



POLICY NOTICE CERTIFICATE TO LOT OWNERS AND BUILDING CONTRACTORS

As Required by Chapters 202 and 209, Texas Property Code

THE RESERVE AT SUGARTREE POA, INC.

MINIMUM DESIGN, CONSTRUCTION & MAINTENANCE GUIDELINES

Effective for New Construction occurring on and after May 15, 2020

STATE OF TEXAS)(THE RESERVE AT SUGARTREE POA, INC.
)(POLICY NOTICE CERTIFICATE BOARD RESOLUTION FOR THE
)(MINIMUM DESIGN, CONSTRUCTION & MAINTENANCE GUIDELINES
 COUNTY OF PARKER)(FOR LOT OWNERS AND BUILDING CONTRACTORS

POLICIES NOTICE CERTIFICATE

In accordance with the Texas Property Code Chapters 202 and 209 et seq., also known as the Texas Residential Property Owners Protection Act, this Policy Notice Certificate of The Reserve At SugarTree POA, Inc. shall be recorded in each county in which any portion of the residential subdivision is located. The residential subdivision is located wholly within Parker County, Texas.

This Dedicatory Instrument and Policy Notice Certificate hereby declares that:

- (1) the name of the subdivision is The Reserve At SugarTree;
- (2) the name of the Homeowners Association is The Reserve At SugarTree POA, Inc.;
- (3) the recorded declaratory instruments are recorded in the Real Records of Parker County, Texas.
- (4) The definitions contained in the recorded Dedicatory Instruments, as amended, for The Reserve At SugarTree, Inc., including the Declarations of Covenants, Conditions and Restrictions, as amended, for the four Phases of the subdivision, the Bylaws, the Certificate of Incorporation and Articles of Incorporation, and the Management Certificate are hereby incorporated herein by reference.
- (5) the recording data for the Dedicatory Instruments of The Reserve At SugarTree POA, Inc., as defined in Texas Property Code Section 202.001(1), which is subject to Section 202.006 of the Texas Property Code, that provides that a property owners association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the development is located, is contained in the most recent amendment to the Declaration of Covenants, Conditions and Restrictions, known as the 2020 Amended Consolidated Amendment, recorded on the 21st day of January, 2020 in the

POLICY NOTICE CERTIFICATE TO LOT OWNERS AND BUILDING CONTRACTORS

As Required by Chapters 202 and 209, Texas Property Code

THE RESERVE AT SUGARTREE POA, INC.

MINIMUM DESIGN, CONSTRUCTION & MAINTENANCE GUIDELINES

Effective for New Construction occurring on and after May 1, 2020

Parker County, Texas Official Records as Document Number 2020 to update the required Property Owners Association information, which Dedicatory Instruments are hereby supplemented by the recording of this Policies Notice Certificate for the following Policy:

Minimum Design, Construction & Maintenance Guidelines Policy

Pursuant to Section 209.005(m) of the Texas Property Code, The Reserve At SugarTree POA, Inc., hereinafter referred to as the "Association," acting by and through its Board of Directors, has adopted the following policy for the "Minimum Design, Construction & Maintenance Guidelines Policy, to wit:

During the Development Period, the Declarant shall have sole authority to adopt and amend the Minimum Design, Construction & Maintenance Guidelines as Association Rules, enforceable by the Association. Thereafter, the Association's Board, or if delegated to the ARB, the ARB shall have authority to amend these Minimum Design, Construction & Maintenance Guidelines. There shall be no limitation on the scope of amendments to the Minimum Design, Construction & Maintenance Guidelines. The ARB shall make the Minimum Design, Construction & Maintenance Guidelines available to all Members, and require that all Owners, Contractors and Builders sign a copy of this Policy as they seek ARB approval to engage in construction or installation within the Properties.

To be authorized to perform construction or installation and maintenance of the residential Lot or a Primary Dwelling, Guest Dwelling, Detached Garage, Outbuilding or Accessory Building of any nature or size, or of other Improvements or Fencing or Landscaping on the residential Lots in The Reserve At SugarTree subdivision, all Contractors, Builders and Lot Owners must abide by this Minimum Design, Construction & Maintenance Guidelines Policy, and its terms and conditions, and be subject to the Association's or the ARB's enforcement, including the Imposition of Fines established in the attached Fine Schedule for Non-Compliance, and Stop Work Orders for violations of this Policy and of all other of the Governing Documents for The Reserve At SugarTree POA, Inc.

