

**RESOLUTION REGARDING
AMENDED AND RESTATED BYLAWS
ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, St. Edmunds Green Homeowners Association, Inc. ("the Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's Bylaws, the respective Declaration of Covenants, Conditions, and Restrictions for St. Edmunds Green encumbering all properties governed by the Association (collectively referred to as "the Declaration"), as well as applicable State and Federal laws; and

WHEREAS, Section 22.102 of the Texas Business Organizations Code, provides that the Bylaws may be amended by the Board of Directors;

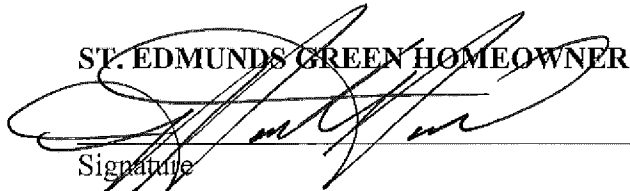
WHEREAS, Article 10, Section 10.1, of the Association's current Bylaws provide that the Bylaws may be amended by the Board of Directors with unanimous written consent evidenced by a written resolution signed by the Board of Directors;

WHEREAS, the Board of Directors of St. Edmunds Green Homeowners Association, Inc., desires to adopt the following Amended and Restated Bylaws, on the date indicated hereon, to become effective upon the recording of this document in the office of the County Clerk of Galveston County, Texas.

NOW, THEREFORE, BE IT RESOLVED that the following Amended and Restated Bylaws are hereby adopted on behalf of the Association. These Amended and Restated Bylaws shall fully replace and supersede all other Bylaws of the Association.

Adopted on this 16th day of September , 2019.

ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC



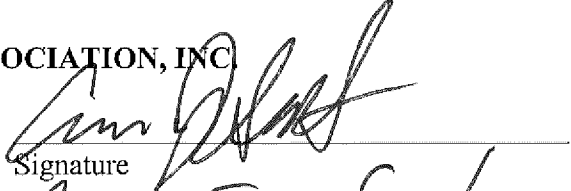
Signature

 MARK HONICKER

Print Name

 Director

Position



Signature

 Aaron Jay Seator

Print Name

 Director

Position

Paul Trehan
Signature
Paul Trehan
Print Name
Director
Position

Renee Burgess
Signature
RENEE BURGESS
Print Name
DIRECTOR
Position

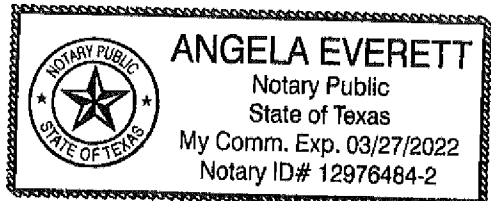
Larry Plos
Signature
Larry Plos
Print Name
Director
Position

STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Mark Honiker, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2018.

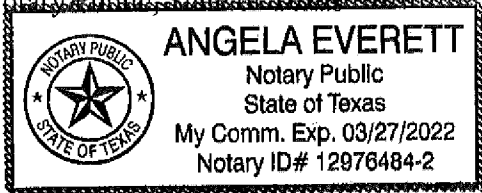
Angela Everett
Notary Public, State of Texas



STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Aaron Seaton, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

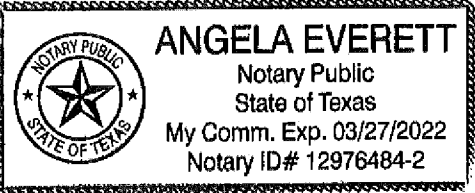
Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas


STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Paul Trahan, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

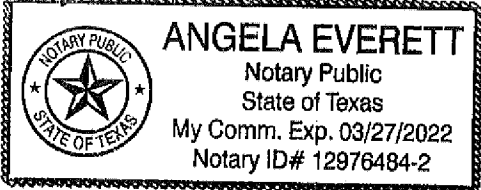
Angela Everett
Notary Public, State of Texas


STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Renee Burgess, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas

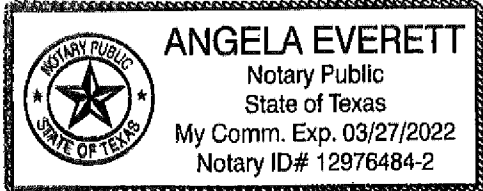


STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
AMENDED AND RESTATED BYLAWS**

**ARTICLE I
OFFICES**

SECTION 1. Offices. The Association may have offices at such places as the Board of Directors of the Association (referred to herein as the "Board of Directors") may from time to time designate or as the property, affairs or business of the Association may require or make advisable.

**ARTICLE II
DEFINITIONS**

SECTION 1. Association and Corporation, as used herein, shall be interchangeable, and shall mean and refer to St. Edmunds Green Homeowners Association, Inc., a Texas Non-Profit Corporation, its successors and assigns.

SECTION 2. Common Area shall mean all real property owned by the Association for the common use and enjoyment of the owners.

SECTION 3. Declaration shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for St. Edmunds Green Section Two and the and the Declaration of Covenants, Conditions and Restrictions for St. Edmunds Green Section 3 (hereinafter collectively referred to as the "Declaration"), which are recorded in the Office of the County Clerk of Galveston County, Texas, as well as all supplements and/or amendments thereto.

SECTION 4. Lot shall mean and refer to each subdivided lot, which is designated in the respective Subdivision Plat, together with all Improvements thereon.

