TEXAS ACRES PROPERTY OWNERS ACCOCIATION INC.

13040

PO BOX 1054 ONALASKA, TX 77360

ANNUAL MEETING October 30th, 2021 10:00 AM Onalaska City Hall AGENDA

- A. Consent Items: Walter Lee
 - 1. Call to order at 10.05am
 - 2. Notice that Meeting will be recorded. Walter
 - 3. Roll Call, Proxy Roll Call, Verify Quorum (1/10th of the members)
 - 4. Approval of 2020 Minutes
- B. Treasures Report Jacqui Casey
 - a. 2020 End of Year Report
 - b. 2021 Financial Report
 - i. Income
 - ii. Aged Receivables
 - iii. Cost YTD (Year to Date)
 - iv. Assets
 - v. Contingency Planning / Reserves

1. Roads

\$15,000.00

2. Drainage Fund

\$3,000.00

3. General

Jacqui Casey went through the year end income, payables, and bank balances for year end 202, and then presented the balances for end of September 2021.

Showed the members a budget that we need to keep running the POA and also the actual costs for 20221 so for.

Explained the tax return and that 90% of the income had to be spent by December 2021 or we may have to start doing a proper corporate tax return.

Went on to inform the members about expenses and that if someone pays for something with there own money it would need to get approved by a board member eg. If Jacqui paid for something she would have to have approval from Walter and if Walter brought something he would have to have approval from Peter.

The members were also informed that Peter was not a signee of the bank account only Walter, Jacqui and Scott were.

Went over the assets that the members have and the members were also informed that the computer and projector were no longer working.

Members also informed that there was a change in accounting programs from Quickbooks to Sage. Also informed members that at the end of this year we will tidy up the accounts and remove the bad debts that we do not plan on seeing funds from.

- C. Legal Report Scott Restum
 - a. Legal
 - i. Cease and Desist Notices
 - ii. Legal Council
 - b. Insurance
 - i. General Liability
- D. Repairs and Maintenance Peter Casey, Walter Lee, Scot Restum
 - a. Year To Date
 - i. Road Repairs (Post Tornado Damage).

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- ii. Stop Signs
- iii. N. Cattle Fence Repairs
- iv. Pothole Repairs
- v. Tree Removal from Parks
- vi. Boat Ramp repair waiting on contractor

The members were informed of cease-and-desist notices that were given out also were informed that we have an eviction notice on the camper and we are waiting on the court appearance and if the judge rules in the POA favor it will get moved. The members were also informed that we had a resolution from another complaint that was sent in. Also ran over the repairs and maintenance from the Tornado informing the members that all major repairs were complete, but we still have more to go with potholes, fencing. The members were also told that the removal of the trees was because they were damaged from the tornado and didn't look nice so were removed. Also, the damage to the boat dock the members were informed that we were waiting on the contractor, but we may have to look for someone else. To do the work.

- E. Director Discussion Items: Peter Casey, Walter Lee, Scott Restum
 - a. Permits Issued
 - b. Statements and Due Dates
 - c. Electronic Communication
 - i. email of invoices and Notices
 - ii. Website, Email, Phone Policy
 - d. Camper Parked on Hereford.
 - e. Commercial Properties on Texas Acres Dr & N. Cattle Drive
 - f. Road Maintenance Plan.
 - g. Storm Water Drainage Plan
 - h. Spring Maintenance meeting
 - i. Bonded Treasurer Approximate \$250 a year
 - j. Houses-damaged tornado-Condemned
 - k. Add to building permit to apply for clearing of property

The members were informed of the number of permits issued for the year and were reminded that the dues are due January 1st of the year, but they are given to March 1st before they become overdue but will be sent a statement monthly to remind them that they have not paid their dues yet. Members were also informed that it we are going electronic, and notices and agenda's can now be posted on the website at the notice board and emailed and that the board no longer has to mail these items out and it is up to the members to keep up to date.

The Board went over the road maintenance plan and explained the usage of the roads and why we choose the roads we choose when it comes to maintenance. Members were also informed what they get as far as asphalt goes for their dues.

The board continued to the drainage plan and informed the members that this is not on the person with the property at the bottom of the hills issue it is a subdivision issue and we need to start addressing it. A member questioned this as she mentioned she unblocks and sorts her own water issues out why the members should be responsible for water running onto other lots. She was informed that the water that is running downhill onto these particular lots are running off a lot of other properties and the water gathers and leaves through particular lots on the waterfront and to try and solve the water issues the POA needs to put in decent drainage to help with this.

It was then mentioned that the members have a right to have a bonded treasurer if wanted and it was explained what this was.

