

July 28, 2007  
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INDIAN LAKE OWNERS ASSOCIATION

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ASSOCIATION BY-LAWS  
(Amended 2007)

ARTICLE ONE – MEMBERSHIP

**SECTION 1.** Each owner of one or more lots in any section or sections of Indian Lake Subdivision shall be designated as a member of Indian Lake Owners Association, a non-profit organization, and is entitled to one (1) vote in the Annual Indian Lake Owners Association meeting, or any emergency Special Owner-Member Business Meeting called by the Board of Directors. Voting privileges will be limited to one owner-member, either in person or by proxy, eligibility being contingent on a paid maintenance assessment of \$120.00, or such other amount as may be approved by the membership in accordance with the terms of ARTICLE TWO SECTION I, payable annually in January of each calendar year and any other assessments, fines, judgments or accounts due Indian Lake Owners Association. A late fee for non-payment of maintenance fees, assessments, fines, judgments or other accounts may be set and imposed by a majority vote of a quorum of the Board of Directors. Assessment of maintenance fees will be on an ownership basis regardless of number of lots owned by a property owner as approved by a two-thirds (2/3) vote of the Board of Directors and two-thirds (2/3) of the members attending the Annual Meeting either attending in person or by proxy or attending a Special Called Owner-Member Business Meeting in person or by proxy.

**SECTION 2.** All members, in good standing, and their families and guests shall have the right to use all of the Association's facilities, including the swimming pool, boat ramp, lake, fishing dock, parks and recreation areas, to the extent permitted by the Association's rules which may from time to time be established by its Board of Directors. Use of all facilities being contingent upon the member being current on the payment of all maintenance assessments, special assessments, late fees and other fees and charges as may be imposed by the Board of Directors. Pertaining to a lot held by more than two individuals i.e. a membership by three or more persons, by a corporation, firm or partnership, the use of the Association's facilities shall be only by an individual person and the family of such individual person so designated by any of the above listed joint owners. This individual will also be the only eligible member to vote at any meeting of owner-members, such eligibility being contingent as outlined in ARTICLE ONE SECTION 1.

**SECTION 3.** An owner of rental property shall pay an additional set of Annual Maintenance fees on each rental property owned in addition to maintenance fees paid on any personal residence or other lots owned and not connected to a rental property or personal residence. To-wit: A Resident landlord with two additional rental properties and one or more additional lots not connected to the personal residence or either of the rental properties shall pay three (3) Maintenance Fees. A non-resident landlord owning a personal residence, but not occupying that residence, and owning two (2) additional rental properties and one or more additional lots, not connected to either the non-occupied residence or either of the rental properties, shall pay three (3) Maintenance Fees. A non-resident landlord owning two (2) rental properties and one or more additional lots not connected to either of the rental properties shall pay three (3) Maintenance Fees. A renter and family shall not have access to association facilities unless such privileges are

specifically granted by a majority vote of the Board of Directors after being assured that all maintenance fees and other fees on the rental property and other properties owned have been paid by the landlord. Such access to association facilities by renters can be revoked by a majority vote of a quorum of the Board of Directors at any time.

**SECTION 4.** Membership shall be evidenced by such membership card, certificate or other writing as the Board of Directors shall authorize and which must be presented by members, their families and guests as required by the Board of Directors, for access to Indian Lake Association facilities and amenities such as parks, boat ramp, lake, pool, fishing dock and all other Association facilities.

**SECTION 5.** Upon termination of membership by a member disposing of his or her property, all rights and interests of the member and his family and guests in the privileges, rights, properties, funds or assets of Indian Lake Owners Association shall cease. In addition, failure of member to pay Indian Lake Owners Association maintenance assessments and/or fees, fines, judgments and special assessments as outlined in SECTION 1, shall prohibit a member and his family of participation in the above privileges. In addition, a member, a member's family and a member's guests may be denied the use of Association facilities where that member, that member's family or that member's guests have committed acts of vandalism or other inappropriate action. The period of denial of privileges shall be determined and set by a majority vote of a quorum of the Board.

