

BYLAWS OF FANNIN COUNTY SUBDIVISION COMMITTEE

ARTICLE I.

1.1 Name. The name of this Committee shall be FANNIN COUNTY SUBDIVISION COMMITTEE (hereinafter "Committee").

1.2 Location. The principle place of business shall be located at 101 E. Sam Rayburn Dr., Bonham, Texas 75418.

1.3 Duration. The Committee shall have perpetual existence.

ARTICLE II.

2.1 Purpose.

2.1.a The Committee was organized by Commissioner's Court on July 22, 2002 and is organized exclusively to encourage quality growth and development in the County in order to protect the health, safety, and economic well-being of current and future landowners and residents of Fannin County, Texas.

2.1.b The adopted regulations are to provide for the safety, health, and well-being of the citizens of Fannin County and provide for the orderly development of the land area located in the unincorporated parts of Fannin County.

2.1.c The Committee was formed to establish rules and regulations for the subdivision of property and to assure that newly created parcels of land conform to legal statutes.

2.1.d The Committee was formed to prevent Fannin County from being burdened with substandard streets and roads in the future, thereby protecting the taxpayers from unnecessary maintenance costs.

2.1.e The Committee was formed to assure that the residents of Fannin County receive the necessary services for the supply of water and to ensure that new development(s) will be served by adequate sewage treatment systems.

2.1.f The Committee was formed to provide for adequate drainage facilities in all subdivisions.

2.1.g The Committee was formed to provide information to Developers and assist in the preparation of plats to present to Commissioners Court for future development.

ARTICLE III.

3.1 Membership. The Committee initially shall have nine (9) members.

There shall be three permanent Members: 1) the District Attorney; 2) County Clerk; and 3) Subdivision Director. These Members may delegate a designee to go to meetings and vote in their place.

Two (2) Members of the Committee are selected from the current roster of County Commissioners Court. A Commissioners Court member's term will expire when they leave office.

Four (4) Members of the Committee are selected from the citizenry of Fannin County, and shall be chosen from the following areas of expertise: Fannin County Appraisal District, local banks or mortgage companies, title companies, real estate developers and/or realtors, surveyors or County resident land owners to provide for diversity on the Committee.

Unofficial Members of the Committee shall include the County Health Inspector, the County Emergency personnel, or employees of Texas Council of Government.

The number of Members may be increased or decreased without further amendment of these bylaws. At no time may the number of Members be less than nine (9).

3.2 Term. Members may serve two (2) Consecutive terms of three (3) years. Which may be extended with permission from the Commissioners Court.

3.3 The board will submit replacement names to commissioners Court in November for their approval. Officers to be elected in the January meeting.

ARTICLE IV.

4.1 Officers.

4.1.a The Officers of the Committee shall be Chairman, Vice Chairman, and Secretary. Each shall have authority to carry out the duties prescribed in these bylaws. The initial officers of the Committee shall be designated by the County Commissioner's Court and shall serve for one (1) year.

4.1.b Election and Term. Officers of the Committee shall be reelected at the January meeting annually, and shall serve for one (1) year or until their replacements are elected and qualified. Either the Chair or co-Chair should be selected from the two members of the Commissioners Court unless otherwise elected by the committee.

4.1.c Removal. At any regular or special meeting, any officer may be removed by majority vote of the Commissioner's Court for failure to carry out the duties of the office as prescribed by these bylaws. A Committee member that has not been present for 4 successive meetings will be reviewed for removal and replacement.

4.1.d Compensation. Officers of the Committee shall not receive compensation.

4.1.e Vacancy. Vacancies, in any office for any reason, shall be filled by the Commissioner's Court for the unexpired term of office.

4.2 Duties of Officers.

4.2.a The Chairman shall preside at all meetings, appoint subcommittees, and perform all duties incident to the office of Chairman and any other duties that may be required by these Bylaws or prescribed by the Commissioner's Court. Some of the duties include: securing the meeting room and confer with the Secretary in creating the Agenda for the next meeting, distributing the Agenda, any material pertinent to the next meeting, and a draft of the previous meeting's minutes to the Members seven (7) days prior to the next scheduled meeting. In addition, the Chairman shall preside over meetings according to Robert's Rules of Order and update the Committee's website, as necessary. Also, the Chairman shall report to the Commissioner's Court, as requested.

4.2.b The Vice Chairman shall act in the capacity of the Chairman in his/her absence. In the event the office of Chairman becomes vacant, the Vice Chairman shall succeed to this office for the unexpired term, and the County Commissioner's Court shall select a successor to the office of Vice Chairman for the unexpired term.

4.2.c The Secretary shall execute documents in the name of the Committee, perform the duties hereinafter listed below, and shall perform such other duties as the County Commissioner's Court may determine.

4.2.c.1 Minutes. The Secretary shall be the Development Services Director and shall be responsible for maintaining a permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records maintained by the County Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance. Minutes shall be available at least ten (10) days prior to the next meeting and posted on the County website after approval.