SECTION 5. Member shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration, or any such other property which may hereafter be annexed within the jurisdiction of the Association, and more specifically defined as every owner of a lot and/or residence in the Subdivision. The masculine gender where appearing herein shall include the feminine and neutral gender.

SECTION 6. Owner shall mean and refer to the record owner and/or the spouse of a record owner of property located within the St. Edmunds Green subdivision, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Subdivision, including contract sellers, but excluding those holding title merely as security for the performance of an obligation.

ARTICLE III MEETINGS OF MEMBERS

SECTION 1. Place of Meetings. Each meeting of the members of the Association shall be held within Galveston County, Texas or an adjacent county. The place of the annual meeting shall be designated from time to time by the Board, and stated within the notice of each meeting.

SECTION 2. Annual Meetings. Unless otherwise provided by the Board, the annual meeting of the members shall be held within the same month of each year. At such meeting, the members shall elect the number of Directors whose terms expire at such time, and transact any other business which may properly be brought before the meeting. Following such election, the Directors shall, at their first meeting, decide amongst themselves which Directors shall hold which office, including President, Vice President, Secretary, and Treasurer.

If the election of Directors shall not be held as provided above, the Board shall cause the election to be held at a special meeting of the members as soon thereafter as convenient. At such meeting, the members may elect Directors and may transact only such other business as specified within the notification to the members, with the same force and effect as at an annual meeting duly called and held.

SECTION 3. Special Meetings. Unless otherwise provided by law, special meetings of the members, for any purpose or purposes, may be called by the President, or by a written request of a majority of the Board of Directors, or by the written request of ten (10) percent of the members of the Association at the time of the request. Such request shall state the purpose or purposes of the proposed meeting.

SECTION 4. Notice of Meetings. Unless otherwise provided by applicable law, including but not limited to the Texas Property Code, a written or printed notice of each meeting of the members shall be provided to the members not less than ten (10) nor more than sixty (60) days before the date of such meeting, which notification shall be sent to each member of record entitled to vote, personally or by mail, or by notice delivered into the member's mailbox at the address as it appears on the records of the Association, therein stating the place, date and hour of the meeting.

SECTION 5. List of Members. At least five (5) days before each meeting of the members, the Secretary or designated management company or managing agent shall prepare, or cause to be prepared, a complete list of the members entitled to vote at said meeting. Such list shall be produced and kept at the time and place of the meeting and shall be subject to the inspection of any member who may be present. The member list shall serve as prima facie evidence of those entitled to vote in person, by proxy, or mail ballot at any meeting of the members. A recorded Deed shall also serve as evidence of ownership for the purposes of voting at any meeting and/or examining the Association's books and records.

SECTION 6. Business to be Transacted; Statement of Purpose. At each meeting of the members, such business may be transacted as may properly be brought before such meeting.

Each purpose for which the annual or a special meeting of the members is called shall be stated in the notice of the meeting or waiver of notice thereof.

SECTION 7. Quorum; Adjournment. Unless otherwise provided by law or the Declaration, members holding ten percent (10%) of the votes entitled to be cast and present in person or represented by proxy, shall constitute a quorum at each meeting of the member for the transaction of business. If, however, a quorum shall not be present or represented at any meeting of the Members, the Members present in person or represented by proxy shall have power to adjourn and/or reschedule the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned / rescheduled meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. If the required quorum is not forthcoming at such a meeting, the meeting may be adjourned and/or rescheduled to a new time or date, not less than five (5) minutes, nor later than seven (7) days from the date of that adjourned / rescheduled meeting, and the required quorum at such meeting shall be one-half (1/2) of the required quorum at the immediately preceding meeting. This procedure shall be continued until such time as a quorum has been obtained; provided however, that such reduced quorum requirement shall not be applicable at a subsequent meeting held more than sixty (60) days following the originally scheduled meeting.

SECTION 8. Manner of Voting. At each meeting of the members, each member may vote in person, by mail ballot duly signed by the member and submitted to the Association or its Managing Agent, or by proxy appointed by an instrument in writing subscribed by such member and bearing a date not more than eleven (11) months prior to such meeting.

At each meeting of the members, members shall be entitled to one (1) vote for each lot owned for each matter submitted to a vote at a meeting of members. When more than one person holds such interest in any lot, the vote for such lot shall be exercised as the owners among themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Voting for election of Directors, on a proposed modification to a dedicatory instrument, on the proposed removal of a Board member, on a proposed increase in the amount of a regular assessment (sufficient to necessitate a vote of the members) and/or the proposed adoption of a special assessment, shall be done by written ballot which must be signed by the member. All other voting may be conducted via voice or show of hands except that, upon determination of the presiding officer or a majority vote of the members present or represented by proxy at such meeting, such voting shall be by written ballot. Each election shall be determined by a majority vote of such members who are present in person and/or by proxy and voting at such meeting.

SECTION 8a. Election Procedures. Elections shall be presided over by the President or a representative of the designated management agency of the Association, if any, at the time of the election. Presiding over the meeting shall include, but not necessarily be limited to, such activities as verifying members' status and proxies; conducting the election; supervising the tabulations, and announcing the results.

SECTION 9. Written Consent. Whenever the vote of members at a meeting thereof is required or permitted to be taken for or in connection with any corporate action, the meeting and vote of members may be dispensed with if a consent in writing to such corporate action being taken shall be signed by the members entitled to vote, having at least the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all members entitled to vote thereon were present and voted; provided that prompt notice shall be given to all members of the taking of corporate action without a meeting.