- II. Svog Signs
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 - v. Patholia kepains
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- iv. i. Rama repair waiting on contractor

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The houses damaged in the tornado and are condemned the members were informed that it is up to the county for these houses and to remember this is still private property. It was asked if we could clean up the property at the front of the subdivision and charge the clean up fee to the property owner. It was mentioned that their dues aren't paid so we don't see that they would pay for the cleanup.

Then mentioned to add to the building permit that it must be filled out for land clearing as well so that the board can make sure that drains aren't blocked and can know who is bringing in big equipment for clearing.

- F. Committee Reports
 - a. Deed Restrictions Committee-add in to refer to property code Chapter 209
 - b. Changes in 2021, for HOA's in Texas. -Add into Bylaws SB-1588

Paul LeBlanc was asked to speak on behalf of the deed committee, and he mentioned that they had one meeting and agree that the property code needed to be added and that we needed to change number 26 on the deeds as that is not acceptable anymore. Our deeds state that only paid-up members on their dues can vote whereas the law states that all members have the right to vote.

The members were informed that we must clean up our paperwork for the POA and that property code Chapter 209 had to be added into the wording for the deeds and that SB-1588 had to be added to the bylaws this is a requirement so not vote is necessary

- G. New Business (2022 Goals)
 - a. Formation of a Flag Committee
 - b. Forecast
 - i. Drainage
 - ii. Roads
 - iii. Parks A
 - iv. Park B
 - v. Park C

It was mentioned about a flag committee, but it is only going to be the Texas Acres flag that will go up, the board was informed the flag post is at Tommy Hailey's place and there should be a Texas Acres flag in the boxes that was handed over to the new board last year.

The forecast for the drainage and roads and improvements to the parts were discussed such as covers for the picnic tables down at the park by the boat ramp.

It was questioned why the members couldn't have a write in for voting a person on the board and it was explained that they had 2 months to get a name into the board for nomination and no name was give only Bob Royall's and the board informed the members that only items on the agenda could be voted on and this has been required since 2015.

It was also brought to the boards attention that there may be a member of our POA that was raising Chickens. The board took note of this and will contact the person concerning the chickens and check.

It was also mentioned that there were a couple of dogs roaming the subdivision and what can we do about it. The members were asked to please call animal control so that animal control can build a record of the dogs and then hopefully they will take care of it.

H. Vote Items: (One vote per owner, total vote item expenditures shall not exceed \$35,000.
Only Items listed in the Agenda can be voted on.

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- Street Maintenance in the amount of \$15,000. Maintenance will be needed to repair
 pot holes, street overlay and hot mix throughout this year. Begin phasing in all unpaved
 streets as budget allows.
- 2. Drainage in the amount of \$3,000. Used to replace and repair culverts, ditch clean out and repair problem areas as needed.
- 3. Continue with privacy fencing in the amount of \$5,000.
- Nomination and annual election of Directors
 Position A– Scott Restum 1 year term, up for re-election
 Nomination Bob Royall
- 5. Add to building Permit- for clearing lots
- 6. Budget for \$7000.00 for legal advice and assistance

All items on the agenda were passed with a majority vote

Adjournment – 12:15pm

Attachment: Voting Proxy (if unable to attend please complete form below; must be received prior to 10:00 am October 30th, 2021 can be hand delivered to a Board Director or mailed to PO BOX 1054 Onalaska, TX 77360, can be emailed to admin@texas-acres.com.

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PROXY

For October 30th , 2021 Annual Meeting of

Texas Acres Property Owners Association, Inc.

| Know all by these prese | nts that I am a member of the | ne Texas Acres Property Owners As | sociation and do |
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| nereby appoint and cons | titute | Diada | is new Committee |
| as my true and lawful att represent me at the ann | corney and proxy with the ful rual meeting of the associati restion, proposition or resol | I power of substitution and revocation to be held October 30 th , 2021 ar ution or any matter for which I wou | nd for and on my |
| any meeting which I personance with by-laws must be completed in i | sonally attend. This Proxy sha sunless revoked in writing p ts entirety and original sub O th , 2021 10:00 am. Original | be used for any meeting. This Proxy all expire October 31, 2021. This Pro rior to expiration date. To be consident mitted to a Board Director prior to Proxy may be hand delivered to an | xy will be valid in dered valid proxy o start of annual |
| In witness, I | WPHWW Care and Care a | have executed this prox | y the |
| | Property Owners Signature | | 2% |
| day of | 2021. | | |
| Property Owners Printed | d Name: | | |
| Section # | Block # | Lot # | _ |
| Street Address: | The same section of the section | | <u>.</u> . |
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| Received by: | | Date: | |
| | | Date. | |

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For October 30", 2022 Annual Morting of

Teliaiz Notes Property Oviners Association, Inc.

