

**WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION  
RECORDS PRODUCTION AND COPYING POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the White Oak Forest Property Owners Association ("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 chapter 209 of the Texas Property Code was amended effective January 1, 2012, to amend Section 209.005 ("Section 209.005") thereto regarding Owner access to Association Documents and Records ("Records"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to establish a policy for Records Production consistent with Section 209.005 and to provide clear and definitive guidance to property Owners.

NOW, THEREFORE, the Board has duly adopted the following *Records Production and Copying Policy*.

1. Association Records shall be reasonably available to every property Owner. An Owner may also provide access to Records to any other person they designate in writing as their proxy for this purpose. To ensure a written proxy is actually from the Owner, the Owner must include a copy of his/her photo ID or have the proxy notarized.
2. An Owner, or their proxy as described in section 1, must submit a written request for access to Records. The letter must:
  - a. Be sent by certified mail to the Association's address as reflected in its most recent Management Certificate filed in the County public records; and
  - b. Contain sufficient details to identify the specific Records being requested; and
  - c. Indicate whether the Owner or proxy would like to inspect the Records before possibly obtaining copies or if the specified Records should be forwarded. If forwarded, the letter must indicate the format, delivery method, and address:
    - (1) Format: electronic files, compact disk, or paper copies.
    - (2) Delivery method: email, certified mail, or pick-up.
3. Within ten (10) business days of receipt of the request specified in section 2 above, the Association shall provide:
  - a. A written notice that the Records are available and offer dates and times when the Records may be inspected by the Owner or their proxy during normal business hours at the office of the Association; or
  - b. The requested Records, if any, required advance payment had been made; or
  - c. A written notice that the requested Records are available for delivery once a specific required payment is made; or

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- d. A written notice that a request for delivery does not contain sufficient information to specify the Records desired, the format, the delivery method, or the delivery address; or
  - e. A written notice that the requested Records cannot be produced within ten (10) business days but will be available within fifteen (15) additional business days from the date of the notice.
4. The following Association Records are not available for inspection by Owners or their proxies:
  - a. The financial records associated with an individual Owner; and
  - b. Deed restriction violation details for an individual Owner; and
  - c. Personal information, including contact information other than address for an individual Owner; and
  - d. Attorney files and Records in the possession of the attorney; and
  - e. Attorney-client privileged information in the possession of the Association.

(The information in; a, b, and c will be released if the Association receives express written approval from the Owner whose Records are the subject of the request for inspection).
5. Association Records may be maintained in paper format or in an electronic format. If a request is made to inspect Records and certain Records are maintained in electronic format, the Owner or their proxy will be given access to equipment to view the electronic records. The Association shall not be required to transfer such electronic Records to paper format unless the Owner or their proxy agrees to purchase such copies.
6. If an Owner or proxy inspecting Records requests copies of certain Records during the inspection, the Association shall provide them promptly, if possible, but no later than ten (10) business days after the inspection or payment of costs, whichever is later.
7. The Owner is responsible for all costs associated with a request under this Policy, including but not limited to copies, postage, supplies, labor, overhead, and third party fees (such as archive document retrieval fees from off-site storage locations) as listed below:
  - a. Black and white 8½"x11" single sided copies.....\$0.10 each
  - b. Black and white 8½"x11" double sided copies....\$0.20 each
  - c. Color 8½"x11" single sided copies.....\$0.50 each
  - d. Color 8½"x11" double sided copies.....\$1.00 each
  - e. PDF images of documents.....\$0.10 per page
  - f. Compact disk.....\$1.00 each
  - g. Labor and overhead.....\$18.00 per hour
  - h. Mailing supplies.....\$1.00 per mailing
  - i. Postage.....At cost
  - j. Other supplies.....At cost
  - k. Third party fees.....At cost
8. Any costs associated with a Records request must be paid in advance of delivery by the Owner or their proxy. An Owner who makes a request for Records and

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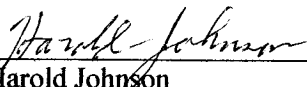
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subsequently declines to accept delivery will be liable for payment of all costs under this policy.

9. If the estimated costs are lesser or greater than the actual costs, the Association shall submit a final invoice to the Owner on or before the 30<sup>th</sup> day after the Records are delivered. The Owner agrees to pay any additional amount due within thirty (30) days after the date the Records are sent to them. Any unpaid balance will accrue interest as an assessment as allowed under the Declarations.
10. On a case-by-case basis where an Owner request for Records is deemed to be minimal, the Association or its' Managing Agent reserves the right to waive notice under section 2 and/or fees under section 4.
11. All costs associated with fulfilling the request under this Policy will be paid by the Association's Managing Agent. All fees paid to the Association under this Policy will be reimbursed to the Association's Managing Agent or paid directly to the Association's Managing Agent.

This Policy is effective upon recordation in the Public Records of Montgomery County, and supersedes any policy regarding Records Production, which may have previously been in effect. Except as affected by Section 209.005 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 1 day of March, 2012.

  
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Harold Johnson  
President  
White Oak Forest Property Owners  
Association

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

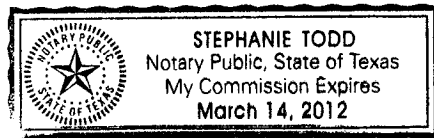
Before me, the undersigned authority, on this day personally appeared Harold Johnson, President of White Oak Forest Property Owners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 1 day of March, 2012.

Stephanie Todd  
Notary Public, State of Texas

[Notary Seal]

Stephanie Todd  
Printed Name



My commission expires: March 14, 2012

Return TO: WOF POA  
P.O. BOX 1294  
PORTER, TX 77365

**FILED FOR RECORD**

03/02/2012 11:03AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify 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 Montgomery County, Texas.

**03/02/2012**



County Clerk  
Montgomery County, Texas