NEW CONSTRUCTION – KEY DECLARATION PROVISIONS

The following Guidelines and Restrictions are excerpted from The Reserve At SugarTree Declaration of Covenants, Conditions and Restrictions, as amended (herein the "Declaration"), and supplemented as Rules to clarify and expand upon, but not to conflict with, the Declaration provisions, and shall apply to Lot Owners and Contractors performing new construction in The Reserve At SugarTree.

Section 9.4 Specific Guidelines and Restrictions

(a) Single Family Residential Construction. No building shall be erected, altered or permitted to remain on any Lot other than one (1) Dwelling per each Lot to be used for single family residential purposes. All Dwellings, detached garages, workshops and Accessory Buildings

must be approved in writing by the ARB prior to being erected, altered or placed on the Lot. The term "Dwelling" does not include single or double wide or other manufactured homes, and said manufactured homes are not permitted within the Subdivision.

All Dwellings, whose construction began on or after November 13, 2019, must have at least **TWO THOUSAND, SEVEN HUNDRED (2,700)** square feet of heated and cooled living area, excluding porches, and a minimum of two (2) conventional car garage. No garage is permitted to face or open to the front or street side of the Lot or the golf course. On Lots which corner on two streets, the narrow side is considered the front and any garage on a corner Lot opening to any street side of the Lot must be equipped with an automatic garage door opener and remain closed a majority of the time. Carports are not allowed. No structure shall exceed Thirty-Five feet (35') in Height as defined in Section 1.28.

Effective on January 1, 2020, all improvements must be built with new construction materials with exterior walls being one hundred percent (100%) **BRICK AND/OR ROCK, STUCCO OR GLASS (I.E. NO ALUMINUM, WOOD, ASBESTOS SIDING, VINYL OR PLYWOOD SIDING, HARDI-BOARD OR MASONITE SIDING)**. The exterior siding of all chimneys must be one hundred percent (100%) brick, rock or stone. No Accessory Buildings or storage buildings may be built and placed on the Lot unless approved by the Architectural Review Board as a Variance.

As of November 13, 2019, all Guest Houses must have a minimum of **SEVEN HUNDRED, FIFTY (750) SQUARE FEET OF LIVING AREA, EXCLUDING PORCHES**. All Guest Houses must be built simultaneously as the main Dwelling or after construction as the main Dwelling. **Any building, structure or improvement commenced on any Lot shall be completed as to exterior finish and appearance within six (6) months from the commencement date.** As used herein, the term "single family residential purposes" shall be construed to prohibit manufactured housing mobile homes or trailers being placed on said Lots, or the use of said Lots for duplex houses, condominiums, townhouses, or apartment houses. All Lots shall be for single family residential purposes and all homes must be site constructed. No gazebo, greenhouse, storage shed, clothesline or other similar structure shall be erected, constructed or placed upon any Lot without prior approval of the ARB, as a Variance.

Builders, Lot Owners and Realtors must complete and submit to the **ARB a Marketing Sign Application on the New Construction Architectural Form** provided by the ARB, along with a check for the required **Application Fee, which shall initially be Twenty-five Dollars (\$25.00)** payable to the Association. The Board may establish this fee by resolution at a different amount in its sole discretion from time to time. Contact information depicted on any sign may include only one of either the Lot Owner, Developer/Declarant, Builder or Realtor. The ARB's approval may specify the sign's location on a Lot and its nature, appearance, dimensions, content, and time period of display of any sign or object. Owners hereby give Declarant or any member of the ARB the right to enter upon the Owner's Lot to allow the Association to effect the removal of any

sign or object that violates this Article or which the ARB deems inconsistent with neighborhood standards without liability for trespass or any other liability connected with the removal. Builders and Realtors may place one (1) professional made marketing sign in accordance with the specifications stated in the declaration. Please refer to Article 4, Section F, Subsection 10.7 Signs, on pages 8 & 9 of the 2020 Amended Consolidated Amendment to the Declaration of The Reserve At SugarTree, recorded as Document Number 202001780 in the Parker County, Texas Official Records on the 21st day of January, 2020. An ARB Application for approval of the Sign Design and Placement must be submitted for approval prior to placing any sign.