## **ARTICLE TWO – ASSESSMENT OF MAINTENANCE FEES**

**SECTION 1.** There shall be no initiation fees. The Board of Directors, by two-third (2/3) vote of the entire Board, plus the approval of at least two-thirds (2/3) of the members present, in person or by proxy, in Annual Business Sessions or Special Owner-Member Business Sessions called by the Board of Directors, may from time to time assess additional maintenance fees and/or a Special Assessment as dictated by a contingency development as determined by a majority vote of the Board. (Also see ARTICLE THREE SECTION 7)

**SECTION 2.** Annual Maintenance Fees are assessed for the calendar year beginning January 1 and ending December 31 of each year. Maintenance fees are billed to members in early January and are payable within thirty days. Beginning February 1<sup>st</sup> of the calendar year special late payment fees may be imposed by a majority vote of the Board of Directors for the late payment of Maintenance Fees and/or Special Assessments as outlined in ARTICLE TWO SECTION 1.

**SECTION 3.** Assessment of other fees may be set by a majority vote of a quorum of the Board for violation of Association Restrictions.

## **ARTICLE THREE – BOARD OF DIRECTORS**

**SECTION 1.** The affairs and management of Indian Lake Owners Association shall be conducted by a Board of Directors consisting of seven elected members as provided in ARTICLE FOUR, which Board shall have the full power and authority to carry out the purposes of the Association and to do all lawful acts necessary or proper thereto.

**SECTION 2.** Directors shall serve a term of three years and thereafter until their successors are elected and qualified. Any Director may succeed himself/herself and serve as many consecutive terms as he/she may be elected. Directors must be members of the Association and qualify as stipulated in ARTICLE THREE SECTION 3. All chairmanship appointments including those of the President, Vice President and the Secretary/Treasurer run from Annual Business Meeting to Annual Business Meeting and are null and void upon adjournment of the Annual Business Meeting. (See ARTICLE SIX SECTION 3)

**SECTION 3.** Prior to the Annual Business Meeting the President of the Board of Directors shall appoint a Nominating Committee comprised of a total of not less than two Association members in good standing that are not officers or members of the Board and one Board member. The Nominating Committee shall nominate one nominee for each Directorship to be filled. The Chairman of the Nominating Committee shall then report the nominee(s) to the Board of Directors prior to the Annual Meeting and no later than the June Meeting of the Board of Directors for approval with regard to the following:

1. Being of good morals and congenial nature.
2. Eligibility by financial status in relationship to Indian Lake Owners Association: i.e., all maintenance fees, assessments, fines, judgments and other accounts paid to current date.
3. Being willing to accept the position or the chairmanship as to be appointed by the President.
4. Having a concerned interest in affairs regarding Association business and will plan or attend a majority of Board of Directors Business Meetings while serving as a member.
5. Nominees shall not be guilty of flagrant violation of Association Rules, Restrictions and/or By Laws.

Approval of the qualifications of all nominees shall be by a majority of the entire Board. In the event of the disqualification of one or more nominees, the President shall appoint qualified replacements that shall be approved by a majority of the Board.

The names of these nominees will then be proposed at the Annual Business Meeting of the Indian Lake Owners Association conducted the FOURTH SATURDAY in July to be balloted on by those members present in person or by proxy vote. Nominations from the floor by members will be accepted, each nominee having previously agreed to serve if elected and be willing to serve in the position to which he/she shall be appointed.

**SECTION 4.** The Board of Directors shall meet the last Saturday of each even month; to wit, February, April, June, August, October and December; meetings to begin at 10:00 a.m. and continue until all business is accomplished. The President shall send or cause to have sent, a written notice to each Board Member at least four (4) days in advance of each meeting, stating the meeting place, the date, the time, and an agenda of business items to be covered. All meetings will be conducted at Indian Lake Subdivision or the immediate environs thereto. A majority of the current Directors shall constitute a quorum at any meeting. Any meeting date and time may be temporarily changed by a majority vote of a quorum of the Board of Directors where it is determined that serious meeting conflicts exist. The President or a quorum of Directors may call an emergency meeting

between regularly scheduled meetings. Emergency Board meetings may be permitted by telephone communication.