SECTION 10. Eligibility. The membership of the Association shall be limited to persons owning a lot within the St. Edmunds Green subdivision in Galveston County, Texas, and any additional properties which may be brought within the jurisdiction of this Association. Only members may participate in the affairs of this Association.

ARTICLE IV BOARD OF DIRECTORS

SECTION 1. General Powers. Unless otherwise provided by law, the property, affairs and business of the Association shall be managed under the direction of the Board of Directors and the Board may exercise all the powers of the Association and conduct all lawful acts and actions as may be done by the Association, which are not expressly reserved and otherwise required to be exercised or done by the members.

SECTION 2. Number; Qualifications; Term of Office. The number of Directors of the Board shall be five (5). The elected Directors shall, among themselves, elect and/or appoint officers, who shall also be Directors. Only members of the Association shall serve on the Board of Directors. The Directors shall be elected annually for a two (2) year term. The terms of the Directors shall be staggered with two (2) Directors' terms ending in one year and the remaining three (3) Directors' terms ending in the following year. Each director, whether elected at an annual meeting of the members or appointed to fill a vacancy, shall continue in office until the expiration of his/her term, unless such Director shall resign, be removed from the Board or otherwise cease to qualify to serve on the Board. In the event of a delay or postponement of an election, seated Directors shall continue to serve until successor(s) shall have been elected and qualified.

SECTION 3. Organization. At each meeting of the Board, the President or in his absence, the Vice President, or in the absence of both, the Secretary, shall preside over the meeting. The Secretary or, in his absence, another Director shall be appointed by the presiding officer to make such records as are necessary, prepare minutes of the meetings, and otherwise perform the duties of secretary of the meeting.

SECTION 4. Resignations. Any director of the Association may resign at any time upon oral or written notice, and such resignation shall be effective upon receipt by any member of the Board. Such resignations shall be reflected in the minutes of the next regular meeting of the Board.

SECTION 5. Removal. Any director may be removed from the Board, with or without cause, at any time by a majority vote the members present or represented by proxy or mail ballot at a special meeting of the members called for that purpose.

A director who has three (3) consecutive absences from Board meetings may be removed by a majority of the Directors present at a regular or special Board meeting at which a quorum is present.

If, at any time, it is determined that a member of the Board has been convicted of a felony or crime involving moral turpitude, such conviction occurring not more than 20 years before the date the Board is presented with the evidence of such conviction, said Board member is immediately ineligible to serve on the Board, and automatically removed therefrom.

SECTION 6. Vacancies. In case any vacancy shall occur in the Board because of death, resignation, disqualification or removal, the Board may, at any regular or special meeting thereof, by vote of a majority of the Directors present at such meeting, though less than a quorum, appoint a director to fill such vacancy for the unexpired portion of the term. The appointed replacement Director shall serve out the remaining term of the Director whose position is being filled.

SECTION 7. Meetings. The Board may hold meetings, regular or special, at such place within Galveston County, Texas or an adjacent County as shall be stated within the meeting notice. Regular meetings of the Board shall be held quarterly, or more often if determined necessary by the Board, and at such other intervals as may be established by the Board, from time to time, and may be conducted at such time(s) and place(s) as shall be determined by the Board. The Board must give notice of upcoming Board meetings (regular or special), including the date, hour, place and general subject of the issues to be brought up in executive sessions. The Board's notice of all meetings must comply with state law.

Board meetings (regular and special) must be open to members. Notwithstanding the foregoing, the Board has the right to adjourn an open board meeting and convene in a closed / executive session for certain issues as follows: actions involving personnel; pending or threatened litigation; contract negotiations; enforcement actions; confidential attorney communications and/or consultation with counsel; matters involving the invasion of an owners' privacy; and/or matters that are to remain confidential by request of the affected parties and agreement of the Board. After executive session, decisions made in executive session must be summarized orally, in open meeting, in general terms, without breaching any confidentiality, including any expenditures approved, and recorded in the minutes of the open meeting. The Board must keep written minutes as record of each regular and special meeting and allow owners access to approved minutes. Any notes, minutes, recordings or other memorialization of items discussed in executive session shall remain confidential, and shall not be subject to inspection by persons not present during executive session.

Special meetings of the Board shall be called with notice on the request of the President, the Vice President or two (2) other directors. Any special meeting shall be subject to all notice provisions stated herein.

SECTION 8. Quorum; Manner of Acting. At any meeting of the Board, a majority of the total number of directors shall constitute a quorum for the transaction of business at such meeting. The vote of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board.

Directors may participate in a meeting of the Board by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other and be heard by all other members, and provided that owners are allowed to listen using any electronic or telephonic communication method used or expected to be used by a board member to participate, and such participation shall constitute presence in person at such meeting.

In the absence of a quorum, a majority of the Directors present may, without notice other than announcement at the meeting, adjourn the meeting from time to time until a quorum is present. Any action required or permitted to be taken at any meeting of the Board may be taken without a meeting if all members of the Board consent thereto in writing, and the writing or writings are filed with the minutes of proceedings of the Board.

SECTION 9. Remuneration. No Director shall receive compensation for acting in his/her capacity as Director. However, any Director may be reimbursed for actual expenses incurred in the performance of his/her duties to the extent that supporting receipts are provided to the other Board Members, and provided the remaining Board Members approve such reimbursement. Records of such reimbursements shall be retained for a minimum of three (3) years.

