

SOCIAL MEDIA POLICY
for
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY MONTGOMERY §

WHEREAS, the property encumbered by this Social Media Policy ("**Policy**") is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas, recorded in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk's File No. 2006006119, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

NOW THEREFORE, in accordance with the dedicatory instruments governing Valley Ranch Homeowners Association, Inc., a Texas non-profit corporation (the "**Association**"), the Board of Directors of the Association (the "**Board**") hereby adopts this Policy to establish rules and procedures for Members' use of the Association's social media outlets. This Policy runs with the land and is binding on all Members within the Association. This Policy replaces any previously recorded or implemented policy that addresses rules or procedures for Members' use of the Association's social media outlets.

Social Media Policy

1. Definitions

1.1. **Declaration's Definitions.** Any capitalized terms used in this Policy have the meanings set forth in the Declaration, unless otherwise specified in this Policy.

1.2. **Content.** "Content" means content, written communication, material, suggestions, feedback, images, photographs, pictures, or otherwise graphical information.

1.3. **Social Media.** Social media or social networking includes all means of communicating or posting of information or content of any sort online (internet), including but not limited to: blogs, wikis, file-sharing, user-generated video and audio, social networks and other social networking applications. At present, many organizations are fully engaged with social media websites such as Facebook, Twitter, YouTube and LinkedIn and the Board intends to embrace and include in this Policy all new social media environments that may appear in the future which are not currently named.

1.4. **Good Standing.** “Good Standing” means an Owner who: (a) is current in the payment of assessments and other charges due and owing to the Association that are authorized by the Declaration or other dedicatory instrument of the Association and/or state law; and (b) is not the subject of an Association enforcement action for a violation of the Declaration or any other dedicatory instrument applicable to the Association.

2. **Association’s Social Media Websites or Newsletters**

2.1. **Authority.** The Association may employ Social Media on behalf of the Association.

2.2. **Purpose.** Any website, form of Social Media, newsletter or other publication created on behalf of the Association shall be for informational and communication purposes only. The purpose of this Policy is to establish guidelines for Members, stakeholders and affiliated groups. This Policy covers the conduct and expectations, policies, audiences, definitions, standards, guidelines when participating in the Association’s Social Media or social networking platforms. The Association must ensure the use of Social Media communications maintains its brand, identity, integrity and reputation while minimizing risks, inside or outside of the workplace.

2.3. **Unauthorized Social Media.** A Member shall not create a website, form of Social Media, newsletter or other publication that appears to be authorized by the Association or the Board, unless:

- a. the Board has provided the Member written authorization to create or form such a website, social media, newsletter, and/or other publication; or
- b. the Member prominently states on the website, Social Media, newsletter and/or other publication that it is “not official” and “not approved by Valley Ranch Homeowners Association, Inc.”.

3. **Authorized Users**

3.1. **Members and Employees.** Only Members and authorized agents of the Association are permitted to post on the Association’s Social Media websites. Members must be at least eighteen (18) years of age to post on the Association’s Social Media websites. By posting Content, the user represents and warrants that he or she is a current Member of the Association in Good Standing. All Members must request permission from the Association in writing to join a website or form of Social Media by providing information regarding the property owned within the Association. Additionally, a Tenant may request permission from the Association in writing to join a

website or form of Social Media by providing a copy of his/her lease, bill or valid Texas identification.

3.2. Revoking Access. If the Association deems in its sole discretion that a user of any of its Social Media websites is not a Member, or is a Member that is not in good standing, the Association may revoke the user's access to the Association's Social Media websites.

4. Permitted Uses

4.1. Permitted Content. All Content on the Association's Social Media websites, shall be respectful, positive, and in good taste. A Member **shall not** publish any Content that:

- a. the Member does not have the right to publish;
- b. is for the purpose of advertising a commercial business or proposition (not including business referrals or residential classifieds);
- c. is in connection with pyramid schemes, chain letters, junk email, spamming, or any duplicative or unsolicited messages (commercial or otherwise);
- d. is inappropriate, profane, obscene, indecent, discriminatory, hateful, or abusive;
- e. is defamatory, illegal, infringing, or otherwise tortious;
- f. attempts to identify or identifies potential infractions of the law and/or governing documents of the Association;
- g. may be perceived as violating another person's right to privacy, including but not limited to Member addresses and/or license plate numbers; or
- h. attempts to address or addresses Association business.

4.2. Other Users' Legal Rights. A Member shall not use the Association's Social Media websites to abuse, harass, stalk, or threaten another person, or to otherwise violate the legal rights (such as rights of privacy and publicity) of another person.

5. Moderation by the Association

5.1. Moderating Activity. The Association may, but is not required to monitor or moderate Content posted on the Association's Social Media websites.