**SECTION 5.** A Board Member, having resigned or unable to fill his/her term of office for any reason shall be replaced by appointment by the President. Name of the replacement Board member will then be submitted to Association members for final vote of approval during the next Annual Business Meeting to fill an unexpired term. The President, as stated above, shall appoint qualified members to fill any Directorship(s) if the members at the Annual Business Meeting fail to agree and subsequently fail to elect Director(s) to fill the existing vacancies on the Board. These appointed Directors shall serve until their names are submitted to the members for approval at the next Annual Business Meeting. A Board Member may be replaced after three absences in a calendar year or misuse of position as Committee Chairperson/Director, or flagrant violation of Association Rules, Restrictions and/or Bylaws. A Director that is found to be unsuited to serve on the Board for any reason(s) given in ARTICLE THREE SECTION 3, and listed under items 1, 2, 3, 4 or 5 or having missed three Board Meetings in a calendar year shall be required to resign upon recommendation of the President and/or any Board member and approved by a majority vote of the entire Board. His/Her vacancy is to be filled as outlined above.

**SECTION 6.** No current Board member shall receive remuneration for services rendered to Indian Lake Owners Association. Board Member relatives and Committee Members may receive remuneration for services rendered for what shall be determined to be a special need in meeting the financial requirements or needs of the Association only after the approval of a majority of a quorum of the Board. Board Members and Committee Members can be reimbursed for out-of-pocket expenses when expending personal funds for Association supplies. i.e., gas, trash dumps, equipment repairs, and etc. upon presentation of paid receipts.

**SECTION 7.** The Board of Directors, by a majority vote of the entire Board may assess Special Assessments, not to exceed \$50.00 per calendar year or such other amount as may be approved by a two-thirds (2/3) vote of the Board and a two-thirds (2/3) vote of the membership, as required to cover emergency situations as determined by a majority of the entire Board and to meet the budgeting requirements of the approved categories of the Association's expenses. The approval of the categories of the Association's expenses shall be by a majority vote of the entire Board and which are represented by the Association's Annual Budget.

#### **ARTICLE FOUR – OFFICERS**

**SECTION 1.** The Officers of the Board of Directors shall be; 1) one President, 2) one Vice President, 3) one Secretary/Treasurer, 4) one Pool Committee Chairman, 5) one Parks and Roads Committee Chairman, 6) one Lakes and Fish Committee Chairman, and 7) one Architectural Committee Chairman. A Recording Secretary/Bookkeeper, if appointed/hired by the Board will be an officer of the Board without voting privileges and with responsibilities as outlined in SECTION 5. All committee assignments will be made on an annual basis by the President upon the adjournment of the Annual Business Meeting. (See ARTICLE SIX SECTION 3) The term of all chairmanships and positions including the office of President, Vice President and Secretary/Treasurer shall be from annual meeting to annual meeting.

**SECTION 2.** The President shall be the chief executive officer of Indian Lake Owners Association and shall preside over the members Annual Business Meeting and any Special Called Owner-Member Business Meeting and shall, during his term, conduct all business matters for the Association with its best interest foremost. All such action must first receive an approval vote of the majority of a quorum of the Board of Directors. The President shall also preside over the Board of Directors in their regularly scheduled bi-monthly business sessions. The Vice President shall preside in the absence of the President. The President or Vice President shall take no action until an approval vote by a majority of a quorum of the Board members is received. All owners of rental property within the subdivision shall be provided with a copy of the ILOA Restrictions and Bylaws and be encouraged to provide both documents to their renters and will be encouraged to include the proper language in their rental agreements. All ILOA Restrictions and Bylaws must be observed by the renter and failure to do so will be grounds for voiding the rental agreement. All legal actions, involving the courts or an attorney, taken by the Association must be approved by a majority vote of the entire Board of Directors.