Section 9.4 Specific Guidelines and Restrictions

(d) **Walls and Fences.** Walls and fences, if any, must be approved by the ARB prior to construction and shall be no closer to the Front Line than the front line of the house. All fencing shall be wrought iron fencing materials. A maximum Height of any fence shall not exceed six feet (6'). There shall be no screening of the view or vision of the residential lots from the Golf Course.

(e) **Easements and Building Setbacks.** A thirty foot (30') building setback exists from all Front Lines. A five foot (5') utility easement exists inside all Side Lines and a ten foot (10') utility easement exists inside all Rear Lines of all Lots in SugarTree unless noted to the contrary on the specific plat of the Property. A ten-foot (10') building setback requirement exists for all buildings inside the Side and Rear Lines of all Lots. A forty foot (40') building setback exists along the Rear Lines of all Tracts located adjacent to the golf course (the "Golf Course Tracts"). There shall be no structure allowed between the Building Setback lines described herein and the Tract boundary without first obtaining a variance; however, the Golf Course Tracts will be permitted to construct within the 40-foot building setback described herein, underground structures such as swimming pools without a variance, but no structure will be allowed above the ground within the 40-foot building setback on the Golf Course Tracts.

(g) **Driveways.** Driveways and drive approaches must be of hard surface materials (concrete or asphalt) from street to garage unless prior approval of an alternative surface is granted by the ARB.

(i) **Mailbox.** Mailboxes shall be of masonry construction matching the masonry of the Dwelling. **ARB Comment:** The design and construction of Curbside mailboxes must receive ARB approval and comply with the Lipan United States Post Office requirements to have a flag and be at a height of 42" to 48" from the ground to the bottom of the mailbox, with a mailbox size of at least 8.72" wide, preferably 11.7" wide to accept standard size Amazon packages, or have a built-in large open inset at the rear of the structure for packages.

Section 10.16. Irrigation Systems and Wells.

Private water wells within the Properties may be drilled or constructed on an Owner's Individual Lot so long as (1) the architectural design of any water well house is consistent with the architectural design of the residence on the same Lot; (2) the water well has been approved in advance by the Architectural Review Board, which such approval may be withheld by the Architectural Review Board in its sole and absolute discretion; and (3) the water well is used to dispense water solely for domestic use. The registration, construction, maintenance, use, operation, testing, monitoring, production, and plugging/capping of all water wells must comply with the rules, requirements, regulations, laws and/or policies of all applicable regulatory authorities, including but not limited to the Upper Trinity Conservation District. Neither the Declarant nor the Association makes any representation or warranty concerning the production capacity of any water well or the quality, potability, or safety of any water well or any water from any water well. Owners shall be required to plug any water wells that are permanently out of use in a timely manner.

SubSection 9.4(k). All future Propane/Butane Tanks. (effective August 14, 2017)

All propane/butane tanks for new construction (future placement or installation of any tank) must be buried underground and completely covered with level ground or be installed or placed in the side yard between front and rear boundaries of the Lot or Tract so as not to be visible from the street, adjoining Lot, or the golf course.

If non-compliance is observed during installation, a stop work order may be issued until corrected.

Existing Propane/Butane Tanks.

All existing tanks have been given ninety (90) days from the effective date of the amendment in which they were to be buried or completely shielded or screened from view.

- Lattice screening is not acceptable.
- Screening may include:
 - Vegetation such as permanently planted shrubs that remain green throughout the year (e.g. Texas Sage, Juniper, Elaeagnus, Willow Leaf Holly).
 - Brick similar to or matching the residence on the Lot.
- Screening not completed by November 15, 2017 may be assessed penalties and fines until corrected, following required written notice and appeal rights.
 - Notices will be sent to the Owner in accordance with Association policy.
 - Unless otherwise established by the Board of Directors, a fine of \$75 for each noncompliance letter sent will be charged, with up to two (2) letters sent per month. All other charges and fees that may be charged or assessed under the Declaration may apply to any such violation.