October 30th , 2021 Ballot ONE VOTE PER MEMBER

2021 -2 3 8 0 -4 3 9

| Item F1 – Authorization gain professional legal service for deed restrictions and by-law updates, process and filing of liens, process for deed restriction violations and other services as needed in the amount of \$7,000.00. |
|--|
| ForAgainst |
| Item F2 – Authorization to spend funds on street maintenance in the amount of \$15,000.00 |
| ForAgainst |
| Partial use of \$15,000 to widen West CattleForAgainst |
| Item F3 – Authorization to spend funds on drainage in the amount of \$3,000.00 |
| ForAgainst |
| Item F4 – Authorization to continue with fencing in the amount of \$5,000.00 |
| ForAgainst |
| Item F5 – Election of Directors: |
| Position A – Resignation fulfill 1 year term to expire annual meeting 2021 |
| Candidate: Bob RoyallYes |
| Item F6 – Building Permit adjustment |
| Include when clearing land a building permit is required. |
| ForAgainst |
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| |
| Voters Signature: |
| Voters Printed Name: |

Only signed ballots will be considered

ctober 30th, 2021 Ballot III.

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from £1 — Authorization gain professional legal service for deed regrictions and By-law updates, process for doub restriction violations and other services as readed in the amount of \$7,000.00

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TEXAS ACRES PROPERTY OWNERS' ASSOCIATION

Annual General Meeting

10/30/2021

10:00AM

Onalaska Volunteer Fire Dept 181 Old Groveton Road Onalaska, TX

If you would like to add any item to the agenda, please let us know by 8/26/2021 via email at admin@texas-acres.com.

If anyone would like to run for the board, we will have one spot open. If you could please let us know so we can let members of the POA know who would like to be up for election.

TEXAS ACRES PROPERTY OWNERS' ASSOCIATION

Annual General Meeting

10/30/2021 10:00AM

Onalaska Volunieer Fire Dept 181.Old Groveton Road Onalastus TX

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TEXAS ACRES

Property Owners Association

Saturday 30th October @ 10:00am Annual General Meeting

Onalaska City Hall 372 S FM 356, Onalaska, TX



FEXAS ACRES

Unalaska City Hall

372 5 FM 356, Onalaska, TX





TEXAS ACRES PROPERTY OWNERS ACCOCIATION INC.

PO BOX 1054 ONALASKA, TX 77360

ANNUAL MEETING October 30th, 2021 10:00 AM Onalaska Fire Station Meeting Room AGENDA

A. Consent Items:

- 1. Call to order
- 2. Notice that Meeting will be recorded.
- 3. Roll Call, Proxy Roll Call, Verify Quorum (1/10th of the members)
- 4. Approval of 2020 Minutes

B. Treasures Report

- a. 2020 End of Year Report
- b. 2021 Financial Report
 - i. Income
 - ii. Aged Receivables
 - iii. Cost YTD (Year to Date)
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 - v. Contingency Planning / Reserves

1. Roads

\$15,000.00

Drainage Fund

\$3,000.00

3. General

C. Legal Report

- a. Legal
 - i. Cease and Desist Notices
 - ii. Legal Council
- b. Insurance
 - i. General Liability

D. Repairs and Maintenance

- a. Year To Date
 - i. Road Repairs (Post Tornado Damage).
 - ii. Stop Signs
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- e. Commercial Properties on Texas Acres Dr & N. Cattle Drive
- f. Road Maintenance Plan.
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- i. Bonded Treasurer Approximate \$250 a year
- j. Houses-damaged tornado-Condemned

PO BOX 1004 ONALASION TO 77080

ANNUAL MEDING October 80th, 2021 DE 30 AM Chalaste Stee Station Moreting Room AGENDA

- A. Consent Items
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- I. Add to building permit to apply for clearing of property
- F. Committee Reports
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 - 1. Street Maintenance in the amount of \$15,000. Maintenance will be needed to repair pot holes, street overlay and hot mix throughout this year. Begin phasing in all unpaved streets as budget allows.
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 - 3. Continue with privacy fencing in the amount of \$5,000.
 - Nomination and annual election of Directors
 Position A Scott Restum 1 year term, up for re-election
 Nomination Bob Royall
 - 5. Add to building Permit- for clearing lots
 - 6. Budget for \$7000.00 for legal advice and assistance
- I. Adjournment

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PROXY

For October 30th , 2021 Annual Meeting of

Texas Acres Property Owners Association, Inc.