**SECTION 3.** The Vice President shall exercise the functions of the President in his absence and shall perform such other duties as the Board of Directors may prescribe.

**SECTION 4.** The Secretary/Treasurer (see SECTION 5 below) shall keep or cause to be kept, the minutes of all meetings, a complete list of all members and their addresses, updating said list throughout the year as required, shall mail such notices as required therein, and shall perform all duties required as a Secretary/Treasurer. The Secretary/Treasurer shall be responsible for the collection of all maintenance fees, and late charges, special assessments and other monies and the handling and disbursing of all monies. He/she shall be responsible for the proper accounting of the Association's financial affairs and the preparing of proper reports on financial matters and such other reports as may be specified by a majority vote of the Board of Directors.

**SECTION 5.** With the approval of all members of the Board of Directors, a Recording Secretary/Bookkeeper may be hired, preferably from the Smithville area. Equitable remuneration shall be established between the person so elected and a majority of the members of the Board of Directors. Duties of the Recording Secretary/Bookkeeper shall include all those outlined in SECTION 4 above including any additional duties and responsibilities as directed by the Board and he/she shall be responsible for the Minutes and Financial Reports to the Annual Association Business Meeting and all regular Board Meetings and special called Board Meetings. A Recording Secretary/Bookkeeper shall serve at the pleasure of the Board and may be relieved of duties and responsibilities at any time and without notice and without cause by a majority vote of all Directors.

**SECTION 6.** Pool Committee Chairman shall (1) be responsible for maintaining the pool area buildings and grounds in a safe and attractive condition, i.e. pool, pool equipment, restrooms, pavilion, playgrounds and playground equipment; (2) hire pool employees, (3) and assign their duties and be responsible for same; (4) assign opening and closing dates for the park, pool and restrooms and daily opening and closing times of operation for the pool, park and restrooms. The Pool Committee Chairman may appoint a special committee of one or more persons to exercise any or all of the above responsibilities with the direct approval of the Pool Committee Chairman.

**SECTION 7.** Lakes and Fish Committee Chairman shall (1) be responsible for stocking of fish in lake; (2) checking for and controlling the vegetation in the lake and determining the need for fertilization and fish cover; (3) maintenance of dam and spillway, fishing dock and boat ramp and (4) maintenance of the lower pond.

**SECTION 8.** Parks and Roads Committee Chairman shall be responsible for: (1) mowing of grass along subdivision roads; (2) hiring person(s) to mow front entrance and storage areas, and any other area designated by an agreement with other Chairpersons and/or as directed by a majority vote of the Board of Directors); (3) maintaining all maintenance equipment belonging to the Association and (4) checking for replacement of County and all other road signs within the subdivision and reporting to the Chairman delegated with the responsibility of coordinating with the County Commissioner. Mowing and maintenance of all Association maintenance areas may be assigned to any officer or Director with the agreement of the respective responsible Chairmen.

**SECTION 9.** Architectural Committee Chairman shall enforce deed restrictions and Bylaws for all Sections within the Indian Lake Subdivision. The Architectural Committee Chairperson shall be the Chairperson of the Architectural Control Committee as outlined in ARTICLE FIVE SECTION 3. The Architectural Chairperson shall also be responsible for the bringing of any legal actions against any members for non-payment of maintenance fees, special assessments or other fees approved by the Board and for the violation of deed restrictions. This legal responsibility may be assigned to any other officer or Director by a majority vote of the entire Board. See ARTICLE FOUR SECTION 2, to-wit: All legal action(s) taken by the Association involving the courts or an attorney must be approved by a majority vote of the entire Board.

**SECTION 10.** All Association's financial records shall be audited annually. Where a Recording Secretary/Bookkeeper has been hired to manage the financial affairs of the Association and pay bills, the President will appoint an Audit Team consisting of the Secretary/Treasurer and any additional members that the Secretary/Treasurer may select that are in good standing. The Audit Chairman shall report the results of the audit to the Board of Directors in regular business session. Where the Secretary/Treasurer maintains the Association's financial records and pays bills the President shall appoint another Board Member and any additional members that the appointed Board Member may select to perform the audit. Should a further audit be required, the Audit Team shall recommend to the Directors that a professional Audit be obtained.

**SECTION 11.** All Funds belonging to Indian Lake Owners Association shall be maintained in a banking institution and/or Savings and Loan Association approved by the Board of Directors. Financial disbursement or fund transfer shall require the signature of the Secretary/Treasurer or the President. This responsibility may be delegated to the Recording Secretary/Bookkeeper, who shall be bonded in the amount of \$10,000.00, by a majority vote of the Board of Directors. Only the individual actually managing the financial affairs of the Association shall be required to be bonded, to-wit: The President, the Secretary/Treasurer or the Recording Secretary/Bookkeeper.

**SECTION 12.** Checking all persons for a current valid membership card for access and use of any ILOA recreational areas or amenities may be conducted by any Association Member in good standing.

**SECTION 13.** All records of Indian Lake Owners Association shall be made available for inspection by any member, in good standing with the Association, at the Office of the Secretary/Treasurer or the Recording Secretary/Bookkeeper by appointment.

## ARTICLE FIVE – COMMITTEES

**SECTION 1.** The Board of Directors and/or the President may appoint certain committees from time to time and delegate each committee such duties as the Directors and/or President may deem proper.

**SECTION 2.** The President, as provided in ARTICLE THREE SECTION 3, shall make the appointments to the Nominating Committee.

**SECTION 3.** The President shall appoint three members to serve on the Architectural Control Committee. The persons appointed may be a combination of serving Directors and individuals from the community in good standing. Two of the three appointed members shall be active members of the Architectural Control Committee and the third person shall fill in as required during the absence of a regular member. The Architectural Chairperson shall be the chairman of the Architectural Control Committee. All permits shall require the approval and signatures of all three active members of the Architectural Control Committee.

## ARTICLE SIX - MEETINGS

**SECTION 1.** An Annual Meeting of Indian Lake Owners Association shall be conducted at Indian Lake Subdivision or the environs thereto each Fourth Saturday of July, commencing at 10:00 A.M. The President of the Board of Directors for the current year shall preside. With the President will also be Board Members acting in their official capacity. The Secretary/Treasurer or the Recording Secretary/Bookkeeper shall keep Minutes and give required reports, and a parliamentarian, if available, will judge on parliamentary procedures based on Roberts Rules of Order. A special emergency Owner-Member Business Meeting of all Association Members may be called by the President or a majority of the Board of Directors with fifteen (15) days notice to all members.

**SECTION 2.** The vote of a majority of the total votes cast by qualified voting members present, in person or by signed proxies, shall decide any questions brought before such meeting, with the respective members to have such votes as described in ARTICLE ONE SECTION 1 with the exception of amending the Association Bylaws which requires a two-thirds(2/3) vote of both the entire Board and a two-thirds(2/3) vote of all Association members attending an Annual Business Meeting or Special Called Owner-Member Business Meeting as per ARTICLE SEVEN SECTION 1 and ARTICLE TWO SECTION 1. All proxies received by the Board of Directors, or presented by any member, shall be verified by both the Association Secretary/Treasurer and the Recording Secretary/Bookkeeper or other Director, to be proxies received from members in good standing; i.e., all maintenance fees, assessments and other charges being current five days prior to the Annual Meeting or a Special Called Owner-Member Business Meeting.