9.4 Specific Guidelines and Restrictions

(b) Central Sewage System and On-Site Sanitary Sewage Treatment Facilities. A central sewage system may be provided and operated by Undine, LLC ("Undine") or by its successors and assigns, or by a replacement provider and operator of a central sewage system available to the owners of Lots in The Reserve At SugarTree. Fees may be charged to the participating Lot Owners in The Reserve At SugarTree by such central sewage system provider and operator for the provision of this sewage service pursuant to the tariff of such provider, subject to the approval of the Public Utility Commission of Texas and/or any other agency of the State of Texas having supervisory and/or regulatory authority over the provider and operator of the central sewage system provided to The Reserve At SugarTree. An on-site sanitary sewage treatment facility may be permitted by the ARB for a residential Lot in The Reserve At SugarTree, subject to receipt by the ARB of a permit for an on-site sanitary sewage treatment facility for Owner's Lot issued by Parker County Permitting, Parker County, Texas, and further subject to ARB prior written approval of the Lot Owner's ARB application for the on-site sanitary sewage treatment facility proposed to be located and constructed on Owner's Lot.

9.3 Design Guidelines.

(e) Builder Construction Guidelines. Construction vendors and building contractors and subcontractors shall only be permitted inside the subdivision for construction related activities; and, unless permitted seasonally by the Association otherwise, their construction related activities presence shall be restricted on Mondays through Fridays from 7:00 a.m. until 7:00 p.m., on Saturdays from 7:00 a.m. until 5:00 p.m., with no presence permitted on Sundays. All Owners and contractors shall comply with construction regulations enacted from time to time by the Association. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas and vehicle parking direction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, and Owners' representatives on the Property at any time; the conservation of landscape materials; and fire protection. During the construction of any improvements on the Property, the owner shall provide a debris fence to keep the debris from going on any adjoining Property or into any waterway.

Upon formal, written approval by the Association, construction projects or other improvements shall commence within six (6) months of the approval date and shall be prosecuted diligently to completion within nine (9) months of commencement unless an extension is granted in writing by the Association. If construction is not underway within the 6-month timeframe, the approval and all waivers will expire and a new approval must be made to the ARB before construction may commence. If construction is not completed within the required 9-month period, then after notice and hearing, the Association may impose a fine of Fifty and No/100

Dollars (\$50.00) per day on the Owner of the Lot until construction is completed or an extension is granted or the Owner can show to the satisfaction of the Board of Directors that the delay is due to circumstances beyond the Owner's control.

Lot Owners and all Building Contractors and Subcontractors must adhere to ALL the rules and regulations imposed herein and which may be adopted by the Board. Should any Lot Owner, Contractor or Subcontractor not abide by any such rules and conditions, the Board, at the recommendation of the ARB, may issue a STOP WORK ORDER and/or impose a fine against the Lot Owner initially established hereby to be One Hundred and No/100 Dollars (\$100.00) per day per violation of any of these rules and conditions as they occur and continue following written notice from the Association to the Lot Owner. The rules and conditions and the frequency and amount of fines for violations of these rules and conditions, as amended, modified or deleted, may be amended, modified or deleted by the Board by Resolution in their sole discretion.

(1) A temporary plastic construction fence will be installed inside the property line on the sides of the Lot, if required by the ARB. This fence will remain in place throughout construction.

(2) Soil erosion or silting must be controlled at all times. Throughout construction, silt fencing is required to be properly installed on the Lot anywhere along any adjacent waterway or drainage way, and along the golf course, and along the sides of any Lot where drainage may flow into adjacent properties.

(3) No Owner or contractor may enter onto a Lot adjacent to the building site for purposes of ingress and egress to any Lot before, during or after construction unless the same Owner also owns the adjacent Lot, or unless written permission has been obtained from the adjacent Lot Owner.

(4) The removal of tree stumps, trees, limbs, underbrush and any other debris from a Lot for construction of the residence must have written approval from the ARB prior to removal, and after ARB approval, must then be removed from the Lot, and must be removed and hauled out of the subdivision prior to starting construction. Burning is not allowed in the subdivision. Violation of this provision, particularly including but not limited to the removal of trees, shall subject the violator to fines imposed by the Board commensurate in the Board's discretion to the seriousness of the violation.

