

**NOTICE OF FILING OF
DEDICATORY INSTRUMENTS
FOR POINT LOOKOUT
[Legislative and other Policies]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF SAN JACINTO §

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR POINT LOOKOUT (this "Notice") is made this 10 day of AUGUST, 2024, by Point Lookout Owner's Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, A. Halla, Jr. and Lewis C. Holder ("Developer") recorded an instrument entitled "Restrictions [for] Point Lookout Estates", and recorded the same on or about December 1, 1965 in Volume 98, Page 236 et seq. of the Real Property Records of San Jacinto County, Texas (the "Restrictions"); and

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the Restrictions, which development is more particularly described in the Restrictions; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the dedicatory instruments attached hereto as Exhibit "A" pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, the dedicatory instruments attached hereto as **Exhibit "A"** are true and correct copies of the originals and are hereby filed of record in the Real Property Records of San Jacinto County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Amended Notice to be executed by its duly authorized agent as of the date first above written.

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**POINT LOOKOUT OWNER'S
ASSOCIATION, INC.**

A Texas nonprofit corporation

By: 

Name: BRIAN EASTERWOOD

Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS

§

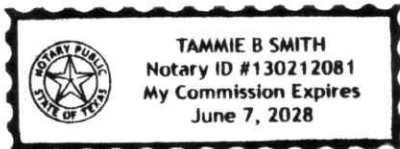
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COUNTY OF SAN JACINTO

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BEFORE ME, the undersigned authority, on this day personally appeared BRIAN EASTERWOOD of Point Lookout Owner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 10 day of AUGUST, 2024.



Notary Public, State of Texas

Exhibit "A"

- A-1 Definition of Terms
- A-2 Collections Policy Administrative Resolution Delinquent Assessments
- A-3 Guidelines for Rainwater Recovery Systems
- A-4 Guidelines for Display of Flags
- A-5 Guidelines for Display of Certain Religious Items
- A-6 Regulation of Standby Electronic Generators
- A-7 ARC Denial Letter and Appeal Hearing Policy

Definition of terms used in

Point Lookout Estates Deed Restrictions

60806

Filed: July, 1998 - San Jacinto County Texas

The following terms and definitions are based upon the current standards in this community in keeping with the deed restrictions.

Residence: a one family building used for living quarters. Tiny homes that are less than 900 ft and modular type structures are excluded and not standard in this community.

Fence: a structure serving as an enclosure, a barrier or boundary , usually made of post or stakes joined together by boards, wire or rails; including : metal fencing of various types with a 5 ft height limitation recommended., picket fence recommended up to 4', post and rail. Privacy fences that obscure the view of property are excluded which includes hedges or shrubbery that is allowed to grow to produce a privacy type enclosure. Privacy fences are allowed at the back of the property **ONLY** if the property backs up to the subdivision perimeter.

Boats: pontoon, power, sail, jet ski, canoe,

Trailer: a large transport vehicle designed to be hauled by a truck or tractor or can be driven independently: RV's, campers, mobile homes

**POINT LOOKOUT OWNER'S ASSOCIATION, INC.
COLLECTION POLICY
ADMINISTRATIVE RESOLUTION
DELINQUENT ASSESSMENTS**

EXHIBIT
A-2

60807

20244349

WHEREAS, Article III, Section 3, of the Declaration of the Covenants, Conditions and Restrictions for Point Lookout Owner's Association, Inc., provides that the due date for the assessments shall be January 1 of each year;

WHEREAS, Section §209.0094 of the Texas Property Code was amended September 1, 2023 so it is appropriate that the Association must adopt and comply with a procedure for filing an assessment lien;

AND WHEREAS, there is a need to establish orderly procedures for the collection of assessments which remain unpaid past their due date;

AND WHEREAS, it is the intent of the Board to establish steps for the collection of delinquent assessments as follows:

1. The annual assessment shall be due and payable prior to February 1st of each year.
2. Any assessments which are not paid by February 1st shall be delinquent.
3. Delinquent assessments shall be assessed a late fee in the amount of \$50.00
4. Delinquent assessments shall bear interest at the rate of 10% per annum until paid
5. On approximately February 15th, a notice of delinquency shall be mailed to owners who are still delinquent. The notice shall specify the amount of the delinquent payments and the interest accrued as of that date. This notice is to be sent by first class mail and also by email.
6. If the assessment is not paid in response to the first notice, a second notice will be sent by certified mail after thirty(30) days have expired from the first notice and shall include a demand for payment of the full amount owing which includes the assessment plus late fees, interest, certified letter fees and all other costs to date.
7. After 90 days from the date of the second notice; if a payment has not been made a Notice of Assessment Lien will be filed with the County Clerk's Office of San Jacinto County, Texas.

