

White Oak Springs Homeowners Association
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

WHEREAS, the White Oak Springs Homeowners Association (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, the Board of the Association (“Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community, as follows:

1. The dedicatory instruments of the Association will not prevent a property owner or resident from displaying or affixing, on their property or dwelling, one or more religious items, if the display of such item(s) is motivated by the owner’s or resident’s sincere religious belief.

2. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:

- a. threaten public health or safety;
- b. violate any law other than a law prohibiting the display of religious speech;
- c. contain language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
- d. be installed on property that:
 - (1) is owned or maintained by the Association; or
 - (2) is owned in common by members of the Association; or
- e. violate any applicable building line, right-of-way, setback, or easement; or.
- f. be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: _____

White Oak Springs Homeowners Association

Eugene Watkins, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Eugene Watkins, President of the White Oak Springs Homeowners Association, a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

2169.000

Return to: Action Property Management, Inc.
 11118 Cypress North Houston
 Houston, TX 77065

White Oak Springs Homeowners Association
SECURITY MEASURES POLICY
under § 202.023, Texas Property Code

This Security Measures Policy relates to the installation of security measures by an owner or on an owner's behalf, including a security camera, motion detector, or perimeter fence.

A. Architectural Review Authority Application

(1) Prior to the installation of a security measure that is visible from the street or from other lots, owners must submit an application to the Architectural Review Authority "ARA" for the Association which describes the proposed security measure in detail, listing proposed location, materials, colors, dimensions, construction and site plan and provides samples to the extent possible.

(2) The ARA will follow its standard procedures in reviewing and responding to the application.

B. Camera Installations.

(1) With ARA approval, an owner may install a camera, but it may not be installed in a place other than the owner's private property.

(2) Owners must comply with all applicable state and federal laws, codes and ordinances relating to the location, field of view and operation of the installed camera.

C. Security Fencing.

Any security fencing installed by the owner or the owner's behalf will require the approval of the ARA, as described above. In addition, fencing forward of the front or side building lines shall be of typical wrought iron construction, subject to approval by the ARA.

D. Security Lighting.

In addition to the ARA approval requirements described above, owners will not install security lights so as to unreasonably interfere with the rights of neighboring property owners to enjoy their own property.

E. Additional Guidelines.

The ARA may promulgate additional guidelines for security measures, including cameras, fencing and lighting as it determines may be appropriate.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: _____

White Oak Springs Homeowners Association

Eugene Watkins, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Eugene Watkins, President of the White Oak Springs Homeowners Association, a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

2169.000

Return to: Action Property Management, Inc.
 11118 Cypress North Houston
 Houston, TX 77065

White Oak Springs Homeowners Association
ARCHITECTURAL REVIEW AUTHORITY AND HEARINGS PROCEDURES
under § 209.00505, Texas Property Code

A. Architectural Review Authority (“ARA”).

The phrase "architectural review authority" is defined by § 209.00505 of the Texas Property Code to mean the governing authority for the review and approval of improvements within a subdivision. This includes an architectural control committee, an architectural review committee or the Board itself if the Board is serving in that capacity.

B. Board Not Eligible For ARA.

Following the effective date of the statute, a person may not be appointed or elected to serve on an ARA if the person is:

- (1) a current Board member;
- (2) a current Board member's spouse; or
- (3) a person residing in a current Board member's household.

C. ARA Denial Notice.

(1) A written notice of the denial of an application must be provided to the owner by certified mail, hand delivery, or electronic delivery.

(2) The denial notice must:

- (a) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and
- (b) inform the owner that the owner may request a hearing with the Board on or before the 30th day after the date the notice was mailed to the owner.

D. Right of Appeal.

A decision by the ARA denying an application or request by an owner for the construction of improvements in the subdivision may be appealed to the Board.

E. ARA Appeal Hearing.

(1) The Board shall hold an ARA appeal hearing under this section not later than the 30th day after the date the Board receives the owner's request for a hearing and shall

notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. Only one hearing is required.

(2) During the ARA appeal hearing, the Board (or the Association's designated representative) and the owner (or the owner's designated representative) will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's application or request for the construction of improvements, and the changes, if any, requested by the ARA in the denial notice provided to the owner as described above.

(3) The Board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.

(4) The Association or the owner may make an audio recording of the meeting.

F. Authority of the Board.

The Board may affirm, modify, or reverse, in whole or in part, any decision of the ARA as consistent with the subdivision's declaration.

G. Exceptions.

§ 209.00505 applies only to a property owners' association that consists of more than 40 lots; and does not apply during a development period or during any period in which the declarant (developer): (a) appoints at least a majority of the members of the architectural review authority or otherwise controls the appointment of the architectural review authority; or (b) has the right to veto or modify a decision of the architectural review authority.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: _____

White Oak Springs Homeowners Association

Eugene Watkins, President

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

Before me, the undersigned authority, on this day personally appeared Eugene Watkins, President of the White Oak Springs Homeowners Association, a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

2169.000

Return to: Action Property Management, Inc.
11118 Cypress North Houston
Houston, TX 77065

White Oak Springs Homeowners Association
BID SOLICITATION POLICY FOR CONTRACTS EXCEEDING \$50,000
under §209.0052, Texas Property Code

A. Application.

For contracts anticipated to exceed \$50,000 ("Large Contracts"), the Association will employ the bid solicitation process set out in this policy.

B. Three Bids.

The Association will attempt to obtain three (3) bids for Large Contracts from eligible contractors or vendors.

C. Eligible Contractors or Vendors.

The Association will select contractors or vendors which the Board believes are qualified and capable of completing the project in a reasonable time and for a reasonable price. If possible, the Board will require bidders to provide evidence that they have experience with the scope of work anticipated and have the resources to finish the work on time.

D. Core Requirements.

Contractors or vendors will be required to be fully licensed and insured in amounts consistent with the size of the project.

E. Less Than Three Bidders.

If after a diligent search, the Association is unable to locate three qualified bidders within 30 days, the Board may select from among two qualified bidders. If only one qualified bidder can be located within another 15 days, the Association may select that bidder if it is otherwise qualified.

F. Emergencies.

In the event of an actual emergency, the Board may hire a qualified contractor without requiring more than one bidder to the extent necessary to deal with the emergency.

G. Selection of Winning Bid.

The Board will select the winning bid from among the bidders based on a combination of price, experience and expertise. However, the Board will not be required to select a contractor or vendor based solely on being the lowest bidder.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: _____

White Oak Springs Homeowners Association

Eugene Watkins, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Eugene Watkins, President of the White Oak Springs Homeowners Association, a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

2169.000

Return to: Action Property Management, Inc.
11118 Cypress North Houston
Houston, TX 77065

White Oak Springs Homeowners Association
HEARINGS BEFORE THE BOARD: ALTERNATIVE DISPUTE RESOLUTION
under §209.007, Texas Property Code

A. Application of this Policy.

Applies to hearings on suspension of rights to use common area, suits against an owner other than assessment collection or foreclosure actions, charging an owner for property damage or levying a fine for a violation of the restrictions, the bylaws or rules of the Association. Does not apply to hearings on architectural denials.

B. Exceptions.

The notice and hearing provisions of Sections 209.006 and 209.007 do not apply:

1. If the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action.

2. To a temporary suspension of a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a common area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this section.

3. Where the owner is not entitled to an opportunity to cure the violation,

C. Right to Hearing.

Subject to these exceptions, the owner has the right to submit a written request (complying with §209.006) for a hearing to discuss and verify facts and resolve the matter in issue before the Board.

D. Scheduling.

The Association shall hold a hearing under this section not later than the 30th day after the date the Board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The Board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The owner or the Association may make an audio recording of the meeting.

E. Information Packet.

Not later than 10 days before the Association holds a hearing under this section, the Association shall provide to an owner a packet containing all documents, photographs, and

communications relating to the matter the Association intends to introduce at the hearing. If the Association does not provide a packet within the period described above, an owner is entitled to an automatic 15-day postponement of the hearing.

F. Hearing Procedure.

During a hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the owner. An owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: _____

White Oak Springs Homeowners Association

Eugene Watkins, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Eugene Watkins, President of the White Oak Springs Homeowners Association, a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, State of Texas

2169.000

Return to: Action Property Management, Inc.
 11118 Cypress North Houston
 Houston, TX 77065