SECTION 10. Open Meetings. All meetings of the Board of Directors shall be open to the general membership. The Board may, at its discretion, allow "open forum" or similar open discussion amongst persons present, subject to reasonable limitations adopted by the Board from time to time, and in the Board's sole discretion. The making of Motions, the "seconding" of Motions, debate on Motions and voting on Motions shall be conducted exclusively by members of the Board.

ARTICLE V COMMITTEES

SECTION 1. How Constituted. The Board of Directors may, by resolution, establish such Committees as the Board deems necessary, and the Board shall appoint the members thereto, for the general purpose of making recommendations to the Board.

SECTION 2. Term of Office; Vacancies. Each member of a committee shall serve a one (1) year term, which shall continue until the next annual meeting of the members, or one year from the initial appointment, whichever period is longer. In case any vacancy shall occur in any committee resulting from any cause whatsoever, such vacancy may be filled by the Board.

SECTION 3. Meetings. Meetings of a committee may be held at such times and at such places as shall be determined by the Committee and specified in a notice by the Chairman, or Secretary.

SECTION 4. Quorum; Manner of Acting; Procedure. A majority of the members of a committee shall constitute a quorum for the transaction of business at any meeting thereof. The vote of a majority of the committee members present at any meeting at which a quorum is present shall be the act of the committee. In the absence of a quorum, a majority of the members present

may, without notice other than announcement at the meeting, adjourn the meeting from time to time until a quorum be obtained. The committee shall elect from among its members a Chairman who shall act as Chairman of the meetings of the committee. In his/her absence at meetings of the committee, a member of the committee chosen by the other members thereof present shall act as Chairman of the meeting.

SECTION 5. Removal and Resignation. Any member of a Committee may be removed from the committee at any time, with or without cause, by a vote of a majority of the Board. Any member of a Committee may resign from the committee at any time upon oral or written notice to the Chairman of the Committee or to the Board of Directors and such resignation shall be effective immediately, unless otherwise agreed, upon receipt by the Chairman of the Committee or the Board of Directors. Such resignation shall be reflected in the minutes of the next scheduled meeting of the Board.

ARTICLE VI OFFICERS

SECTION 1. Number. The officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. In addition, there may be one or more additional or other officers as may be determined or deemed necessary by the Board, at the Board's discretion, elected or appointed in accordance with the provisions of Section 3 of this Article VI. No person may hold more than one office at a time.

SECTION 2. Election; Term of Office; Vacancies. The officers of the Association shall be determined annually by the members of the Board, following the annual meeting of the members. Each officer shall continue in office until his/her successor shall have been duly elected or appointed or until s/he shall have been removed from such office by a majority of the Board.

SECTION 3. Additional or Other Officers. The Board members may elect or otherwise designate additional or other officers, each of whom shall have such powers, authority and duties as may from time to time be determined by the Board.

SECTION 4. Removal; Resignation. Any Officer may be removed, with or without cause, by a majority of the other members of the Board, at any meeting thereof. If any officer ceases to be a member of the Association during his term of office, his/her office shall be automatically vacated.

SECTION 5. Duties and Authority of the President. The President shall be in general charge of the affairs of the Association in the ordinary course of its business; s/he shall preside at all meetings of the members and the Board of Directors. S/he may make, sign, and execute all deeds, conveyances, assignments, bonds, contracts and other obligations and any and all other instruments and papers of any kind or character in the name of the Association after such action has been approved by the Board of Directors. S/he shall enforce the Articles of Incorporation, Bylaws, and the Declaration and decide all questions of procedure and order for the Association with the advice and counsel of the Secretary and/or other Board members when such advice is

required. S/he shall do and perform such other duties as may from time to time be assigned by the Board of Directors.

SECTION 6. Vice President. The Vice President shall assist the President in the discharge of his/her duties together with such other duties as may be assigned to him/her by the Board of Directors. S/he shall have and exercise the powers and duties of the President during the President's absence or inability to act.

SECTION 7. The Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and membership meetings in books provided for that purpose. The Secretary, or the designated management company, shall issue or cause to be issued all notices of annual or special meetings of the members or regular or special meetings of the Board. S/he shall perform all of the duties incident to the office of Secretary and such other duties as may from time to time be prescribed by the Board, the President or the Board of Directors.

SECTION 8. The Treasurer. The Treasurer, acting in conjunction with the designated management company, if any, shall receive and account for the dues from the members, and otherwise shall receive and account for all other money due the Association. S/he shall perform all acts incident to the position of Treasurer subject to the control of the Board of Directors, and shall oversee the expenditure of funds by the Association. S/he shall be responsible for the filing of the Association income tax returns and payment of the franchise tax. S/he shall be responsible for all duties assigned to him/her by the President or the Board of Directors.

ARTICLE VII FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January of each year.

ARTICLE VIII CHECKS, DRAFTS, OR ORDERS FOR PAYMENT

All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by: (a) at least two (2) Directors, or (b) one Director plus the managing agent of the Association. Under no circumstance shall a Director be permitted to obtain or carry a credit or debit card in the name of the Association. The transfer of funds from the Association's bank account, via wire transfer, shall be prohibited, unless expressly approved by a vote of the Board of Directors.

ARTICLE IX ORDER OF PRECEDENCE

With regard to any conflicts which might occur between the Association's governing documents, except as to the number of Directors, the order of precedence shall be: (1) the Declaration; (2) the Articles of Incorporation; (3) these Bylaws of the Association; then (4) all other Rules, Regulations, and other Resolutions of the Association, consistent with State law. With regard to the number of Directors, the provisions of the Bylaws shall control.

