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**FLEETWOOD WEST PROPERTY OWNERS ASSOCIATION
BOARD MEETINGS POLICY**

STATE OF TEXAS §
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COUNTY OF HARRIS

WHEREAS, Fleetwood West Property Owners Association ("the Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, the respective Declaration of Covenants, Conditions & Restrictions encumbering all properties governed by Fleetwood West Property Owners Association, as well as applicable State and Federal laws; and

WHEREAS, pursuant to Texas Property Code §209.0051 which requires notice to Members of Board meetings, the Board desires to establish a uniform and systematic procedure for notifying Members of regular and/or special Board meetings.

NOW, THEREFORE, the Board has duly adopted the following Board Meeting Policy:

1. For purposes of this policy, "board meeting" means a deliberation between a quorum of the Board, or between a quorum of the Board and another person, during which business of the FWPOA is considered and the Board takes formal action. A "board meeting" shall not include the gathering of a quorum of the Board at a social function unrelated to the business of FWPOA or the attendance by a quorum of the Board at a regional, state, or national convention, ceremonial event, or press conference, if formal action is not taken and any discussion of FWPOA business is incidental to the social function, convention, ceremonial event or press conference.
2. Regular and special board meetings are open to Members, subject to the right of the Board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with FWPOA's attorney, matters involving the invasion of privacy of individual Members, or matters that are to remain confidential by request of the affected parties and agreement of the Board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual Members, violating any privilege or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.
3. Except for a meeting held by electronic or telephonic means under Section 8 of this policy, a board meeting must be held in Harris County or in a county adjacent to Harris County.
4. The Board shall keep a record of each regular or special board meeting in the form of written minutes of the meeting. The Board shall make meeting records, including approved minutes,

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KEITH REED
1068 FLEETWOOD PL DR
HOUSTON, TX 77079

available to a Member pursuant to FWPOA's Record Production Policy for inspection and copying on the Member's written request to the Board at the FWPOA's address appearing on the most recently filed management certificate.

5. Members shall be given notice of the date, hour, place and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

a. mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the board meeting; **or**

b. provided at least 72 hours before the start of the board meeting by:

i. posting the notice in a conspicuous manner reasonably designed to provide notice to the Members:

(a) in a place located on FWPOA'S common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; **or**

(b). on any Internet website maintained by FWPOA or other Internet media;
and

ii. sending the notice by e-mail to each Member who has registered an e-mail address with FWPOA.

6. It is a Member's duty to keep an updated e-mail address registered with FWPOA under Subsection 5.(b).ii.

7. If the Board recesses a regular or special board meeting to continue the following regular business day, the Board is not required to post notice of the continued board meeting if the recess is taken in good faith and not to circumvent this policy. If a regular or special board meeting is continued to the following regular business day, and on that following day the Board continues the board meeting to another day, the Board shall give notice of the continuation in at least one manner prescribed by Subsection 5.b.i within two hours after adjourning the board meeting being continued.

8. A Board may meet by any method of communication, including electronic and telephonic, without prior notice to Members under Section 5, if each director can hear and be heard by every other director, or the Board may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate action by the Board. Any action taken without notice to Members under Section 5 must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the board meeting, and documented in the minutes of the next regular or special board meeting. The Board may not, without prior notice to Members under Section 5,

consider or vote on: fines; damage assessments; initiation of foreclosure actions; initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; increases in assessments; appeals from a denial of architectural control approval; or suspension of a right of a particular Member before the Member has an opportunity to attend a board meeting to present the Member's position, including any defense, on the issue.

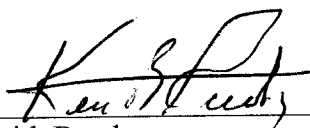
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This Board Meetings Policy is applicable to the following described property: a. Reserve "B" of Fleetwood, Section Four, a subdivision in the Joel Wheaton Survey, Abstract 80, in Harris County, Texas, according to map or plat thereof recorded in Volume 237, page 54, Map records of Harris County, Texas; and Fleetwood West, Section One, a re-plat of part of Reserve "c" of Fleetwood, Section 4, according to map or plat thereof recorded in Volume 266, Page 52, Map records of Harris County, Texas (hereinafter "Section One"); and re-plat of Fleetwood, Section Seven, according to plat recorded in Volume 292, page 122 of the Map Records of Harris County, Texas, previously platted as Reserve "A" of Fleetwood, Section (4) (hereinafter "Section Seven").

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CERTIFICATION

"I, the undersigned, being the President of Fleetwood West Property Owners Association, hereby certify that the foregoing Policy was duly adopted at a properly called and held meeting of the Board of Directors on July 18, 2013."



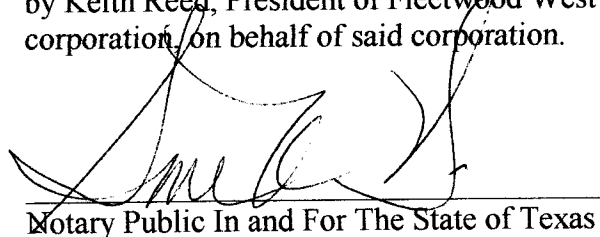
Keith Reed
President

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ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on this 29 th day of October, 2013, by Keith Reed, President of Fleetwood West Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public In and For The State of Texas

HP 009-34-1160

FILED

2013 OCT 30 AM 10:37

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP 089-34-1161

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 herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

OCT 30 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS