

**CERTIFICATE OF CORPORATE RESOLUTION OF
MERRYLANDS HOMEOWNERS ASSOCIATION**

SOCIAL MEDIA POLICY

WHEREAS, the Board of Directors ("Board") of Merrylands Homeowners Association ("Association") is charged with the responsibility of collecting assessments from owners of lots located within the community, enforcing the deed restrictions, protecting the values and amenities of the subdivision, and exercising for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the membership of other provisions as provided for in the By-Laws of the Association ("By-Laws") and adopted by the Association and as authorized by the Declaration of Covenants, Conditions, and Restrictions for Merrylands Section One dated March 26, 2021, and recorded in the Office of the County Clerk of Harris County, Texas, under Filing Number RP-2019-124196, as it may have been and may be supplemented and amended from time to time ("Declaration"); and

WHEREAS, the By-Laws of the Association allow for the Board of Directors ("Board") to carry on the administration of the Association and to do all of those things necessary and/or desirable in order to carry out the governing and operating of the Association and to exercise all powers and duties of the Association under the Declaration which are not otherwise specifically reserve to the Members; and

WHEREAS, the By-Laws provides that a majority of the number of Directors shall constitute a quorum for the transaction of business; and

WHEREAS, the Board held a meeting on December 4, 2023, at which a majority of Directors were present and duly passed the resolution described hereinbelow.

NOW, ~~THEREFORE~~, in furtherance of their duties as an officer of the Association, the undersigned, [Signature] President of the Association, does hereby certify that at a duly constituted meeting of the Board held on December 4, 2023, at least a majority of the Directors of the Board were present and duly adopted the following resolution:

WHEREAS, the Board held a meeting on December 4, 2023 (the AAdoption Meeting@), at which at least a majority of the Directors were present and at which at least a majority of the Directors present duly passed the Social Media Policy;

NOW, ~~THEREFORE~~, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the Directors were present and that at the Adoption Meeting, at least a majority of the Directors present duly adopted the Social Media Policy. The Social Media Policy is effective upon recordation of this Certificate in the Real Property Records of Harris County, Texas. The Social Media Policy is as follows:

GENERAL STATEMENT

Social media is a collection of online communications channels dedicated to public or community-based input, interaction, content-sharing and collaboration, such as, but not limited to Facebook, Twitter, LinkedIn, Neighborhood Link or other as yet unidentified forums (hereinafter "Social Media"). Social Media channels generate a lot of traffic and dialogue. The benefit of Social Media is that "consumers" of Social Media, unlike consumers of traditional media which is a one-way experience, can interact *instantly* and *directly* with either the originators or the authors of the information. This interaction is precisely what makes it so dynamic. Social Media, undoubtedly, has its benefits, but it also could pose inherent risks and liabilities too, especially as it relates to Association-related business or matters being discussed on online communications channels that may be perceived as a formally adopted statement made by the Association, when in fact it may not be.

POLICY

1. Board members, officers, and committee members of the Association shall not post or provide any comments on any Social Media regarding Association-related business or matters, unless voted upon and approved by the Board. Association-related business or matters is construed very broadly in this context, and can include, but is not limited to, any matter addressed by way of the Association's governing documents, any ongoing concern of the Association or any other matter that involves, is related to, or could be construed as being related to the maintenance, appearance, health, safety, condition, or well-being of the subdivision.
2. Communications on Social Media on matters directly or indirectly related to the Association are not reflective of the Association's position on such matters and should not be construed as such.
3. Nothing posted on Social Media on matters directly or indirectly related to the Association shall act as notice to its members, the Association, or any third-parties, and it shall not be reasonable for anyone to claim that they relied to their detriment on any such posts on Social Media.
4. The Association website shall be the official site for Association-related business and communications made to members of the Association from time-to-time.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records of Harris County, Texas.

**MERRYLANDS HOMEOWNERS
ASSOCIATION., a Texas non-profit corporation**

By: Shawn Burleigh
President

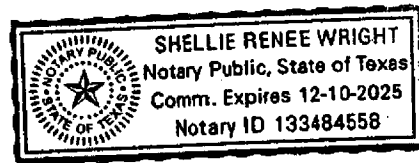
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 6, 2023, by Shawn Burleigh, President of Merrylands Homeowners Association, a Texas non-profit corporation, on behalf of said entity.

SW Wright
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Nina Tran-Moraw
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



RP-2024-90301
Pages 4
03/14/2024 01:33 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-90301