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Franklin County, TX
Betty Crane - County Clerk

BY-LAWS OF EL DORADO PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE 1
DEFINITIONS

1.1. Declaration. "Declaration" shall mean and refer to that document entitled EL DORADO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS recorded as #1330, in Volume 156, page 24 of the Deed Records of Franklin County, as subsequently revised, Texas and shall become a part of these By-Laws.

1.2. Manager. "Manager" means any professional manager or management company with whom the Association contracts for the day-to-day management of the Subdivision or the administration of the Association.

1.3. Subdivision. "Subdivision" shall mean and refer to those certain real properties within the County of Franklin, State of Texas, more particularly described as follows, to-wit:

El Dorado Subdivision Volume D, Page 150 Plat Records, Franklin County, Texas

El Dorado Bay Subdivision Volume D, Page 154 Plat Records, Franklin County, Texas

El Dorado Beach Subdivision Volume D, Page 152 Plat Records, Franklin County, Texas

1.4. Owner. "Owner" shall mean and refer to the person or persons holding a leasehold interest in any portion of the property, but does not include the mortgagee of a mortgage unless the mortgagee acquires legal title to the property pursuant to a foreclosure or otherwise.

1.5. Lot. "Lot" shall mean and refer to any parcel of parcels of land within the Subdivision shown as a subdivided lot on any plat of the Subdivision together with all improvements located on the parcel of parcels.

1.5.1. Dues-Paying Lot. "Dues-paying lot" refers to a lot which is burdened by the obligation to pay dues.

1.6. Other Terms. Other defined terms used in these By-laws have the meaning given them in the Declaration, which is incorporated by reference and made a part of these By-laws.