Summary of proposed Bylaw changes as of November 2026

The Bylaws Committee proposes the following changes to our Bylaws:

The term Restrictive Covenants is used throughout the document rather than Deed Restrictions.

Article I. General Provisions

Section 3. Office Location
The committee added the option to maintain an office at an alternate location.

Section 4. Memberships
Inactive members now have the right to vote as required by Texas Property Code (TPC) 209.0059.

Added text to make it clear that there is only one membership per property. We use the term "household" rather than "family".

Section 6. Suspension of Membership
Text in current Bylaws describing procedure to suspend membership has been replaced by reference to TPC 209.006.

Section 8. Establishment and Payment of Annual Dues Assessment
Dues increases up to 10%/year are now decided by the Board. As of October 13, 2026, the dues maximum is now $500/year. The Bylaws committee recommends increasing the maximum to $700/year. If dues were increased 10% per year, it would take 6 years to go from $385 to $682.05. The text regarding pro-rata share of dues for new owner was removed.

Article II. Membership Meetings

Section 1. Meetings

A. **Annual Meeting**
   Committee added member right to participate in proper order of business. Added option to have electronic meeting if environmental or health factors prevent an in-person meeting.
B. **Board Meetings**
   As required by TPC 209.0051 (h), 15 topics may only be discussed at an open Board meeting for which prior notice has been given to members. These topics are listed.
C. **Executive Session of Board Meetings**
   Board's right to convene closed executive session as specified in TPC 209.0051 (c) has been added.
D. **Special Meetings**
   Committee added that parties calling the meeting will set the agenda.

Section 2. Notice of Meetings
Detailed list of notice requirements has been added.

Section 4. Quorum
In addition to current text, also quoted 60% quorum for increase in annual dues or special assessment.

Section 5. Membership Voting
Committee decreased voting age to 18. Added option to vote electronically or absentee and changed proxy to directed proxy. TPC 209.00592 (a-1) says owner must be allowed to vote by one or more of these methods: absentee ballot, proxy, or electronic ballot.

Article III. Board of Directors

Section 1. General Powers
Added Board power to implement and enforce Restrictive Covenants, maintain assets and property, and engage entities to perform day-to-day functions. Removed section on dues credit for Board members.

Section 2. Number, Tenure, and Qualifications of Directors
Added requirement that at least 5 Board members must reside in the Subdivision as allowed by TPC 209.00591 (a-1).

Section 3. Term Limits
Committee added term limits for Board members.

Section 4. Election of Directors
Committee added procedure for Nominating Committee to provide election information to homeowners. As required by TPC 209.0058 (a), votes will be conducted in writing and signed by the member rather than by a show of hands.

Section 5. Meetings
Committee added statement that written minutes must be kept for all Board meetings, which is required by TPC 209.0051 (d), and minutes will be posted on the EFHOA website.

Section 6. Removal and Replacement of Directors
Committee added Board power to censure or remove Board members for specific reasons. Board replacements serve until next Annual Meeting. Nominating Committee recommends replacements.

Article 4. Officers and Directors

Section 1. Officers and Directors
Committee removed Executive Committee text.

Section 2. President
The power to appoint and remove all standing committees was removed from President. Standing committees are listed in Article V and the Board may create additional committees. The

committee added that the President is responsible for Board compliance with Texas State Law and EFHOA dedicatory instruments.

Section 4. Secretary
The committee specified the procedure for making Annual Meeting minutes and Board meeting minutes available to the homeowners on the website. To comply with TPC 209.005, all records are open to inspection by any member.

Section 5. Treasurer
While some duties previously performed by the Treasurer are currently performed by the property management company, the committee added text stating that the Treasurer is responsible for overseeing and confirming all financial transactions. The Treasurer no longer prepares the tax return but must assure it is filed. Financial reports will be placed on the EFHOA website.

Section 6. At-Large Directors was added.

Article V. Committees

Section 2. General Committee Guidelines
This section was added and provides information such as: all committee meetings are open to members and meeting dates will be posted on the website calendar.

Section 3. Standing Committees
The following committees have been added: Architectural Review Committee (for phases where Restrictive Covenants require it) and Capital Improvements Committee. The Social and Program Committee and Membership Committee have been combined to form the Social and Outreach Committee, which is also responsible for communications. The descriptions of the responsibilities of most committees have been updated.

Article VI. Finance

Section 2. Annual Budget
Added text stating that approval of the annual budget and approval of an amended budget must take place at an open meeting for which prior notice has been given to homeowners, as required by TPC 209.0051 (h)(11). Discretionary expenditures that exceed budget by more than $10,000 require consent of membership.

Section 3. Annual Financial Report
Committee added condition that draft financial report must be shared by February 15th and final report released after the audit.

Section 4. Professional Service Agreements
This section was added to allow members to view all EFHOA contracts and agreements.

Article VII. Specific Rights of Members

Section 2. Copies of Bylaws
Current Bylaws say a copy of the Bylaws will be furnished. This has been amended to specify that the Bylaws will be provided on the website.

Section 4. Inspection of Books and Records
While the committee added some detail regarding the lawful process for requesting and inspecting books and records, additional details are available in TPC 209.005 and in the EFHOA copy policy.

Section 5. Service on Committees
This section was added to make it clear that all members in good standing have the right to serve on EFHOA committees.

Article VIII. Bylaws

Section 1. Amendment of Bylaws
The committee expanded this section to detail the exact process for amending the bylaws. The last sentence is necessary because Texas Business Organizations Code (TBOC) Section 22.102(c) says the Board of Directors may amend or repeal the bylaws, or adopt new bylaws, unless the members expressly prohibit the Board from doing so.

Article IX. Miscellaneous was added

Section 1. Management Certificate
Required by TPC 209.004

Section 2. Managing Agent
This section is necessary since EFHOA already employs a management agent.

Section 3. Director Inspection of Books and Records
Committee added the right for every Director to inspect all records maintained by the management agent.

Section 4. Legal Representation
Committee added text to make it clear that a law firm hired by EFHOA represents the organization, not individual Board members.

Section 5. Parliamentary Rules
Committee states that simple parliamentary procedure shall be followed.

Article X. Indemnification (formerly Article IX)

Section 1. When Indemnification is Required, Permitted, and Prohibited

The text in Texas Business Organizations Code Title 1 Chapter 8 is very similar to that in our current Bylaws so the committee reduced the space devoted to indemnification by referring to TBOC.