

**MINUTES OF DIRECTORS' SPECIAL MEETING  
OF IRON HORSE I HOMEOWNER'S ASSOCIATION**

A special meeting of the board of directors of this corporation was held effective May 1, 2022. The meeting was called by Clint Reichenau, President, for the purpose of adopting various policies and procedures and to amend the Bylaws and Restrictions. Notice was given to all the directors, who waived notice of and consented to the same as reflected by their signatures and approval as set out below and agreed to the meeting and action taken.

The President stated that:

A. "Section 63. Amendments." of the Dedication and Declaration of Covenants and Restrictions for Iron Horse I state that:

"The covenants and restrictions set forth herein are expressly subject to change, modification and/or deletion by means of amendment, at any time and from time to time, on the following basis:

(b) from and after conclusion of the Development Period, these covenants and restrictions, other than amendments of a 'material nature', may be amended or changed upon the express written consent of the Board, without the approval of any Owner."

B. "Article XIV, Amendments; Conflicts" of the Bylaws of the Iron Horse I Homeowner's Association state that:

"These Bylaws may be amended, at a regular or special meeting of the Board, by a vote of a majority of a quorum of the Board present in person or by proxy."

After discussion by the Board, the Board of Iron Horse I Homeowner's Association determined that increasing the number of directors from 3 to 5 is of a nonmaterial nature and in the best interest of the association and its Owners and Members.

Upon motion duly made, seconded and unanimously carried, it was:

"RESOLVED, the number of directors as set out in Section 44 of the Dedication and Declaration of Covenants and Restrictions for Iron Horse I is changed from three (3) to five (5); and

RESOLVED FURTHER THAT, the number of directors as set out in Section 5.1 (a) of the Bylaws of the Iron Horse I Homeowner's Association is changed from three (3) to five (5).

The President stated that the Board of Iron Horse I Homeowner's Association needs to clarify the type of trailer or camper placed or maintained on the Properties, which clarification will be of a nonmaterial nature and in the best interest of the association and its Owners and Members.

Upon motion duly made, seconded and unanimously carried, it was:

"RESOLVED, Article IV, Section 1, of the Dedication and Declaration of Covenants and Restrictions for Iron Horse I is modified to add the following sentence: "Other than twenty-foot flatbed trailers with 18 inch sidewalls, no trailer or camper shall be placed or maintained on the property for more than seven days."

The President stated that the Board of Iron Horse I Homeowner's Association through its Architectural Control Committee has approved all existing structures in the subdivision which includes buildings and structures set back at least 50 feet from the front property line and at least 15 feet from any Tract owned any another Owner.

Upon motion duly made, seconded and unanimously carried, it was:

"RESOLVED, that the actions and transactions of the Architectural Control Committee to date, be and the same are hereby, and all things ratified, approved and confirmed.

"RESOLVED, Article IV, Section 14, of the Dedication and Declaration of Covenants and Restrictions for Iron Horse I is modified as follows: "All buildings and structures of whatever nature, except for fences, must be set back at least 50 feet from the front property line and at least 15 feet from any tract owned by another Owner."

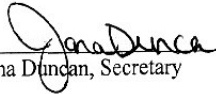
The President then stated that the Board should adopt certain policies and procedures. Upon motion duly made, seconded and unanimously carried, it was:

"RESOLVED, the Board of Directors of Iron Horse I Homeowner's Association adopt the following copies of which are attached:


1. Management Certificate;
2. Document Retention Policy;
3. Certificate of Architectural Control;
4. Records Production.

RESOLVED FURTHER THAT, copies of the foregoing documents be posted on the website of the Association.

There being no further business to bring before the meeting, such meeting was duly adjourned.

  
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Jana Duncan, Secretary


APPROVED:

  
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Clint Reichenau, President

**WAIVER OF NOTICE**

WE, the undersigned, being all of the Directors of Iron Horse I Homeowner's Association, a corporation organized under the laws of the State of Texas, do hereby waive all notice of the Special Meeting of Directors of the corporation, whether provided by statute or otherwise, and consent and agree to the holding of such meeting as set out above and we consent to the transaction of the business that came before said meeting.

DATED effective May 1, 2022.

  
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Clint Reichenau

  
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Brett Schniers

  
\_\_\_\_\_  
Jana Duncan

  
\_\_\_\_\_  
Maggie Pepper

  
\_\_\_\_\_  
Casey Puckitt