**ARTICLE X
AMENDMENTS**

All Bylaws of the Association shall be subject to modification, alteration or repeal, and new Bylaws may be adopted, by a majority vote of the Board of Directors.

**RESOLUTION REGARDING
ADOPTION OF STATUTORY POLICIES AND GUIDELINES
ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, the Articles of Incorporation governing St. Edmunds Green Homeowners Association, Inc. ("the Association"), as well as the pertinent provisions of the Texas Business Organizations Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Texas State Legislature has enacted certain statutes applicable to community associations throughout the State of Texas, including a requirement that certain policies and procedures be adopted by each such organization, and that such policies be recorded in the office of the County Clerk as a dedicatory instrument, in accordance with Section 202.006 of the Texas Property Code; and,

WHEREAS, the Board of Directors desires to adopt those policies and procedures as specified below, and which shall be attached hereto and recorded in the office of the County Clerk, in accordance with the recent legislation, which shall in all respects encumber the properties which are governed by the Association;

WHEREAS, the Board of Directors previously adopted a Record Retention, Inspection & Copying Policy, Assessment Policy, and Resale Certificate Policy (hereinafter referred to as the "Prior Policy Documents"), which documents were recorded on June 4, 2012 under Galveston County Clerk's File No. 2012028712;

WHEREAS, the Board of Directors desires to fully and completely revoke the Prior Policy Documents.

NOW, THEREFORE, BE IT RESOLVED that the Prior Policy Documents are hereby revoked. The following Policies and Guidelines are hereby adopted in accordance with the requirements of Chapter 209 of the Texas Property Code:

- Collection and Payment Plan Policy
- Document Retention Policy
- Document Production and Copying Policy
- Guidelines for Roofing Materials
- Guidelines for Display of Certain Religious Items
- Guidelines for Solar Energy Devices
- Guidelines for Standby Electric Generators
- Guidelines for Display of Flags

Guidelines for Rainwater Recovery Systems and Drought-Resistant Landscaping

Policy Regarding Ballots, Voting and Recounts

This Resolution Regarding Adoption of Policies and Guidelines is hereby adopted on behalf of the Association, and in accordance with the mandate of Chapter 209 of the Texas Property Code.

Adopted on this 26th day of September, 2019.

ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.




Signature

MARK HONICKER

Print Name

Director

Position




Signature

Aaron Jay Seaton

Print Name

Director

Position



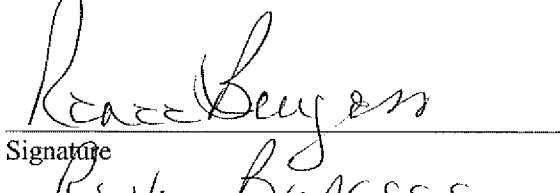
Signature

Paul Trehan

Print Name

Director

Position



Signature

RENEE BURGESS

Print Name

DIRECTOR

Position



Signature

Larry Plog

Print Name

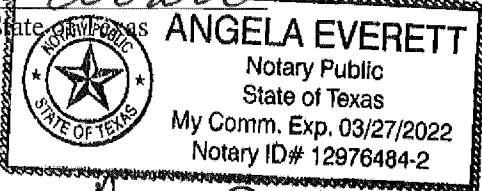
Director

Position

STATE OF TEXAS §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Mark Honiker,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

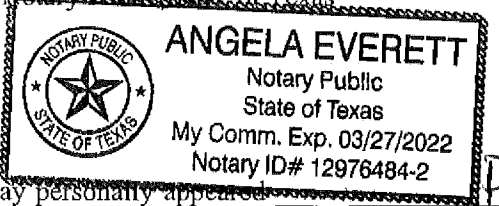
Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas


STATE OF TEXAS §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Aaron Seaton,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

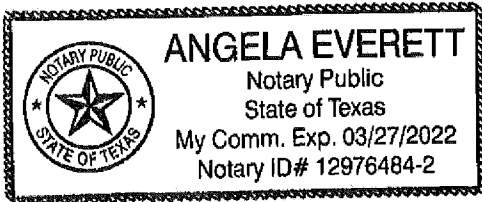
Angela Everett
Notary Public, State of Texas


STATE OF TEXAS §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Paul Trahan,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas

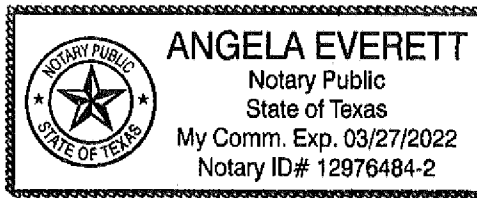


STATE OF TEXAS §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Renee Burgess,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas

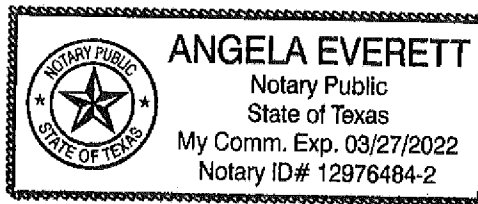


STATE OF TEXAS §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Harry Plog,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
COLLECTION and PAYMENT PLAN POLICY**

Purpose:

The Board of Directors recognizes the importance of collecting the annual maintenance fees and related charges which promote the health, recreation and welfare of the members and their properties, as well as subdivision common areas, amenities, and associated facilities. The purpose of this policy is to ensure that Association dues and related charges are collected in a timely manner.

