

Bridgepoint Civic Association
Notice of the Board of Directors Meeting
Date: Monday, September 19th, 2022
Time: 6:00 p.m.
Location: 109 West Mink Street, Willis TX 77378

Agenda

1. Call to order and establish a quorum
2. Open meeting with Prayer
3. Pledge of Allegiance
4. Secretary's Report
 - a. Approval of the last board meeting minutes
5. Treasurer's Report
 - a. Approval of Financial Report
6. Standing Committee Reports
 - a. Front Entry Committee Report
 - b. Architectural Control Committee Report
7. Leasing Policy
 - a. Brief Introduction/Open Discussion of Leasing Policy Amendment
 - b. Counting of Ballots
 - c. Reporting of Results
8. Old Business (approved, not yet completed, tabled)
 - a. Fence Repair at Boat Ramp
 - b. Street Light Repair
9. New Business
 - a. Investment of Funds (Board Vote)
10. Possible Executive Session
11. Open Forum
12. Adjourn the Meeting

Nomination Meeting to take place on Monday, October 17th, 2022.

BALLOT ISSUE

LEASING POLICY

1. Defined Terms

“Dwelling” means both the lot and the residential structure located thereon.

“Occupant” means tenants or lessees, including their family members, short term guests and invitees, as applicable.

“Lease” or “Leasing” means occupancy of a Dwelling by any occupant (other than the owner), or which the owner receives any consideration or benefit, including but not limited to, a fee, service, gratuity or emolument.

2. Leasing Parameters

- a. All Leases must be in writing and shall contain such terms as the Association may prescribe from time to time.
- b. Within 10 days of a Lease being signed, the owner of the Lease property shall provide the Association with the following:
 - i. A copy of the executed Lease, with all "sensitive personal information" made unreadable or indecipherable by the owner prior to submission of the lease to the Association. "Sensitive personal information" means an individual's social security number; driver's license number; government issued identification number; or account, credit card or debit card number;
 - ii. The contact information for the Occupant(s) (name, phone number, mailing address and email address);
 - iii. Confirmation that the Lease provides that it may be terminated in the event of a violation of the Dedicatory Instruments by the Occupant(s), and the Association, in its sole discretion, may require termination of the Lease by the owner and eviction of the Occupant(s) in such event;
 - iv. Confirmation that the Occupant(s) have been advised of the requirements in this Policy and have either been given copies of the Declaration and all other dedicatory instruments or have been directed to the BPCA website address for access to these documents; and
- c. All Occupants shall be subject to the terms and conditions of the Dedicatory Instruments as though such Occupant were an owner. All provisions of the Dedicatory Instruments which govern the conduct of owners of a Dwelling and which provide for sanctions against owners shall also apply to all Occupants of a Dwelling even though such Occupants are not specifically mentioned.

- d. Each owner of a Dwelling agrees to cause his Occupants to comply with the Dedicatory Instruments, and is responsible and liable for all violations and losses caused by such Occupants, notwithstanding the fact that such Occupants are fully liable for any such violation.
- e. The entire Dwelling must be Leased to the same Occupant for a minimum term of 6 months. There is no maximum term. No subleasing is allowed.
- f. Lease for "residential purpose" does not include a Lease of a Dwelling for use as transient housing, including but not limited to, hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, bed and breakfast, vacation rentals, party rentals, boarding house, "Airbnb", "Home Away", "VRBO", church purposes, or other short-term rental services, and such uses are strictly prohibited and will conclusively be considered a business use prohibited by the Declaration and this Policy and a violation of the Declaration and this Policy.
- g. Notwithstanding anything contained herein to the contrary, no Dwelling may be used for a Timeshare Plan or put to Timeshare Use, as those terms are defined in Chapter 221 of the Texas Property Code, or its successor statute.
- h. The Leasing of a Dwelling that is not in compliance with the provisions of this Policy or the Declaration will be considered a violation of the Dedicatory Instruments governing the Subdivision.

Invalidation of any one or more of the covenants, restrictions, conditions or provisions contained in this Policy shall in no way affect any of the other covenants, restrictions, conditions or provisions which shall remain in full force and effect.

Bridgepoint Property Owner Information

The Bridgepoint Civic Association is updating its records.

Phone Number 1: _____ Phone Number 2: _____

Would you like to have your phone number published in the Bridgepoint Directory? ___ Yes ___ No

If yes, which number you would like to be published in the directory (only one please). #1 #2

Would you like a printed copy of the Bridgepoint Directory?

___ Yes ___ No

Electronic Communication

Occasionally, the Bridgepoint Civic Association emails information to property owners. Please provide your email addresses below to ensure that you receive information that is sent via email.

Email Address 1: _____

Email Address 2: _____

Homeowner Signature: _____

Thank You!

