

**CERTIFICATE OF ADOPTION
OF
BID PROCEDURE FOR CONTRACTS EXCEEDING \$50,000 GUIDELINES
OF
RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION**

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

WHEREAS, the Board of Directors (the "Board") of River Plantation Community Improvement Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the River Plantation community (the "Community"); and

WHEREAS, Chapter 209.0052 of the Texas Property Code was amended effective September 1, 2021, to add subsection 209.0052(c) thereto ("Section 209.0052"); and

WHEREAS, Section 209.016 requires a property owners' association to solicit bids or proposals using a bid process ("Bidding Process") established by the association for any contract for services that will cost more than \$50,000; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines concerning the Bidding Process, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the 28th day of September, 2021 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Bidding Procedure Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Bidding Procedure Guidelines. The Bidding Procedure Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding the Bidding Process which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Bidding Procedure Guidelines, in which case the terms in the Bidding Procedure Guidelines will control. The Bidding Procedure Guidelines are as follows:

If the Association proposes to contract for services that will cost more than \$50,000, it shall solicit at least three (3) bids for the contract ("Bid" or "Bids"), if reasonably available in the Community. At the time the Association solicits a Bid, the Association shall provide the company from whom the Bid is sought a request for proposal setting forth the scope of work and any special specifications and requirements. All Bids must be submitted to the Association's then current property manager (the "Property Manager"). After receipt of all Bids for a particular service, the Property Manager will submit all such Bids to the Board for its review and consideration, and to vote on in the open session portion of a Board meeting. The Board may accept or reject any Bid, in its sole and absolute discretion.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

River Plantation Community Improvement
Association, a Texas non-profit corporation

By: _____

J. Goodman
Jamie Goodman, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on September 28th, 2021, by Jamie Goodman, President of River Plantation Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.

Tristan Michelle Herbert
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:
Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056



E-FILED FOR RECORD

10/01/2021 10:51AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/01/2021



County Clerk
Montgomery County, Texas