- 5.2. **Deleting Content.** Upon a report or other notice to the Association that any Content violates the Association's governing documents, including this Policy, the Board, in its sole discretion, may delete the Content without notice to the user who posted it.
- 5.3. **Revoking Access.** If the Board, in its sole discretion, determines that a Member has violated the Association's governing documents, including this Policy, the Board may revoke the Member's access to the Association's Social Media websites.
- 5.4. **Admin(s).** Rules regarding use of the Association's Social Media website(s) shall be set at the sole discretion of either the Board, or by the Admin(s) selected by the Board. Members agree to abide by and adhere to the rules set forth by the Board or Admin(s).
6. **No Representations.** The Association makes no representations about the accuracy or veracity of Content published on its Social Media websites by Members or third parties. The Association does not guarantee that any information on its Social Media websites published by Members or third parties is current, exhaustive, complete, or suitable for any purpose.
7. **Emergencies.** All Association safety and/or emergency issues should immediately be reported to local authorities at 911.
8. **Compliance and/or Service Requests.** Violations of the Declaration and/or any governing documents of the Association shall not be reported through the Association's Social Media website(s). Service requests shall not be submitted through the Association's Social Media website(s).
9. **Subpoena.** All content from a website or any form of Social Media may be subject to a subpoena and discoverable in litigation or in preparation for litigation.
10. **Disclaimer.** The Association does not control or endorse the content, messages, or information submitted or posted by Members or third parties. As such, the Association disclaims any liability in connection with the use of its Social Media websites or from Members' participation in such use. The Association specifically disclaims any liability for offensive, inappropriate, obscene, unlawful, or otherwise objectionable content or information a Member may encounter on the Association's Social Media websites. The Association disclaims any liability in connection with the proliferation of users' Content.
11. **Limitation of Liability.** The Association neither assumes nor authorizes any other person to assume for it any other liability in connection with the use of its Social Media websites. In no event will the Association be liable to any Member or third party for (a) any lost profits or revenue, incidental or consequential damages (including, indirect, special, punitive, or exemplary damages) arising out of the use

or inability to use the Association's Social Media websites, or (b) any claim by any other party, even if the Association has been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association is not liable for the effects of any service outages, breach of servers (server or client side), or the resulting effects of such occurrences. The Association's liability under this Policy to any particular Member in any particular year will not exceed an amount equal to: [the amount of any assessments paid to the Association by the Member in that year] x [(the amount the Association remitted to the relevant Social Media website in that year) / (the Association's total expenses that year)].

This limitation will not limit any liability for gross negligence or damages that may not be limited by law.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Social Media Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

TO CERTIFY which witness my hand this the 25th day of August, 2021.

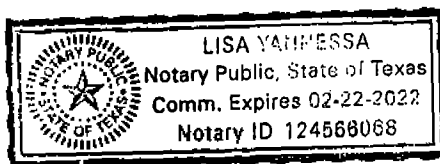
Valley Ranch Homeowners Association, Inc.

By: [Signature]
Tyler Hager - President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 25th day of August, 2021, personally appeared Tyler Hager, President of Valley Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas



SEVENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the authorized representative of Valley Ranch Homeowners Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 6, 2008 under Clerk's File No. 2008-056313, the "First Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "First Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on October 1, 2008 under Clerk's File No. 2008-096645, "Second Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Second Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 11, 2013 under Clerk's File No. 2013003120, "Third Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Third Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 3, 2020 under Clerk's File No. 2020000564, "Fourth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on November 12, 2020 under Clerk's File No. 2020131064, "Fifth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on February 6, 2021 under Clerk's File No. 2021024077 and "Sixth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 10, 2021 under Clerk's File No. 2021080117, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, Fourth Supplemental Notice, Fifth Supplemental Notice and Sixth Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

- **Security Measures Policy for Valley Ranch Homeowners Association, Inc.**
- **Bid Solicitation Policy for Valley Ranch Homeowners Association, Inc.**
- **Flag Display Policy for Valley Ranch Homeowners Association, Inc.**
- **Operation of Golf Carts Policy for Valley Ranch Homeowners Association, Inc.**
- **209 Hearing Policy for Valley Ranch Homeowners Association, Inc.**
- **Collection Policy for Valley Ranch Homeowners Association, Inc.**

- Leasing and Occupancy Policy for Valley Ranch Homeowners Association, Inc.
- Certificate of Resolution of Board of Directors of Valley Ranch Homeowners Association, Inc. (Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code).
- Social Media Policy for Valley Ranch Homeowners Association, Inc.
- Display of Religious Items Policy for Valley Ranch Homeowners Association, Inc.
- Swimming Pool Enclosures Policy for Valley Ranch Homeowners Association, Inc.

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

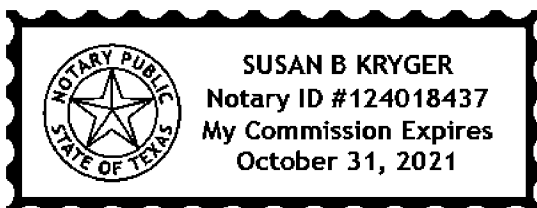
Executed on this 30th day of August, 2021.

VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 30th day of August, 2021 personally appeared Eric B. Tonsul, authorized representative of Valley Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

E-FILED FOR RECORD

08/30/2021 09:49AM



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.

08/30/2021



County Clerk
Montgomery County, Texas