Policy:

The Board of Directors will establish association dues each year. An assessment invoice may be mailed to each Member in October, November or early December stating the amount due. It is the responsibility of each respective member / property owner to notify the Association or a Director if an assessment invoice is not received by the Member by December 31st.

Payment deadline of the annual Association dues is on or before January 1st of each successive calendar year. A 30-day grace period (until January 31st) is automatically granted to all Members. During this grace period, late fees and interest shall not accrue against an account, unless a delinquency exists from a previous year. As of February 1, an assessment or any portion thereof that is delinquent shall incur interest at the highest interest rate permitted by law. All delinquent accounts may be assessed a late charge of a reasonable amount for each and every month that any portion of the balance remains unpaid. If a late charge penalty is adopted by the Board of Directors, such late charges shall be charged to delinquent accounts on the same day of each successive calendar month, which day shall be determined by the Board.

The Association may send one or more letters (following the grace period) notifying the member / property owner of the delinquency, in accordance with Board instructions. The final letter shall be sent via certified mail, return receipt requested, and a copy sent by regular mail. Such final letter shall include the language required by Chapter 209 of the Texas Property Code, whereby the owner shall be notified of the owner's right to appear before the Board of Directors, and shall be notified of the fact that additional fees and costs will likely be added to an account which is eventually referred to an attorney for collection. By March of a respective year, the member / property owner shall have been sent at least one delinquency notice. The owner shall be responsible for all postage costs associated with the delinquent notice(s) which are sent to such owner.

The Association shall permit delinquent homeowners to pay all amounts, delinquent or otherwise, owing to the Association by way of a monthly payment plan. A reasonable fee shall be assessed to the owner's account for preparation of the payment plan, along with a monthly administrative fee of a reasonable amount, for each payment received and processed. For the duration of the payment plan, interest will continue to accrue against the delinquent assessments appearing on the account, however, late fees and/or collection costs will be waived during the duration of the payment plan. The minimum term of a payment plan shall be three (3) months, and the maximum term shall be determined by the Board of Directors on a case-by-case basis. Should a homeowner fail to honor the terms of a payment plan, the Association is not required to offer such homeowner any additional payment plan, for a period of two (2) years, from and after the date of such owner's default under the original plan. The Association is also not required to allow any owner to enter into a payment plan more than once in any 12-month period.

Members / property owners who have not paid their annual assessments in a timely manner shall be referred to the Association's attorney for appropriate collection efforts. The owner shall be responsible for all legal fees associated with delinquent assessments, as well as any other outstanding balance. In the event that dues and related charges remain delinquent after the attorney's demand letter, the attorney shall be authorized to bring such legal action as is appropriate in a Court of competent jurisdiction, seeking judgment against the property owners, as well as such other relief at law and/or in equity as is deemed necessary and appropriate. Formal

legal action shall be brought against those owners and/or properties sustaining a delinquent balance and/or which accounts reflect assessments and related charges which are overdue, after a vote of the Board of Directors to proceed with such legal action, which vote shall be conducted at a regular or special meeting of the Board, after proper notice to owners in accordance with the Texas Property Code, and the results of such vote shall be reflected in the minutes of the meeting.

Priority of Payments

Payments shall be applied in the following order:

1. Any delinquent assessment;
2. Any current assessment;
3. Any attorney's fees or 3rd party collection costs incurred by the Association related to efforts to collect assessments or any other charge that could provide basis for foreclosure;
4. Any attorney's fees not subject to (3);
5. Any fines assessed by the Association; and
6. Any other amount owed to the Association.

If an Owner is in default on a payment plan, the Association is not required to apply any payment in the above specified order of priority.

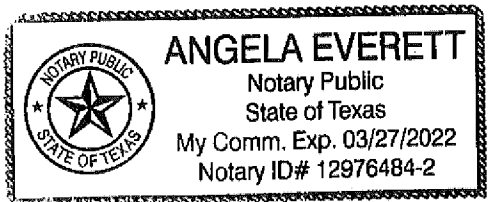
Adopted by Resolution of the Board of Directors on this 26th day of September, 2019.

[Signature]
Signature _____
Position President
St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog,
President (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.



Angela Everett
Notary Public, State of Texas

**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
DOCUMENT RETENTION POLICY**

This document sets forth the St. Edmunds Green Homeowners Association, Inc.'s general policy regarding the retention of all documents created, produced and/or utilized by the Association. The Association shall follow the document retention policy described below:

1. Permanently Retained Documents

- a. Certificate of Formation / Articles of Incorporation, and all amendments thereto;
- b. Bylaws of the Association, and all amendments thereto; and
- c. Declaration of Restrictions for all Sections of the subdivisions governed by St. Edmunds Green Homeowners Association, Inc., and all amendments, supplements, annexation agreements and other documents related thereto.

2. Documents Retained for Not Less than Seven (7) Years

- a. Financial books;
- b. Financial records;
- c. Minutes of the meetings of the owners;
- d. Minutes of the meetings of the board;
- e. Tax returns; and
- f. Audit records.

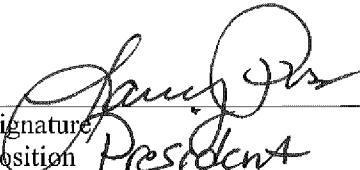
3. Documents Retained for Not Less than Five (5) Years

- a. Account records of all current owners.

4. Documents Retained for Not Less than Four (4) Years

- a. All contracts with a term of one year or more shall be retained for four (4) years after the expiration of the contract term. All records of decisions reached by the Board of Directors and/or Architectural Committee regarding applications, variances, waivers and/or related matters associated with individual properties.