This resolution is in addition to and shall in no way whatsoever detract from the rights of the Association as specified in the Point Lookout Owner's Association, Inc., Declarations.

This resolution was adopted by the Board of Directors this 10th day of August, 2024 and shall take effect upon its recording in the Official Public Records of San Jacinto County, Texas.

CERTIFICATION

"I, the undersigned, being the President of Point Lookout Owner's Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors."

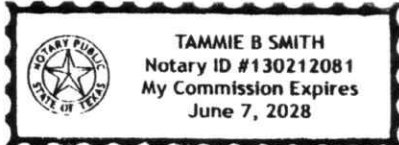
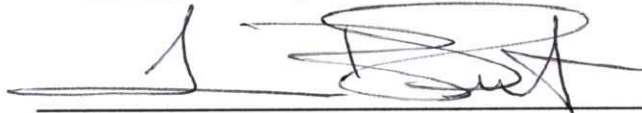


BY: Brian Easterwood
ITS: President

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of AUGUST, 2024

Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

EXHIBIT
A-3

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20244349

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1. Rainwater Recovery Systems may be installed with advance written approval of the Architectural Review Committee subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the Architectural Review Committee
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions.

- a. the barrel must not exceed 55 gallons; and
 - b. the barrel must be installed in close proximity to the structure on a level concrete slab with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and
 - c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
 6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Architectural Review Committee approved ponds may be used for water storage.
 7. Harvested water must be used and not allowed to become stagnant or a threat to health.
 8. All systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

The guidelines are effective upon recordation in the Public Records of San Jacinto County, and supercede any guidelines for rainwater recovery systems which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, 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 10th day of August, 2024



Brian Easterwood
President
Point Lookout Owner's Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point

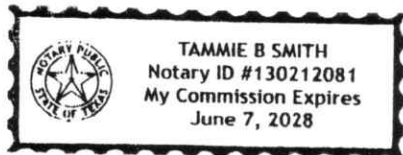
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20244349

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Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of AUGUST, 2024




Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Brian Easterwood, President
Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

POINT LOOKOUT OWNER'S ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF FLAGS

EXHIBIT
A-4

STATE OF TEXAS §

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF SAN JACINTO §

WHEREAS, Point Lookout Owner's Association, Inc. ("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, these policies apply to the operation and utilization of property within the Point Lookout Estates Subdivision Section 1, Annex to Section 1 and Section 2, a residential subdivision in San Jacinto County, Texas as recorded in the Map Records of the Clerk of San Jacinto County, Texas, along with any supplements, amendments, prior plats or replats thereof (all sections cumulatively referred to as the "Subdivision"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011, which was further amended to become Section 202.012 regarding the display of flags; and

WHEREAS, the Board of Directors of the Association("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

1. These Guidelines apply to the display of ("Permitted Flags"):
 - 1.1 the flag of the United States; and
 - 1.2 the flag of the State of Texas; and
 - 1.3 the official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - 2.1 flags for schools, sports teams, businesses, foreign countries; or
 - 2.2 flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - 2.3 historical versions of flags permitted in section 1 above.
3. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Review Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military laws and code.
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
6. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
7. Up to two (2) Permitted Flags may be displayed on a flagpole attached to a structure. Only one(1) Permitted Flag may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One (1) attached flagpole is allowed on any portion of a structure facing a street and one(1) attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
10. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One(1) free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street or one(1) free-standing flagpole is allowed in the rear or backyard portion of a property.
11. Free-standing flagpoles may not be installed in any location described below:
 - 11.1 in any location other than the Owner's property; or
 - 11.2 within a ground utility easement or encroaching into an aerial easement; or
 - 11.3 beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - 11.4 beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - 11.5 closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
12. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting shall

- 12.1 be ground mounted in the vicinity of the flag; and
 - 12.2 utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 12.3 point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - 12.4 provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
- 13. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard(ropes) around the flagpole with a flagpole clasp.
 - 14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
 - 15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

The guidelines are effective upon recordation in the Public Records of San Jacinto County, and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, 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 10 day of AUGUST, 2024

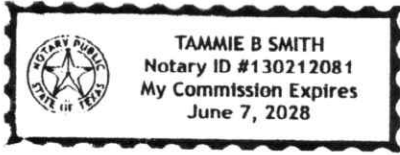


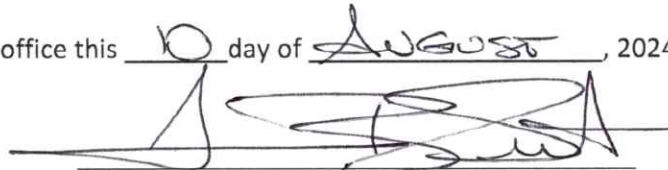
Brian Easterwood
President
Point Lookout Owner's Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of August, 2024




Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Brian Easterwood, President
Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

POINT LOOKOUT OWNER'S ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

60816

EXHIBIT
A-5

STATE OF TEXAS §
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 COUNTY OF SAN JACINTO §

WHEREAS, the Point Lookout Owner's Association, Inc. ("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, these policies apply to the operation and utilization of property within the Point Lookout Estates Subdivision Section 1, Annex to Section 1 and Section 2, a residential subdivision in San Jacinto County, Texas as recorded in the Map Records of the Clerk of San Jacinto County, Texas, along with any supplements, amendments, prior plats or replats thereof (all sections cumulatively referred to as the "Subdivision"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto dealing with the regulation of display of certain religious items and for which the legislature has made subsequent amendments to the same; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines/or Display of Certain Religious Items* within the community

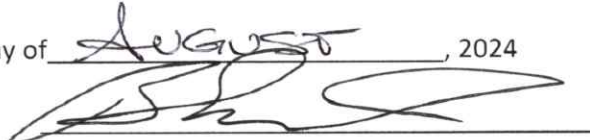
1. A property owner or resident may display or attach one or more religious items to the owner's or resident's property or dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
2. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a) threaten public health or safety; or
 - b) violate any law; or
 - c) contain language, graphics, or any display that is patently offensive to a passerby.
3. Approval from the Architectural Review Committee is not required for displaying religious items in compliance with these guidelines.
4. No owner may display or affix a religious item on property owned or maintained by the Association.
5. No owner may display or affix a religious item in violation of any applicable

building line, right-of-way, setback, or easement.

6. No owner may display or affix a religious item to a traffic control device, street lamp, utility sign, pole or fixture.

The guidelines are effective upon recordation in the Public Records of San Jacinto County, Texas and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, 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 10 day of August, 2024

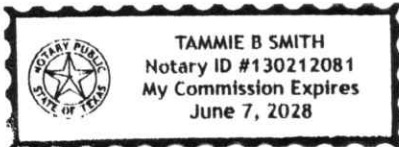



Brian Easterwood
President
Point Lookout Owner's Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of August, 2024



Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

POINT LOOKOUT OWNER'S ASSOCIATION, INC. REGULATION OF STANDBY ELECTRIC GENERATORS

EXHIBIT
A-6

STATE OF TEXAS §

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF SAN JACINTO §

WHEREAS, Point Lookout Owner's Association, Inc. ("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, these policies apply to the operation and utilization of property within the Point Lookout Estates Subdivision Section 1, Annex to Section 1 and Section 2, a residential subdivision in San Jacinto County, Texas as recorded in the Map Records of the Clerk of San Jacinto County, Texas, along with any supplements, amendments, prior plats or replats thereof (all sections cumulatively referred to as the "Subdivision"); and

WHEREAS, chapter 202 of the Texas Property Code was amended to add Section 202.019 ("Section 202.019") which requires the Association to allow standby electric generators and authorizes the Association to regulate such items; and

WHEREAS, the Board of Directors of the Association ("Board") desires to regulate standby electric generators by establishing regulations and guidelines relating to such items in compliance with Chapter 202 of the Texas Property Code and pursuant to the authority granted to the Board of Directors by the provisions of the Declarations; and

NOW, THEREFORE, the Board has duly adopted the following regulations for Standby Electric Generators:

"Standby Electric Generators" (SEG), as defined by § 202.019 of the Texas Property Code, are permitted to the extent required by § 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:

1. The owner shall first apply to the Architectural Review Committee and receive written approval from the Association prior to installation of any SEG permitted by 202.019 that will be located outside of the main residential structure on the Property, in the same manner as all other submissions for approval or improvements to property.
2. The SEG must be installed and maintained in compliance with manufacture's specifications and applicable governmental health, safety, electrical and building codes.
3. All electrical, plumbing, and fuel line connections for the SEG shall be installed only by licensed contractors and all electrical connections must installed in accordance with applicable governmental health, safety, electrical and building codes.
4. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for the SEG shall be installed in accordance with applicable governmental health, safety, electrical and building codes.
5. All liquid petroleum gas fuel line connections shall be installed in accordance with rules and

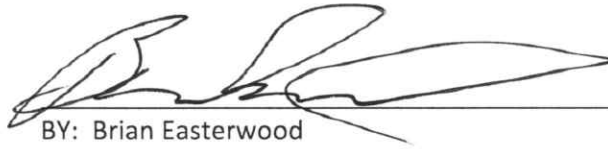
standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical and building codes.