4.2.c.2 Correspondence. The Secretary shall be responsible for issuing written correspondence with other groups or persons, as directed by the County Commissioner's Court. All communications, requests, reports, or other written materials received by the Secretary shall be brought to the attention of the Committee.

4.2.c.3 Attendance. The Secretary shall be responsible for maintaining an attendance record for each meeting of the Committee.

4.2.c.4 Notices. The Secretary shall issue such notices as may be required by the Committee.

4.2.c.5 Agenda. The Secretary shall assist with preparing the Agenda with the Chairman and shall issue electronic notice of the Agenda with the County Clerk 72 hours prior to each meeting.

4.2.c.6 Membership. The Secretary shall keep track the rotation of membership and report to the Chairman before the October meeting of each year.

ARTICLE V.

5.1 Meetings. The Committee shall meet monthly as established by the Committee. Meetings shall be at 9:00 a.m. on the last Thursday of the month in the Fannin County Courthouse.

5.2 Special Meetings. A special meeting may be called by the Chairman or by the County Commissioner's Court. Persons authorized to call special meetings shall provide notice of the time and location of such meetings and state the purpose thereof: and shall provide notice to the Members and public, as required by these Bylaws, and shall be posted on the County website.

5.3 Quorum. A quorum shall consist of five (5) Members. If at any meeting there is less than a quorum present, the majority may adjourn the meeting and no action shall be taken.

5.4 Notice and Waiver. Notice of regular meetings and special meetings need not be in writing. The Secretary of the Committee shall post electronic notice of an agenda with the County Clerk 72 hours prior to the meeting and posted on the County website.

5.5 Vacancy. If a vacancy occurs on the Committee, the Committee shall submit nominations to the County Commissioner's Court. All vacancies are filled by majority vote of the Commissioner's Court.

5.6 Removal. Any Member may be removed by a majority vote of the Commissioner's Court.

ARTICLE VI.

6.1 Amendments to the Regulations. Any proposed Amendments to the Regulations shall be posted on an Agenda and discussed at a regular scheduled meeting. Any proposed Amendments are subject to a 2/3 majority vote of the Members at which a quorum is present and approved by the Commissioners Court.

6.2 Statement of Nondiscrimination. Notwithstanding any provision of these Bylaws, the Committee shall not discriminate against any Member, officer, or participant on the basis of sex, race, color, ethnicity, or national origin.

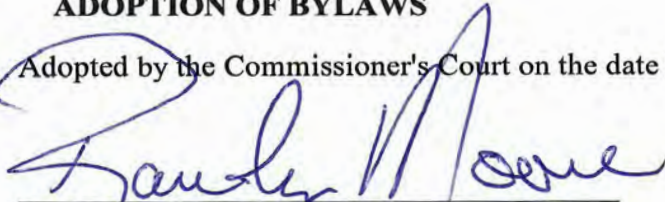
6.3 Members must adhere to County policies and regulations (i.e. nepotism).

ARTICLE VII.

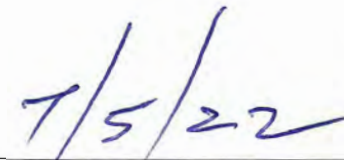
7.1 Bylaws. The Commissioner's Court shall have the power to amend, alter, make and repeal these Bylaws by majority vote.

ADOPTION OF BYLAWS

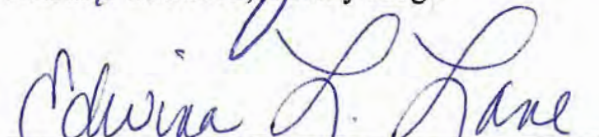
Adopted by the Commissioner's Court on the date below:



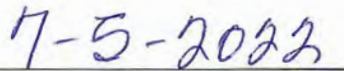
RANDY MOORE, County Judge



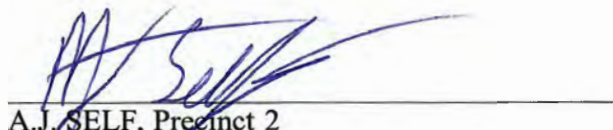
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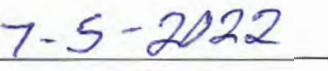
EDWINA LANE, Precinct 1



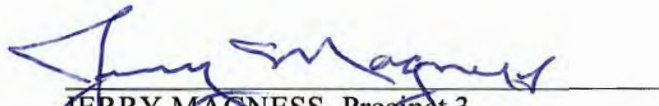
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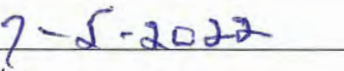
A.J. SELF, Precinct 2



Date



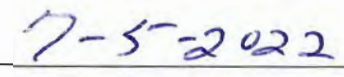
JERRY MAGNESS, Precinct 3



Date



DEAN LACKEY, Precinct 4



Date