**SECTION 3.** As per ARTICLE THREE SECTION 2 all Chairmanships and the offices of the President, Vice President and the Secretary/Treasurer are null and void with the adjournment of the Annual Business Meeting. A Special Board Meeting will be held immediately following the adjournment of the Annual Business Meeting for the purpose of electing a new President and making subsequent appointments. A quorum consisting of a majority of Directors must be present. The Recording Secretary/Bookkeeper will call the meeting to order if such person has been previously hired. Where a Recording Secretary/Bookkeeper is not available, the previous Secretary/Treasurer, President or Vice President, in that order, will preside. The presiding person will call the meeting to order and immediately accept nominations for the office of President. Upon close of nominations, a new President will be elected and shall require a majority vote of the Directors present. The newly elected President will assume immediate chairmanship of the meeting and immediately proceed to assign the positions of Vice President, Secretary/Treasurer and chairmanships of the authorized committees as per ARTICLE FOUR SECTION 1. Upon completion of assignments the meeting will immediately adjourn in that no other business may be transacted at this Special Meeting.

**SECTION 4.** Meetings of the Board of Directors shall be as provided in ARTICLE THREE SECTION 4.

**SECTION 5.** A written notice shall be mailed at least fifteen (15) days prior to the Annual Association Business Meeting or a Special Called Owner-Member Business Meeting to all members stating date, time and pertinent business matters to be presented, including any proposed changes in the Association Bylaws

#### **ARTICLE SEVEN – AMENDMENTS**

**SECTION 1.** These By-Laws, or any part thereof, may be amended, modified or repealed only by a two-thirds(2/3) vote of all members of the Board of Directors, plus two-thirds (2/3) vote of the members present and voting in an Annual or Special Called Owner-Member Business Meeting, either attending in person or by proxy.

#### **ARTICLE EIGHT – LIABILITY**

**SECTION 1.** The Indian Lake Owners Association hereby agrees to indemnify and hold harmless the Directors and Officers of the Association from any and all claims of liability, including the cost of defense that may arise, directly or indirectly, as the result of actions taken by them as Officers and Directors or Board Members on behalf of Indian Lake Owners Association to the full extent permitted by Art. 1396-2.22A of the Texas Nonprofit Corporation Act.

**SECTION 2.** The Board of Directors shall from time to time, by a majority vote of all Directors, designate a registered agent for service to receive notifications from the Secretary of State and service of process on behalf of the Association, and upon the resignation, removal or change of such agent for service, will designate an additional registered agent for service in the manner required by law with the Secretary of State.

**SECTION 3.** The Secretary/Treasurer of Indian Lake Owners Association or the Recording Secretary/Bookkeeper, as provided for in ARTICLE FOUR SECTION 5, is



hereby designated as the registered agent to receive all legal correspondence. The Association Recording Secretary/Bookkeeper may change from time to time and the Bylaws will be updated to reflect these changes. The Association Recording Secretary/Bookkeeper shall receive all correspondence for the Association at P.O. Box 808, Smithville, Texas 78957.

## ARTICLE NINE

### Regulations for use of Owners Association Facilities

**SECTION 1.** Dogs must be kept within the boundary of owner's property. When walking dogs they must be on a leash. No dogs or cats, or other domesticated animals, shall be allowed in the pavilion or pool area.

**SECTION 2.** Boat Docks must not exceed thirty (30) feet from normal water line when lake is full. All Boat Docks must be kept in good repair.

**SECTION 3.** A 25 MPH Speed limit or other posted speed limits will be enforced on all streets in the subdivision.

**SECTION 4.** All vehicles must have a current registration and safety inspection sticker to be parked in the subdivision.

**SECTION 5.** Houses, mobile homes, campers, motor homes, travel trailers and storage buildings must be kept in an attractive exterior condition.

**SECTION 6.** Lot or lots with any of the following: house, mobile home, campers, motor homes, travel trailers, and storage buildings must be kept clean of trash, brush, high weeds, and grass must be mowed.

