

REMINGTON RANCH COMMUNITY ASSOCIATION, INC.

POLICY REGARDING BOARD ACTIONS VIA EMAIL

STATE OF TEXAS §

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COUNTY OF HARRIS §

WHEREAS, Remington Ranch Community Association, Inc. (the "Association"), a nonprofit corporation, is the governing entity for Remington Ranch, Sections 1-10 and 12-27, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. Y605523, X605525, Y174108, X870267, X870347, Y086195, Y342318, Y791431, Y597684, Y610876, Z080569, Y610897, Y716477, Y610914, Y786624, Y948345, Y948353, Z207475, Z207476, Z395923, Z360337, Z360367, Z360373, 20060051256, 20060228556, and RP-2016-176660, respectively, along with any amendments, supplements and replats thereof (the "Subdivision") and

WHEREAS, Section 209.0051(h) of the Texas Property Code was recently amended to allow the Board of Directors to take action outside of a meeting including voting by electronic means without notice to the members; and

WHEREAS, pursuant to Section 209.0051(h), the Association desires to enact uniform procedures to ensure that for electronic voting, each Director has a reasonable opportunity to express his or her opinion to all other board members and to cast his or her vote; and

WHEREAS, this Dedicatory Instrument represents 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 accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

- 1) Upon election to the Board of Directors, each Director shall register his or her current email address with the Association's managing agent and/or the Association's President, and shall update the email address as it changes.
- 2) When a matter arises for a vote of the Board of Directors, for which email voting is permitted, the managing agent and/or the Association's President shall send an email to the registered email address of each Director. The email will state the proposal being voted on and request that each Director send a reply email to all Directors (for example, by utilizing the "Reply All" feature) casting his or her vote on the proposal.
- 3) Each Director shall be entitled to reply to all other Directors and express his or her opinion on the proposal before casting his or her vote.

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- 4) A proposal shall be considered approved upon the following occurrences:
- a. All Directors reply to all other Directors with their vote and the majority of the Directors vote to approve the proposal, or
 - b. At least a majority of the Directors vote to approve the proposal, and any Directors that have not responded have had 48 hours to respond by voicing their opinion or casting their vote via email; unless the person sending the proposal has reason to believe the email was not delivered or received.
- 5) For clarification, the Association has determined that 48 hours provides each Director with a reasonable opportunity to express an opinion and cast a vote.
- 6) In the event a Director anticipates he or she will not have email access for a period of time lasting more than 48 hours, then that Director shall notify the Association's managing agent or the Association's President of the same. The Director shall indicate his or her desire to abstain from all votes for the duration of his or her absence or shall provide another method by which the Association may contact him (phone, fax, etc...) to obtain his or her vote and learn his or her opinion on the subject matter at hand.

CERTIFICATION

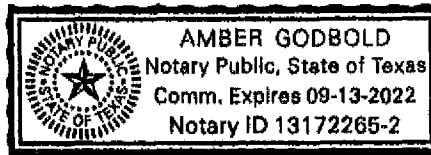
"I, the undersigned, being a Director of the Association, hereby certify that the foregoing instrument was adopted by at least a majority of the Association Directors at a properly noticed open meeting of the Directors at which a quorum was present.

By: Dorothy M. Roaches

Print Name: Dorothy M Roaches Title: V-President

STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this 26 day of April, 2019, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

Amber Godbold
Notary Public, State of Texas

Return To:
HOLT & YOUNG, P.C.
9821 Katy Fwy, St. 350
Houston, Texas 77024

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Pages 3
05/20/2019 12:41 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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