| Know all by these presents that I hereby appoint and constitute | I am a member of the Texas | Acres Property Owners Association and do |
|---|--|---|
| as my true and lawful attorney ar represent me at the annual meet | nd proxy with the full power of ting of the association to be | ted Name of substitution and revocation to attend and held October 30 th , 2021 and for and on my any matter for which I would be entitled to |
| any meeting which I personally a accordance with by-laws unless r must be completed in its entire | attend. This Proxy shall expi revoked in writing prior to ex ty and original submitted to 10:00 am. Original Proxy ma | or any meeting. This Proxy shall be void for re July 17, 2020. This Proxy will be valid in piration date. To be considered valid proxy a Board Director prior to start of annual ay be hand delivered to any Board Director |
| In witness, I | y Owners Signature | have executed this proxy the |
| day of | 2021. | |
| Property Owners Printed Name: | be a management of the constraint and the property of the constraint of the constrai | |
| Section # | Block # | _ Lot # |
| Street Address: | | |
| | | |
| | | |
| Positive House | | |
| Received by: | AND THE RESIDENCE OF THE PROPERTY OF THE PROPE | Date: |

PROXY

For Couplet 30", 2071 Summit Meeting of

Teun Amai Property Owners Amailitign, Inc.

ONE VOTE PER MEMBER

| Item F1 – Authorization gain professional leg process and filing of liens, process for deed r amount of \$7,000.00. | | |
|---|--|----------|
| For | _Against | |
| Item F2 – Authorization to spend funds on st | treet maintenance in the amount of \$1 | 5,000.00 |
| For | _Against | |
| Partial use of \$15,000 to widen West Cattle | For | Against |
| Item F3 – Authorization to spend funds on d | rainage in the amount of \$3,000.00 | |
| For | _Against | |
| Item F4 – Authorization to continue with fer | ncing in the amount of \$5,000.00 | |
| For | _Against | |
| Item F5 – Election of Directors: | | |
| Position A – Resignation fulfill 1 year term to | expire annual meeting 2020 | |
| Candidate: Bob RoyallYes | | |
| Item F6 – Building Permit adjustment | | |
| Include when clearing land a building permit | is required. | |
| For | _Against | |
| | | |
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| Voters Signature: | The state of the s | |
| Voters Printed Name: | | |