**SECTION 7.** Trespassers on properties of Indian Lake Owners Association are liable to prosecution.

**SECTION 8.** Trotlines and jug lines are not allowed in the lake. State of Texas Parks and Wildlife Department Fishing Laws will be observed on length and number of fish in possession. No motor larger than 10HP will be allowed to power any type of watercraft on the lake. No water skiing or jet skiing allowed.

**SECTION 9.** Motorized vehicles are prohibited on dam, in park(s), spillway area, in pool area or other ILOA common areas with the exception of those motorized vehicles that are used to mow and maintain such areas.

**SECTION 10.** The pool/park/pavilion area shall have signs posted for opening and closing times. No after-hours activities shall be permitted in this area. Loud music, boom boxes, or other noise devices shall not be permitted at any time.

**SECTION 11.** No Firearms will be discharged in Indian Lake Subdivision except for home protection.

**SECTION 12.** Appropriate fines approved by a majority of the Board of Directors may be levied against property owners found to be in violation of ARTICLE NINE SECTIONS 1, 2 5 and 6. Such fines will carry the same weight and sanctions as maintenance fees and special assessment with late fees imposed for non-payment.

**SECTION 13.** Failure to comply with the regulations or sanctions approved by a majority of a quorum of the Board of Directors may be made the basis for suspension or termination of the right to use the facilities, subject to the Association's regulations. Such suspension or termination may be imposed at any regular or special-called meeting of the Board of Directors, provided that fifteen (15) days written notice by certified letter has been furnished to the affected owner. The suspension or termination of an owner's right to use any Association facilities does not negate the responsibility of the owner to pay all maintenance fees, special assessments or other fees as imposed by the Indian Lake Owners' Association.

**SECTION 14.** A construction permit shall be required for new home construction, the moving-in and placement of any mobile or modular home, the erection or moving-in of any type of storage building, any improvement to a property such as additions, remodeling, roofs, garages, carports, fences, pools of any type, or any other type of improvement to property. All construction, remodeling and improvements must conform to the Bylaws and Restrictions of the Association. Permit fees shall be set, and may be periodically updated, for the issuance of any permit by a majority vote of a quorum of the Board.

**SECTION 15.** A Renter's failure to comply with the regulations or sanctions approved by a majority of a quorum of the Board of Directors may be made the basis for suspension or termination of the renter's right to use any and all Association facilities, subject to the Association's regulations. A Renter's privileges to use any Association facilities, previously granted as a courtesy by the Board of Directors, may be suspended or terminated at any time, without cause. Notice to the Renter can be delivered verbally by any Officer or Director of the Board. The suspension or termination of a Renter's privilege, granted by the Board of Directors, to use Association facilities does not negate the responsibility of the Landlord/Owner to pay all maintenance fees, special assessments or other fees as imposed by the Indian Lake Owners' Association.

**SECTION 16.** Each landlord or acting landlord of rental property in the subdivision shall be encouraged to include an appropriate clause in their rental agreements that all tenants will abide by the Bylaws and Restrictions of the Association.

**SECTION 17.**

**NOTICE**

**ANY NOTICE REQUIRED OR PERMITTED BY THESE BYLAWS SHALL BE CONSIDERED GIVEN WHEN, IF DEPOSITED IN THE UNITED STATES MAIL, POSTAGE PREPAID, IN A PROPERLY ADDRESSED ENVELOPE AND SENT AS CERTIFIED MAIL. THE ADDRESS TO WHICH NOTICE WILL BE SENT SHALL BE PRESUMED TO BE THE SAME AS THE ADDRESS FOR WHICH AD VALOREM TAX NOTICES ARE SENT BY BASTROP COUNTY, UNLESS A WRITTEN NOTICE IS FURNISHED TO THE SECRETARY/TREASURER OR THE RECORDING SECRETARY/BOOKKEEPER OF THE OWNER'S ASSOCIATION REQUESTING NOTICE AND NOTIFICATIONS AT A DIFFERENT ADDRESS.**