

CERTIFICATION

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for The Village at High Meadow Community Association, Inc., a Texas non-profit corporation;

(2) An instrument titled: "**Large Contract Bid Solicitation Policy**", is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

The Village of High Meadow, Section One in Cabinet V, Sheet 1;
The Village of High Meadow, Section Two in Cabinet W, Sheet 77;
The Village of High Meadow, Section Three in Cabinet X, Sheets 166 & 167;
The Village of High Meadow, Section Four in Cabinet Z, Sheets 151 & 152;
The Village of High Meadow, Section Five in Cabinet Z, Sheets 417 & 418;
The Village of High Meadow, Section Five-A in Cabinet Z, Sheets 646 & 647;
The Village of High Meadow, Section Six in Cabinet Z, Sheet 926 & 927;
The Village of High Meadow, Section Six-A; along with any supplements, additions or replats thereof and any additional land annexed into to the jurisdiction of the Association.

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this 15th day of February, 2022.

By: _____

Luke P. Tollett, Agent for The Village at High Meadow Community Association, Inc.

STATE OF TEXAS

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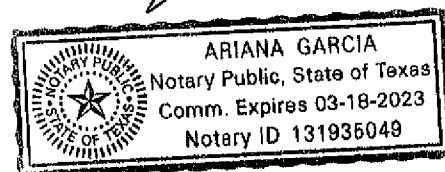
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for The Village at High Meadow Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 15th day of February, 2022.

Notary Public, State of Texas

After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



THE VILLAGE AT HIGH MEADOW COMMUNITY ASSOCIATION, INC.
LARGE CONTRACT BID SOLICITATION POLICY

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

WHEREAS, The Village at High Meadow Community Association, Inc. (the "Association") is the governing entity for Village at High Meadow, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas, along with any amended plats, replats, or supplements, as follows:

The Village at High Meadow, Section One, Clerk's File # 2003117835;
The Village at High Meadow, Section Two, Clerk's File # 2004068108;
The Village at High Meadow, Section Three, Clerk's File # 2005015366;
The Village at High Meadow, Section Four, Clerk's File # 2005135356;
The Village at High Meadow, Section Five, Clerk's File # 2006078222;
The Village at High Meadow, Section Five A, Clerk's File # 2007022693;
The Village at High Meadow, Section Six, Clerk's File # 2007108546;
The Village at High Meadow, Section Six A (unrecorded);
(hereinafter collectively referred to as the "Subdivision"); and

WHEREAS, this Large Contract Bid Solicitation Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 209.0052 of the Texas Property Code was amended to require that property owners associations establish a bid process for any proposed contract for services that will cost more than \$50,000.00;

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent any existing governing document or dedicatory instrument does not conflict with this policy, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

If the Association proposes to contract for services that will cost more than \$50,000.00, it shall solicit bids or proposals for such services contract as provided below. If a bid or proposal is from a board member or related person or entity as defined by Texas Property Code 209.0052, the additional procedures provided by Property Code 209.0052 will be applicable.

1. The following criteria apply to determine whether a services contract will cost more than \$50,000.00:
 - a. The bid process is applicable to service contracts which upon execution of the agreement obligates the Association to pay more than \$50,000.00 during the term of the contract.
 - b. The ability of the Association to terminate a services contract without cause prior to incurring costs in excess of \$50,000.00, does not relieve the Association of the obligation to follow the bid process of this policy if the contract is for a stated term and the total cost of the contract during that initial term is greater than \$50,000.00.
 - c. Amounts under a services contract that are contingent are not included in determining the amount the contract will cost. Costs under a services contract which are unfixed, but certain, shall be estimated to the best of the Association's ability.
 - d. Amounts that may be incurred in the future under a services contract such as would occur upon the renewal of the contract are not to be included in determining the amount the contract will cost. The renewal of an existing contract is not subject to this policy.
2. A proposed services contract that will cost more than \$50,000.00 shall be awarded using the following process:
 - a. The Association shall attempt to obtain a total of three bids or proposals from contractors for the services desired;
 - b. Contractors providing bids or proposals should be insured against liability, have experience providing the desired services, and licensed where required by law;
 - c. If after diligent attempts are made to obtain the three bids or proposals, the Association is unable to obtain three bids or proposals from contractors, the Board may consider the proposals obtained and award the contract;
 - d. The Association may determine on a case by case basis the specific steps it will use to contact potential contractors and solicit bids or proposals. However, in all cases at least three contractors shall be contacted and bids or proposals solicited. In the event there are not three qualified contractors for a particular service in the market area, the association may limit the process to those contractors that are qualified.

- e. In the case of emergencies, the Association may employ a contractor to best resolve the emergency without following the bid/proposal process.
- f. The Board is not obligated to award contracts to the low bidder but must use due diligence in considering all relevant factors regarding the contractor and their proposal.

CERTIFICATION

"I, the undersigned, being a Director of The Village at High Meadow Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of The Village at High Meadow Community Association, Inc.'s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

Brian Oglesbee
By: Brian Oglesbee (Feb 14, 2022 08:36 CST)

Print name: Brian Oglesbee

Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the _____ day of _____, 2021.

Notary Public, State of Texas







Large Contract Bid Solicitation Policy The Village at High Meadow (02638035xC3D0C)

Final Audit Report

2022-02-14

Created:	2021-11-04
By:	Casey Moreno (casey@lead-inc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOGKT8QHTXqJQR-G1eSO6HIShACI-dGAI

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-  Document created by Casey Moreno (casey@lead-inc.com)
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-  Document emailed to Brian Oglesbee (oglesbeerealty@gmail.com) for signature
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-  Email viewed by Brian Oglesbee (oglesbeerealty@gmail.com)
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E-FILED FOR RECORD

02/16/2022 08:35AM



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.

02/16/2022



County Clerk
Montgomery County, Texas