Only signed ballots will be considered

ONE VOTE PER MEMBER

To be eigned builters will be considered

| Texas |
|---------|
| Acres |
| POA - |
| Forecas |

| Planned Revenue Income Income Actual Subtotal | Jan \$ 16,539.64 | €9 E9 | b M 21,636.01 \$ | Mar \$ 9,591.56 | April \$ 3,790.96 | May \$ | 2,558.58 | Jun 1 | July \$ | y 691.67 | Aug \$ 2,626.64 | | Sept | 1.51 | 1.51 | 1.51 | Oct Nov | Oct Nov |
|---|---------------------|---------|---------------------|-------------------------------------|----------------------|-----------|----------|-------------|------------|--|--------------------|-----------|---|----------|-------------------|----------------------------|----------------------------|---|
| Subtotal Beginning balance 2020 | \$ 22,310.90 | Ĭ | | | | + | | | H | | | | | | | | | |
| lanned Expenses | | | | | | 1 | | | + | | | 1 | | | | | | |
| Office Costs | | n | | _ | 380 | | 38000 | \$ 380.00 | 8 | 360.00 | 69 | 360.00 | 360.00 \$ 36 | 69 | \$ 360,00 \$ | \$ 360,00 \$ 360,00 \$ | \$ 360,00 \$ | \$ 360,00 \$ 360,00 \$ 360,00 |
| Electric Water | \$ 36,00 | so s | 36.00 | 36.00 | \$ 36.00 | 9 9 | 36.00 | | _ | 36.00 | 69 6 | 36.00 | 69 6 | 69 6 | \$ 36.00 \$ | \$ 36.00 \$ 36.00 \$ | \$ 36.00 \$ 36.00 \$ 36.00 | \$ 36.00 \$ 36.00 \$ 36.00 \$ 36.00 |
| Office Supplies | | 69 | | 50.00 | | | 50.00 | \$ 50 | \$ 00.00 | 50.00 | 8 | | 50.00 \$ | 50.00 \$ | 50.00 \$ 50.00 \$ | 50.00 \$ 50.00 \$ 50.00 \$ | 50.00 \$ 50.00 \$ | 50.00 \$ 50.00 \$ 50.00 \$ |
| Mowing | , | \$ | | | \$ 900.00 | \$ | 900.00 | \$ 900.00 | \$ 00. | 900.00 | 69 | 900.00 | 900.00 \$ 90 | \$ 90 | \$ 900.00 \$ | \$ 900.00 \$ 900.00 \$ | \$ 900.00 \$ | \$ 900.00 \$ 900.00 \$ |
| ≺oad Maintenance | | | | | | | | | | | | | \$ 3,70 | 3,701.25 | 3,70 | 3,701.25 \$ | 3,701.25 \$ | 3,701.25 \$ |
| Maintenance | | | | | | | | | | | | | | | | | | |
| hone | \$ 30.0 | 69 | 30.00 \$ | 30.00 | \$ 30.00 | \$ 00 | 30.00 | \$ 30 | 30.00 \$ | 30.00 | 8 | 30.00 | 69 | 69 | \$ 30.00 \$ | \$ 30.00 \$ 30.00 \$ | \$ 30.00 \$ 30.00 \$ | \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 |
| Accounting Program | \$ 25.00 | 69 | 25.00 \$ | | \$ 25.00 | \$ 00 | 25.00 | \$ 25 | 25.00 \$ | 25.00 | 69 | 25.00 | 25.00 \$ 2 | GA. | \$ 25.00 \$ | \$ 25.00 \$ 25.00 \$ | \$ 25.00 \$ 25.00 \$ | \$ 25.00 \$ 25.00 \$ 25.00 \$ |
| Subtotal | \$ 1,401.00 | S | 1,401.00 \$ | 1,401.00 \$ | \$ 1,401.00 | 49 | 1,401.00 | \$ 1,401.00 | \$ 00. | 1,401.00 | | 1,401.00 | \$ | \$ | \$ 5,102.25 \$ | \$ 5,102.25 \$ 8,274.75 \$ | \$ 5,102.25 \$ | \$ 5,102.25 \$ 8,274.75 \$ |
| ictual cost | \$ 1,278.48 | 69 | 2,419.13 \$ | 787.38 | \$ 1,414.40 | 40 \$ | 394 36 | \$ 442.25 | .25 \$ | 3,198.15 | 69 | 8,022.86 | 8,022.86 \$ 70 | - | 69 | 69 | 69 | 69 |
| larketing Costs | | | | | | - | | | | | | | | | | | | |
| Nebsite hosting | | | | | | - | | | | | | | \$ 30 | | ω ω | ω ω | ω ω | ω ω |
| Subtotal | | | | | | - | | | | | 1 | | | | | | | |
| | | | | | | - | L | | - | | | | | | | | | |
| Monthly Cost Totals | | | | | | | | | | | | | | | | | | |
| | | | L | | | H | L | | H | ad the state of th | 1 | | | L | L | L | L | L |
| Monthly Cashflow | \$ 35,015.1 | \$ 55,2 | 50.11 | 35,015.10 \$ 55,250.11 \$ 63,440.67 | \$ 65,830. | \$ 00 | 5,966,21 | 800,00 | 6 | 04,679.77 | 4 | 00, 100.4 | \$ 65,830.63 \$ 66,988.21 \$ 65,589.10 \$ 64,879.77 \$ 66,105.41 \$ 61,00 | 4.0/ | 4.0/ | 4.0/ | 4.0/ | 00, 100,41 \$ 01,004.01 \$ 22,129.21 \$ 01,020.92 \$ 49,921.92 \$ 29,144.14 |
| | | | | | | | | | | | | | | | | | | |
| ממכל מו אמ | | | | | | | | | | | | | | | | | | |

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|--|--|--|--|--|--|--|---|--|--|--|--|--|

State Of Texas County of Polk

1014 - 18 B B - HI W. 81 - 1

This instrument was acknowledged before me on November 23rd, 2021 by Walter Lee as President of The Texas Acres Property Owners Association.

Walter Lee President

JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132576559

Personalized Seal

Notary Public's Signature

State Of Texas County of Polk

This instrument was acknowledged before me on November 23rd, 2021 by Peter Casey as Vice President of The Texas Acres Property Owners Association.

Peter Casey Vice President

JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132576559

Personalized Seal

Notary Public's Signature

FILED FOR RECORD 2021 DEC -2 AM 10: 21

Schelara Hock SCHELANA HOCK POLK COUNTY CLERK STATE OF TEXAS)

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

DEC 0 2 2021



Schelana Hoch COUNTY CLERK POLK COUNTY, TEXAS

JACQUI CASEY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 132576558

prepriational South

State Of Texas

This Instrument was admovisaged before me'on November 28th, 2021 by Poter Casey as Vice Prasident of The Texas Acres Property Owners Association

> JACOUI CASEY E Notary Public, State of Texas Comm. Expires 07-20-2024 Notary ID 132576569

> > ma8 bas luno m^e