6. All nonintegral standby electric generator fuel tanks for the SEG shall be installed and electrical, maintained to comply with applicable municipal zoning ordinances and governmental health, safety, and building codes.
7. The SEG, its electrical and fuel lines shall all be maintained in good condition.
8. If a component of an SEG, including electrical or fuel lines, is deteriorated or unsafe then that component shall be repaired, replaced or removed as appropriate.
9. The SEG shall be screened in accordance with plans submitted to and approved by the Association, if it is:
 - a. visible from the street faced by the dwelling,
 - b. located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the property owners' association, or
 - c. located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the property owners association.
10. The SEG shall be periodically tested in accordance with the manufacturer recommendations. Generators shall be tested only between the hours of 9:00 a.m. and 6 p.m.
11. The SEG shall not be used to generate all or substantially all of the electrical power to the residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence.
12. The SEG shall be located in a location submitted to and approved by the Association.
13. The SEG shall not be located on property owned or maintained by the property owners association or owned in common by the property owners association.

CERTIFICATION

IN WITNESS WHEREOF, the undersigned, Brian Easterwood, as the duly elected, qualified, and acting President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, hereby certifies on behalf of the Association that this Document REGULATION OF STANDBY ELECTRIC GENERATORS was duly adopted by the Board of Directors of the Association at a meeting of the board held on August 10, 2024 and shall take effect upon its recording in the Official Public Records of San Jacinto County, Texas.

POINT LOOKOUT OWNER'S
ASSOCIATION, INC.,
a TEXAS nonprofit corporation

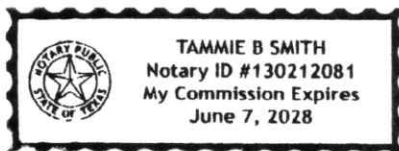
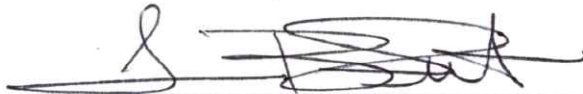


BY: Brian Easterwood
ITS: President

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of August, 2024



Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Brian Easterwood, President
Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

- 20244349 60822
- b) Inform the owner that the owner may request a hearing on or before the 30th day after that date the notice was mailed to the owner.
4. An owner shall request a hearing appealing a denial by delivering a written request for a hearing to the Association's or electronic mail address provided on the most recently filed management certificate.
 5. The Board shall hold the hearing not later than the 30th day after the date the Board received the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. Only one hearing is required under this subsection.
 6. The Board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
 7. During the hearing, the Board or the designated representative of the Association and the owner or the owner's representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's application or request for the construction of improvements, and the changes, if any, requested by the architectural review committee in the denial notice provided to the owner.
 8. All hearings will be held in private. The Board will consider and vote upon the outcome of the hearing in an open meeting in executive session for which notice was provided to the members. The Board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Declaration. The Association will provide the owner with a written notice of the decision regarding the matter of the hearing.
 9. The Association or the owner may make an audio recording of the meeting.

This Policy is effective upon recordation in The Public Records of San Jacinto County, Texas. Except as affected by Section 209.00505 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of Point Lookout Owner's Association, Inc. hereby certify that the foregoing Policy was adopted by at least a majority of the Point Lookout Owner's Association, Inc.'s Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 10 day of AUGUST, 2024

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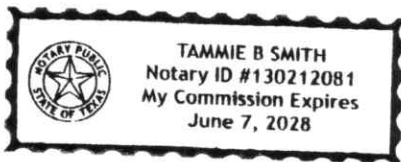
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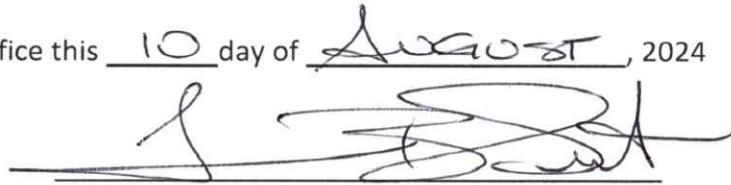
Brian Easterwood, President of
Point Lookout Owner's Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §

Before me, the undersigned authority, on this day personally appeared Brian Easterwood, President of Point Lookout Owner's Association, Inc., a Texas nonprofit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of August, 2024




Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Point Lookout Owner's Association, Inc.
P. O. Box 145
Point Blank, TX. 77364

Filed for Record in:
San Jacinto County

On: Aug 13, 2024 at 10:38A

As a
Recordings

Document Number: 20244349

Amount 100.00

Receipt Number - 67996

By:
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Aug 13, 2024

Dawn Wright, County Clerk
San Jacinto County, Texas