Adopted by Resolution of the Board of Directors on September 26, 2019.



Signature
Position President
St. Edmunds Green Homeowners Association, Inc.

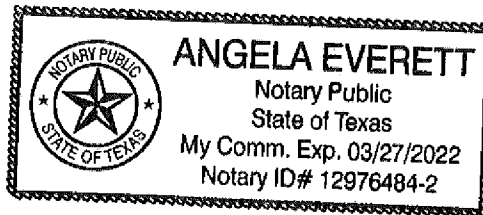
STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 24th day of September, 2019.

Notary Public, State of Texas

Angela Everett



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
DOCUMENT PRODUCTION AND COPYING POLICY**

This document sets forth St. Edmunds Green Homeowners Association, Inc.'s general policy regarding the production of association records pursuant to the Association's By-Laws, the respective Declaration of Restrictions encumbering all properties governed by St. Edmunds Green Homeowners Association, Inc., as well as applicable State and Federal laws.

1. **Records in General.** The Association shall make the books and records of the association, including financial records, open to and available for examination by an owner, or a person designated in a writing signed by the owner as the owner's agent, attorney or certified public accountant, in accordance with Section 209.005 of the Texas Property Code.
2. **Attorney's Records Exception.** Attorney's files and records relating to the Association, excluding invoices requested by an owner under TPC Section 209.008(d), are not records of the Association and are not subject to inspection by the owner.
3. **Parties Entitled to Request Records.** An owner, or a person designated in a writing signed by the owner as the owner's agent, attorney or certified public accountant, in accordance with Section 209.005 of the Texas Property Code. To ensure a writing designating an owner's agent is authentic, the owner must include a copy of his/her photo ID or have the designation notarized.
4. **Request for Records.** A party described in Section 3 above must submit a written request for access to, or information contained within, the Association records, by certified mail, with sufficient detail describing the Association's books and records requested, to the Association or its managing agent, as indicated on the Association's Management Certificate. The person requesting the records must state in the request whether they are requesting to inspect the books and records prior to obtaining copies, or if they are requesting to have the Association forward copies of the requested books and records. If requesting to have the Association forward copies of the requested records and books the letter must indicate the format requested and method of delivery requested.
 - a. Upon receipt of a proper request, the Association shall, on or before the 10th business day, after the date the Association receives the request, send written notice of dates during normal business hours that the owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association; or
 - b. If copies of identified books and records are requested, the Association shall, to the extent those books and records are in the possession, custody, or control of the association, produce the requested books and records for the requesting party on or before the 10th business day after the date the Association receives the request, and any required advance payment has been received.
5. **Format.** The Association may produce the requested books and records in hard copy, electronic, or other format reasonably available to the association.
6. **Method of Delivery.** Email, certified mail, facsimile or pick-up.
7. **Delay in Delivery.** If the Association is unable to produce, or make available for review, the requested books and records on or before the 10th business day after receipt of a request, the Association will provide in writing to the requestor notice of its inability to produce the requested books and records within the proscribed period of time, and the date by which the books and records will be available, to be no later than the 15th business day after the date of notice given by the association.
8. All costs related to a Request for Production will be passed on to the Owner making the request, and must be paid at the time of production.

9. Records Not Available for Inspection.

- a. the financial records associated with an individual owner; and
- b. deed restriction violation records / details for an individual owner; and
- c. personal information, including contact information other than an address for an individual owner; and
- d. attorney files and records in the possession of the attorney; and
- e. attorney-client privileged information in the possession of the Association.

The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection.

10. Costs for Production Request.

Any costs associated with a Records request must be paid in advance of delivery by the owner or the owner's agent, attorney or certified public accountant. An owner who makes a request for Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy. The Association may charge an owner for the compilation, production or reproduction of books and records requested by the owner or the owner's representative, which cost may include all reasonable costs of materials, labor, and overhead. Costs will be billed at the rate(s) provided for in Section 70.3 of the Texas Administrative Code, as such section of the Code currently exists or as it may hereafter be amended.

On a case-by-case basis, in the absolute discretion of the Association, and with concurrence of the owner, the Association may agree to invoice the cost of the Records request to the owner's account. Owner agrees to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner. Any unpaid balance will accrue interest at the same rate as an assessment, as provided under the Declarations.

On a case-by-case basis where an owner request for Records is deemed to be minimal, the Association or its managing agent reserves the right to waive notice under section 2 and/or fees under section 4.

All costs associated with fulfilling the request under this Policy will be paid by the Association's Managing Agent. All fees and costs paid to the Association under this Policy will be reimbursed to the Association's Managing Agent or paid directly to the Association's Managing Agent.

11. Fees and Charges:

- a. **Compilation/Production Fee:** \$15.00 per hour, to be no less than \$30.00 charge for each examination request; production or inspection.

- b. **Copies:** The following charges shall apply unless otherwise dictated by the state Attorney General or the Texas Administrative Code:
- i. black and white 8½"x11" single sided copies ... \$0.10 each
 - ii. black and white 8½"x11" double sided copies ... \$0.20 each
 - iii. color 8½"x11" single sided copies ... \$0.50 each
 - iv. color 8½"x11" double sided copies ... \$1.00 each
 - v. PDF images of documents ... \$0.10 per page
- c. **Compact Disk:** ... \$1.00 each
- d. **Mailing supplies:** ... \$1.00 per mailing
- e. **Postage:** cost
- f. **Other supplies:** cost
- g. **Third party fees:** cost

Adopted by Resolution of the Board of Directors this 26th day of September, 2019.