(5) Lot Owners and Builders must mow and weed-eat the Lot regularly during construction.

(6) All building sites shall be kept clean and materials stored in an orderly manner. An acceptable metal trash receptacle must be maintained for construction debris, paper, food wrappings, drink containers, etc., which must be picked up regularly on a daily basis and deposited in that container. The Building Contractor will be responsible for assuring that it is so used and will see that the trash is properly and timely disposed.

(7) No trash, materials or excess dirt is allowed in the streets, or against any Common Area or other Owners' Lot or fencing, or on the Golf Course or in any drainage or waterway. Any such trash, materials or excess dirt or fill inadvertently spilled or otherwise deposited into these areas shall be removed by the Builder or Contractor without delay on a daily basis.

(8) All vehicles belonging to work crews will either be parked on the Lot where the construction is occurring or on the same side of the street as the construction, unless street signage indicates otherwise. No vehicle may block a driveway or block a view of oncoming traffic or be parked on a neighbor's driveway or property without obtaining written permission of the neighboring property owner prior to construction.

(9) Port-a-Can facilities must be provided at all job sites when site clearing begins, and must be maintained in place until construction is completed. The Port-a-Can must be placed on the Lot, not in the street, and must be serviced on a regular basis.

(10) Permitted construction working hours are from 7:00 a.m. until 7:00 p.m. Mondays through Fridays, and on Saturdays from 7:00 a.m. until 5:00 p.m., with no presence permitted on Sundays. No work is to take place in The Reserve At SugarTree on Sundays. Special early starts will be allowed for concrete slab pouring with prior permission from the ARB. The Board reserves the right to change open hours for construction activities in The Reserve At SugarTree.

The following Guidelines and Restrictions are intended to expand upon, but not to conflict with, the Declaration provisions, and shall apply to Lot Owners, Builders and Contractors performing maintenance in The Reserve At SugarTree.

ASSOCIATION'S MAINTENANCE RESPONSIBILITIES

The responsibility of maintaining all of the property in the subdivision other than residential lots (as well as any other maintenance responsibilities) fall under the purview of the Declarant during the development period and are assignable to Lot owners. During the Development Period, the Declarant has the authority under Master Declaration Section 5.1(b) to assign maintenance responsibility to Lot Owners if the Board determines such maintenance by the Lot Owners is necessary or desirable to maintain the Community-Wide Standard. All the Plats of the four development Phases in The Reserve At SugarTree show a 60 ft. wide Roadway, which is Common

Area, and in addition show a 20 ft. wide "Drainage, Utility Construction, Service and Maintenance Easement" that is a part of and inside the boundaries of the residential Lots.

As authorized in the Master Declaration Section 5.1(b), the Association hereby assigns and dedicates to each respective Lot Owner and their Assigns all such maintenance responsibility for the roadside ditches, the culverts therein, and all other roadside ditch improvements existing on such Lot Owner's Lot. However, in connection with such assignment and dedication, the Association reserves the right, without obligation, to inspect all such Lot Owners' performance, or lack thereof, of such maintenance responsibilities. If the Board determines in the Board's sole discretion that any Lot Owners' maintenance is inadequate and not in compliance with the "Community-Wide Standard," the Association may, but is not obligated, to do whatever the Association determines is necessary or desirable to maintain the Community-Wide Standard, at the expense of the Lot Owner.

1.6 "Area of Common Responsibility" The Area of Common Responsibility shall include any real property and improvements which are designated as areas to be maintained by the Association on a recorded subdivision plat for any portion of the Properties designated as Common Area, together with those areas, if any, for which the Association has or assumes responsibility pursuant to the terms of this Declaration, any Supplemental Declaration or other applicable covenant, contract, or agreement. However the Area of Common Responsibility shall not include those areas for which the Association has relieved itself of the maintenance responsibility and assigned and dedicated such responsibility to Lot Owners, including but not limited to the Lot Owners' maintenance responsibility assigned above as authorized in the Master Declaration Section 1.5(b) for the roadside ditches, the culverts therein, and all other roadside ditch improvements that exist on the platted Lots of Owners