Bridgepoint Civic Association

Bridgepoint Property Owner Information

The Bridgepoint Civic Association is updating its records.

BRIDGEPOINT CIVIC ASSOCIATION

September 19, 2022 at 6:00 PM
109 Mink Street, Willis, TX 77378

OFFICIAL BALLOT

Ballot Issue:

Leasing Policy which will amend Bridgepoint Deed Restrictions
(See Attached Leasing Policy).

Ballots without ALL owner's signatures will not be counted.

- I vote **in favor** of adopting the attached leasing policy
- I vote **against** adopting the attached leasing policy

Property Owner # 1 Printed Name: _____

Property Owner # 1 Signature Required: _____

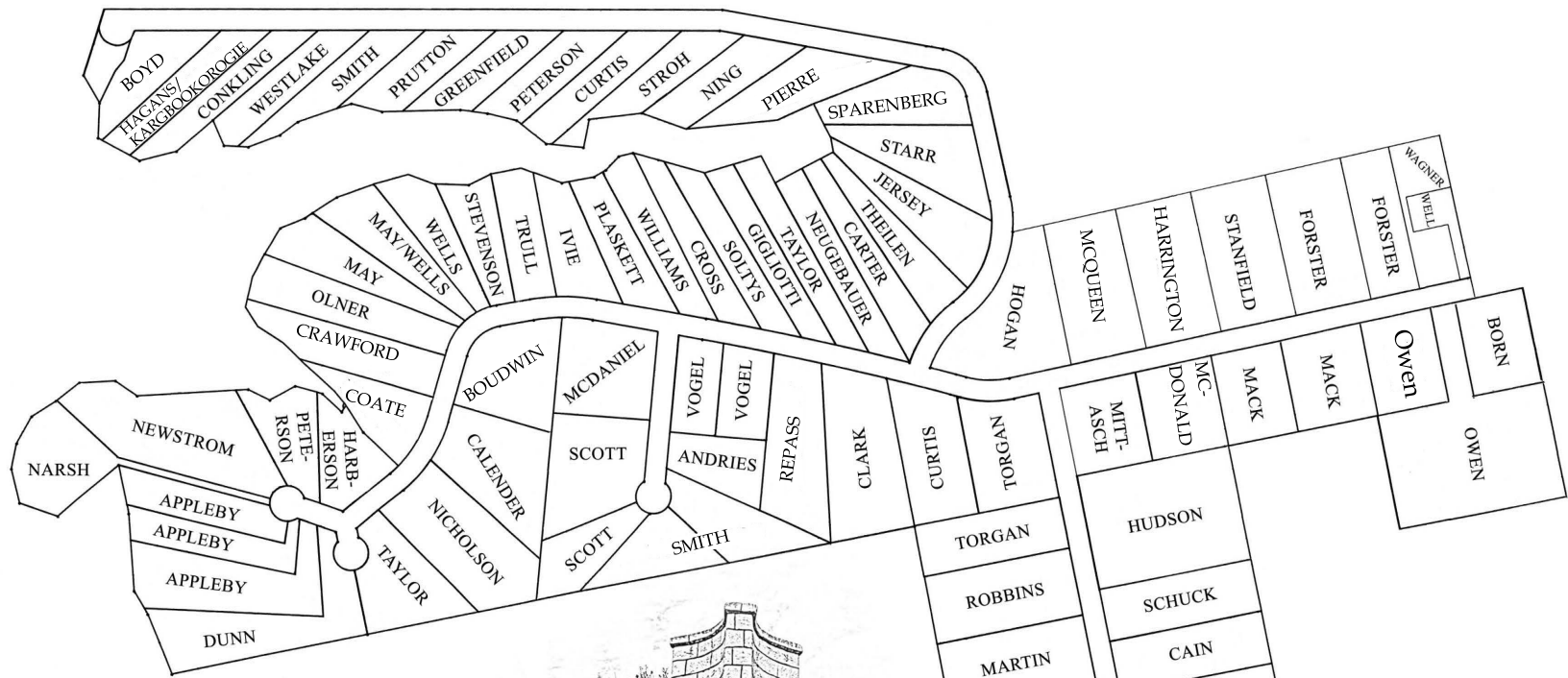
Property Owner # 2 Printed Name: _____

Property Owner # 2 Signature Required: _____

Lot # Block #

Either:

1. Bring your Ballot(s) to the meeting on Monday, September 19th, at 109 Mink Street, Willis, TX 77378 at 6:00 PM.
2. Mail your Official Ballot(s) to BPCA, P.O. Box 1709 Willis, TX 77378. Ballots must be received by 4:00 p.m. on September 19th, 2022.



BRIDGEPOINT ON LAKE CONROE

