



AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Palm Crest Property Owners Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Brazoria County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Palm Crest Property Owners Association, Inc. which have not been previously filed in the public records of Brazoria County are attached hereto, including:

POLICY REGARDING SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE
Approved & Adopted by the Board August 24, 2021.

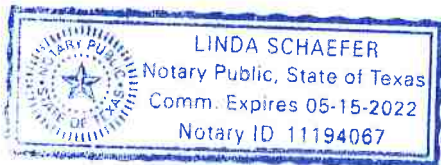
FURTHER, other dedicatory instruments of the Palm Crest Property Owners Association, Inc. have already been filed in the public records of Brazoria County and these documents supplement the previously filed documents.

SIGNED on this 12th day of November, 2021.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Palm Crest Property Owners Association, Inc.

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on this 12th day of November, 2021 by Susan Gonzales.



Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/22

Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160

**PALM CREST PROPERTY OWNERS ASSOCIATION, INC.
POLICY REGARDING SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZORIA §

WHEREAS, Palm Crest Property Owners Association, Inc. (the "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, Section 209.00505 of the Texas Property Code was added by the 87th Texas Legislature dealing with service on a property owners' association's architectural review authority; and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish the procedures by which members shall be appointed to and serve on the Association's Architectural Control Committee;

NOW, THEREFORE, the Board has duly adopted the following *Policy Regarding Service on the Architectural Control Committee*:

SERVICE ON THE ARCHITECTURAL CONTROL COMMITTEE

Pursuant to Section 209.00505 of the Texas Property Code, a person may not be appointed or elected to serve on the ACC if the person is also; 1) a current board member, 2) a spouse of a current board member, or 3) a person residing in a current board member's household.

Only to the extent Section 209.00505 of the Texas Property Code contradicts and supersedes the Association's Declaration, the following provisions shall govern the appointment and service of members on the Association's ACC:

1. No Association Board Member, spouse of a current Board Member, or person resident with a current Board Member may be appointed to serve on the ACC;
2. The Association's Board of Directors shall appoint members to serve on the ACC;
3. Members of the ACC may be removed by the Association's Board of Directors at any time, and without cause;
4. The ACC shall be comprised of three (3) persons, each of whom must be an Owner;
5. One Board Member shall be appointed by the Association's Board of Directors to serve as a Board Liaison to the ACC, but shall not be a member of the ACC and shall not vote on the approval/denial of any ACC applications;
6. Decisions made by ACC:
 - a. Approvals or Denials shall require a majority vote of the ACC;
 - b. Upon any decision by the ACC of an ACC application, the ACC Board Liaison shall notify the Association's Board of Directors of the ACC's decision;

7. Denial of an ACC application:
 - a. A written notice of the denial must be provided to the Owner via certified mail, hand-delivery, or via electronic delivery (e-mail);
 - b. The denial letter must state with reasonable detail the basis for the denial and include proposed changes, if any, which would be required as a condition of approval.
 - c. The denial letter must inform the Owner that they may appeal the ACC's decision to the Association's Board of Directors if they request a hearing on or before the 30th day after the date the denial notice was mailed;
8. Denial and Appeal Hearings:
 - a. Upon an Owner's timely request for a hearing, the Board shall hold a hearing no later than the 30th day after receipt of the Owner's request
 - b. The Owner shall be notified of the date, time and place of the hearing not later than the 10th day before the hearing is to take place;
 - c. The Board of Directors may affirm, modify or reverse any decision made by the ACC to the extent the decision is consistent with provisions of the Association's Declaration.

This policy is effective upon recordation in the Public Records of Brazoria County, and supersedes any conflicting provisions which may have previously been in effect. Except as affected by Section 209.00505 and/or by this policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 24 day of August 2021.

Palm Crest Property Owners Association, Inc.

Signed: Susan L. Gonzales

Name: Susan L. Gonzales

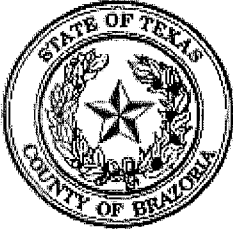
Position: Managing Agent

FILED and RECORDED

Instrument Number: 2021077345

Filing and Recording Date: 11/22/2021 04:46:45 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-cynthia