LOT OWNERS' MAINTENANCE RESPONSIBILITIES

9.4(m) Residential Landscaping and Maintenance. Prior to occupancy of any new dwelling, each Lot on which a dwelling is constructed shall have landscaping installed and maintained, at least including one 3" caliper tree in the front yard, and shrubs plus ground cover or mulch in the front yard planting beds, and grass of a sufficient quality, quantity and design in all the homes' yards to be compatible with The Reserve At SugarTree, as approved by the ARB. All Lot Owners, jointly and severally, shall have the duty and responsibility, at their sole cost and expense, to keep their Lots regularly mowed and edged, with grass and weed cuttings blown off the street, sidewalks and driveways, and their Homes, Guest Homes and other Improvements in a well-maintained, safe, clean and attractive condition at all times. All Lot owners are further obligated to fertilize and otherwise maintain such Owners' or Residents' (including lessees') yards, and are also responsible for irrigating and otherwise watering their lawns and all plants and trees on their Lots, and to promptly replace all dead or dying trees or plants on their Lot. If

In the opinion of the ARB an Owner or Resident either violates the landscaping or other maintenance rules of this Declaration or other rules promulgated by the Association's Board, or in the sole opinion of the ARB causes or allows damage to occur to his yard, plant beds, other landscaping, or sprinkler system, the Association may perform such landscaping or other maintenance which the Association deems appropriate at the offending Owner's or Resident's expense, and such Owner or Resident shall be liable for the cost of any maintenance, repair or restoration which may be performed by Declarant or the Association. The Owner of a Lot is liable to the Association for any expenses incurred by the Association in connection with enforcement of the landscaping and yard maintenance requirements of this Article. No person may perform landscaping, planting, or gardening on the Common Area without the Board's prior written authorization.

Landscape maintenance by Lot Owners shall include, but is not limited to the following:

- (1) Promptly removing from the exterior of their Lot, and from sight, all litter, trash, debris, refuse and wastes;
- (2) Maintenance of the roadside ditches, the culverts therein, and all other roadside ditch improvements that exist on the platted Lots of Owners, assigned and dedicated hereinabove to each respective Lot Owner in the Master Declaration Section 1.5(b).
- (3) Remove any dead and fallen trees;
- (4) Regularly watering sufficient to keep grass and plant material alive;
- (5) Keeping exterior lighting and mechanical facilities in working order;
- (6) Keeping lawn and garden areas alive, free of weeds and attractive;
- (7) Keeping driveways maintained in good repair and clean;
- (8) Complying with all government health and policy requirements; and
- (9) Promptly repairing damage to improvements visible to the public.

Severability and Legal Interpretation. In the event that any provision herein shall be determined by a court with jurisdiction to be invalid or unenforceable in any respect, such determination shall not affect the validity or enforceability of any other provision, and these Dedicatory Instruments and Policies shall be enforced as if such provision did not exist. Furthermore, the purpose of this Dedicatory Instrument and Policy is to satisfy the legal requirements of Sections 209.0042, 209.0051 and 209.00593 of the Texas Property Code. In the

event that any provision of this Dedicatory Instrument and Policy is deemed by a court with jurisdiction to be ambiguous or in contradiction with any law, this Dedicatory Instrument and Policy and any such provision shall be interpreted in a manner that complies with an interpretation that is consistent with the law.

IT IS RESOLVED that this Dedicatory Instrument and Policy Notice Certificate of The Reserve At SugarTree POA, Inc. and the provisions of the Dedicatory Instrument and Policy herein, is hereby adopted by the Board of Directors of The Reserve At SugarTree POA, Inc. Following recordation in Parker County, Texas, the Dedicatory Instrument and Policy in this Notice Certificate, hereby adopted, shall be effective on this ____ day of _____, 2020, and shall remain in effect until revoked, modified or amended.

The undersigned Lot Owners, Builders and Contractors seeking ARB approval to engage in construction or installation within the Properties acknowledge that he or she has received and read, and will comply with, the Governing Documents of The Reserve At SugarTree POA, Inc., including without limitation the Amended ByLaws and Declaration of Covenants, Conditions and Restrictions, and all Rules and Regulations, and including the rules contained in this Policy of Minimum Design, Construction & Maintenance Guidelines, and the attached Fine Schedule for Non-Compliance and the specifications and rules in the ARB Application.

