

GREEN TRAILS PHASE II HOMEOWNERS, INC.
ACC DENIAL LETTER AND APPEAL HEARING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Green Trails Phase II Homeowners, Inc. (the “Association”), is the governing entity for the real property described in Exhibit “A” attached hereto (the “Subdivision”); and

WHEREAS, this ACC Denial Letter and Appeal Hearing Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 209.00505 of the Texas Property Code was added to provide hearing procedures that a property owners associations must follow with respect to informing an owner of a denial of an application submitted to the architectural review authority for the Association and providing for a hearing process to enable an owner receiving such a denial to appeal the denial;

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent any existing governing document or dedicatory instrument does not conflict with this policy, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

1. A decision by the architectural review authority denying an application for request by an owner for the construction of improvements in the Subdivision may be appealed to the Board.
2. A written notice of the denial must be provided to the owner by certified mail, hand delivery, or electronic delivery.
3. The denial notice must:

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- a. describe the basis for the denial in reasonable detail and describe 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 on or before the 30th day after the date the disapproval notice was mailed or delivered to the owner.
4. An owner desiring a hearing appealing a denial shall request such a hearing in writing, either by mail, electronic mail or hand delivery. Such request must be delivered to the Association's address or electronic mail address provided on the most recently filed management certificate.
5. The board shall hold a hearing 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.
6. During a hearing, the board or the designated representative of the property owners' association 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 architectural review authority in the notice provided to the owner.
7. 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.
8. All hearings will be held with the owner in private. The board will consider and vote upon the outcome of the hearing in an open meeting for which notice was provided to the members.
9. The property owners' association or the owner may make an audio recording of the meeting.
10. The board as appropriate, may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority.
11. The Association will provide the owner with a written notice of their decision regarding the matter of the hearing.

CERTIFICATION

“I, the undersigned, being a Director of the Green Trails Phase II Homeowners, Inc., hereby certify that the foregoing was adopted by at least a majority of the Green Trails Phase II Homeowners, Inc.’s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present.”

By: James B. Castles

Print name: James B. Castles

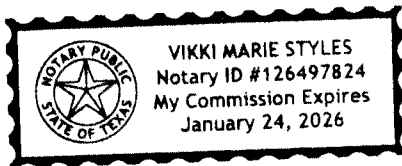
Title: Treasurer

ACKNOWLEDGEMENT

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 12 day of May, 2022.



Vikki Marie Styles
Notary Public, State of Texas

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EXHIBIT "A"

The property recorded in the Map Records of Harris County, Texas, along with any amendments, replats, and any other property annexed into the jurisdiction of the Association, as follows:

Green Trails Park, Section 1, under Clerk's Film Code No. 346075;
Green Trails Park, Section 2, under Clerk's Film Code No. 346076;
Green Trails Park, Section 3, under Clerk's Film Code No. 349091;
Green Trails Park, Section 4, under Clerk's Film Code No. 349092;
Green Trails Park, Section 5, under Clerk's Film Code No. 349093;
Green Trails Park, Section 6, under Clerk's Film Code No. 351043;
Green Trails Park, Section 7, under Clerk's Film Code No. 352077;
Green Trails Park, Section 8, under Clerk's Film Code No. 353094;
Green Trails Park, Section 9, under Clerk's Film Code No. 355077;
Green Trails Park, Section 10, under Clerk's Film Code No. 358125;
Green Trails Park, Section 11, under Clerk's Film Code No. 618291;
Green Trails Park, Section 12, under Clerk's Film Code No. 366023;
Green Trails Park, Section 14, under Clerk's Film Code No. 377047;
Green Trails Park, Section 15, under Clerk's Film Code No. 382125;
Green Trails Park, Section 16, under Clerk's Film Code No. 394002;
Green Trails Park, Section 17, under Clerk's Film Code No. 380080;
Green Trails Park, Section 18, under Clerk's Film Code No. 393089;

Green Trails, Section 5, under Clerk's Film Code No. 346077;
Green Trails, Section 6, under Clerk's Film Code No. 346076;

Green Trails Crossing, Section 1, under Clerk's Film Code No. 361044;
Green Trails Crossing, Section 2, under Clerk's Film Code No. 367134;
Green Trails Crossing, Section 3, under Clerk's Film Code No. 380041;

Green Trails Forest, under Clerk's Film Code No. 372086;

Green Trails Village, Section 2, under Clerk's Film Code No. 346025;

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08/11/2022 11:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.




COUNTY CLERK
HARRIS COUNTY, TEXAS

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