. The Election Committee members’ tallies will be reviewed to assure all members arrived at the same number of votes.
- f. Ballots will be counted twice.
- g. ANY PERSON HAVING A DISPUTE MUST SPEAK OUT IMMEDIATELY.
  - If the dispute requires a recount the election committee will openly call out each ballot result (without identifying the voter).
  - If the dispute requires an outside audit the person disputing the vote will be responsible for the expenses incurred if not successful.

**Announcing final results:**

- a. The election committee will present the findings to the president who will verify that there were no conflicts and that the findings were signed and validated.
- b. The president will announce the finding to the board members for any objections or conflicts.
- c. The president will call the annual meeting back into order and announce the findings.
- d. The president will ask the attending members if they have any objections or comments.  
□ If any objections are raised they will be immediately addressed.
- e. The President of the Board will then ask for a motion to accept the results of the election.
- f. If no objections are noted the president will declare the election results finalized and closed.

**Election Results:**

All ballots and proxies will be retained in the official IPOA records for 3 years.

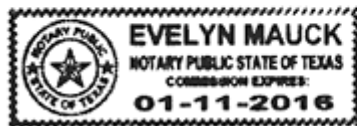
**Forms can be found in the Policy and Procedures Manual under FORMS**

IDLEWILDE ESTATES PROPERTY OWNERS  
ASSOCIATION, INC.

By: Joseph C. Crain  
Joseph C. Crain, President's

STATE OF TEXAS  
COUNTY OF POLK

This instrument was acknowledged before me on the 18<sup>th</sup> day of May, 2012, by Joseph C. Crain, President, Idlewilde Estates Property Owners' Association, Inc.



Evelyn Mauck  
Notary Public, State of Texas