

BYLAWS OF
LLANO SPRINGS HOMEOWNER'S ASSOCIATION, INC.,
A TEXAS NON-PROFIT CORPORATION

ARTICLE I
NAME AND LOCATION

The name of the corporation is Llano Springs Homeowner's Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 8235 Douglas Avenue, Suite 770, Dallas, Texas 75225, but meetings of Members and Directors may be held at such places within the State of Texas, City of Fort Worth, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

The following words when used in these Bylaws shall have the following meanings:

Section 1. "Association" shall mean and refer to Llano Springs Homeowner's Association, Inc., its successors and assigns.

Section 2. "City" shall mean the City of Fort Worth, Texas.

Section 3. "Common Properties" shall mean the following:

(i) Any and all Entry Areas, Easement Areas, areas within the Landscape Easements, streets within the Property (except to the extent such streets have been dedicated to and accepted by the City or other appropriate governmental authority), Private Open Space, open spaces, lakes, ponds or water detention sites, or other similar areas within the Property whether or not shown on the Plat of the Property, whether within or surrounding or along the boundaries of the Property, including, without limitation, open areas or greenbelt areas surrounding any lakes, ponds or water detention sites within the Property;

(ii) Any other property or improvements within or immediately surrounding the Property (including the Amenity Center) for which Declarant and/or the Association have or may hereafter become obligated to maintain, improve or preserve including, without limitation, fencing, real property and/or drainage ditches adjacent to the Lots and within street right of way (whether public or private);

(iii) Any and all entry signs and monuments, fencing and walls, planters, berms, ledges, tree wells, signs, markers, irrigation systems, sprinkler systems, fountains, water wells and pumps, lights, lighting systems, poles, flags, and any other improvements installed by Declarant or the Association on any Common Properties, and all equipment, accessories, utilities and machinery used in the operation or maintenance of any of the Common Properties; and

(iv) Any other fixtures, structures or improvements installed by Declarant or the Association on any Lots within the Property and which are not expressly made the responsibility of the Lot Owner pursuant to the provisions of the Declaration.