SIGNED:

Owner of Lot # ____, Ph ____: _____ Date: _____

Mailing Address: _____

Email: _____

Builder: _____ Date: _____

By: _____, Title: _____ Phone: _____

Mailing Address: _____

Email: _____

Contractor: _____ Date: _____

By: _____, Title: _____ Phone: _____

Mailing Address: _____

Email: _____

This is to certify that the foregoing resolution was adopted by the Board of Directors of The Reserve At SugarTree POA, Inc. by the unanimous vote of the Directors on this 29 day of May, 2020.

By their signatures below, the President and the Secretary of the Association certify that the foregoing resolution was approved by the Board of Directors of the Association at a duly called meeting of the Board of Directors at which a quorum of the Board of Directors was present, or by signed unanimous written consent in lieu of a meeting.

The Reserve At SugarTree POA, Inc.
By: [Signature]
President

May 29, 2020

Attest:
By: Cathy Devlin
Secretary

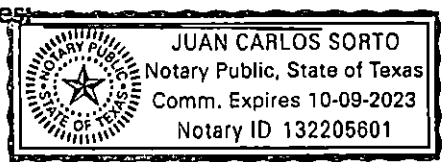
May 29, 2020

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Harris)

This Policy Notice Certificate of The Reserve At SugarTree POA, Inc. was acknowledged before me on 29 day of May, 2020 by Juan C. Sorto, President of the Board of The Reserve At SugarTree, Inc.

[Signature]
Notary Public, State of Texas

My commission expires: 10/9/2023

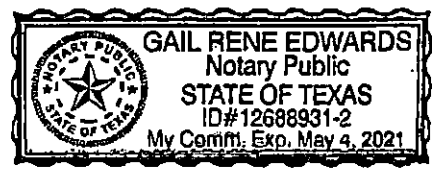


STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Parker)

This Policy Notice Certificate of The Reserve At SugarTree POA, Inc. was acknowledged before me on 29 day of May, 2020 by Cathy Devlin, Secretary of The Reserve At SugarTree, Inc.

[Signature]
Notary Public, State of Texas

My commission expires: May 4, 2021



This is to certify that the foregoing resolution was adopted by the Board of Directors of The Reserve At SugarTree POA, Inc. by the unanimous vote of the Directors on this ____ day of _____, 2020.

By their signatures below, the President and the Secretary of the Association certify that the foregoing resolution was approved by the Board of Directors of the Association at a duly called meeting of the Board of Directors at which a quorum of the Board of Directors was present, or by signed unanimous written consent in lieu of a meeting.

The Reserve At SugarTree POA, Inc.

By: _____, 2020
President

Attest:
By: *Cathy Devlin*, 2020
Secretary May 29

STATE OF TEXAS)(
) (KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF _____) (

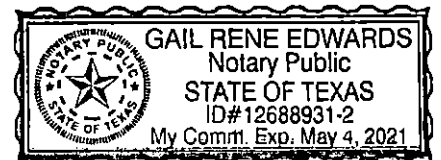
This Policy Notice Certificate of The Reserve At SugarTree POA, Inc. was acknowledged before me on ____ day of _____, 2020 by _____, President of the Board of The Reserve At SugarTree, Inc.

_____ My commission expires: _____
Notary Public, State of Texas

STATE OF TEXAS)(
) (KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Parker) (

This Policy Notice Certificate of The Reserve At SugarTree POA, Inc. was acknowledged before me on 29 day of May, 2020 by *Cathy Devlin*, Secretary of The Reserve At SugarTree, Inc.

Gail Rene Edwards My commission expires: May 4, 2021
Notary Public, State of Texas



Return to:

Susan Hall
The Reserve At SugarTree, Inc.
510 West Pearl Street, Suite 100
Granbury, Texas 76048

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202015333
06/01/2020 12:21 PM
Fee: 82.00
Lila Deakle, County Clerk
Parker County, Texas
CERTIFICAT

Minimum Design & Construction Guidelines Police