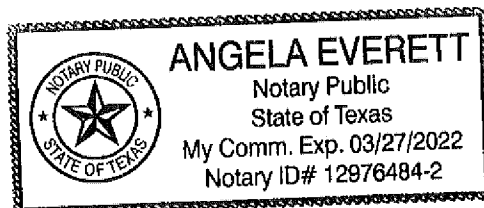
Larry Plog
 Signature
 Position President
 St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
 COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog,
Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
 Notary Public, State of Texas



- a. resemble the shingles used or authorized to be used on other structures within the Association; and
- b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
- c. match the aesthetics of properties surrounding the owner's property.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of September, 2019.

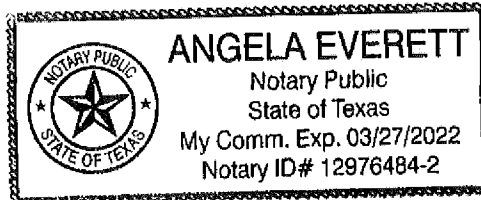
Larry Plog
 Signature
President
 Position
 St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
 COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog, President (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
 Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

STATE OF TEXAS

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COUNTY OF GALVESTON

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, St. Edmunds Green Homeowners Association, Inc. (“the Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association’s By-Laws, the respective Declaration of Restrictions encumbering all properties governed by the Association (collectively referred to as “the Declarations”), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code, at Section 202.018, addresses the regulation of display of certain religious items; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with existing laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Display of Certain Religious Items within the community.

1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident’s sincere religious belief or tradition.
2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
3. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.
4. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
5. Approval from the Architectural Committee is not required for displaying religious items in compliance with these guidelines.
6. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for certain religious items which may have previously been in

effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of September 2019.

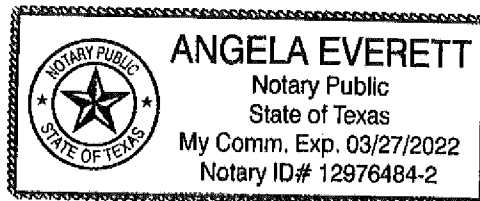
Larry Plug
Signature
Position President
St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plug,
President (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR SOLAR ENERGY DEVICES**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, St. Edmunds Green Homeowners Association, Inc. (“the Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, the respective Declaration of Restrictions encumbering all properties governed by the Association (collectively referred to as “the Declarations”), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code, at Section 202.010, addresses the regulation of solar energy devices; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with current laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

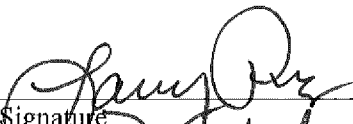
NOW, THEREFORE, the Board has duly adopted the following Guidelines for Solar Energy Devices within the community.

1. These guidelines apply to solar energy devices (“Devices”) as defined in Section 171.107 of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling, in the heating of water, or in the production of power.
2. Such Devices may only be installed with advance written approval of the Architectural Committee subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and

- d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
 7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
 8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
 9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of September 2019.



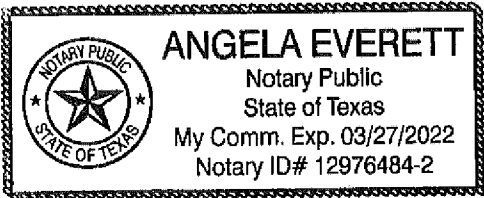
 Signature
 Position President
 St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog,
President (position) of St. Edmunds Green Homeowners Association, ~~Inc.~~, a Texas non-
profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose
and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, St. Edmunds Green Homeowners Association, Inc. (“the Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, the respective Declaration of Restrictions encumbering all properties governed by the Association (collectively referred to as “the Declarations”), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code, at Section 202.019, addresses the use and regulation of Standby Electric Generators; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with current laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding electric generators located therein, it is appropriate for the Association to adopt guidelines regarding the use and placement of standby electric generators within the community.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Standby Electric Generators within the community.

1. These guidelines apply to “standby electric generators” (hereinafter “Generators”) which convert mechanical energy to electrical energy, and which are powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen, and which are fully enclosed in an integral manufacturer-supplied sound attenuating enclosure, and which are connected to the main electrical panel of a residence by a manual or automatic transfer switch, and which are rated for a generating capacity of not less than seven kilowatts. All other generator devices are not governed by the statute, and are not acceptable for permanent installation within the community;
2. Generators shall be installed and maintained in compliance with the respective manufacturer’s specifications;
3. Generators shall be installed and maintained in compliance with all applicable governmental health, safety, electrical, and building codes;
4. Generators shall be installed in such a manner that all electrical, plumbing, and fuel line connections are installed only by licensed contractors;
5. Generators shall be installed in such a manner that all electrical connections are installed in accordance with all applicable governmental health, safety, electrical, and building codes;
6. Generators shall be installed in such a manner that all natural gas, diesel fuel, biodiesel fuel and/or hydrogen fuel line connections shall be installed in accordance with applicable governmental health, safety, electrical, and building codes;
7. All liquefied petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas,

as well as all other applicable governmental health, safety, electrical, and building codes;

8. All fuel tanks shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
9. Generators, as well as all electrical lines, fuel lines, connections, tanks, switches and other components shall be maintained in good condition. Any such item which has become deteriorated or unsafe shall be promptly repaired, replaced or removed;
10. Generators shall be installed in locations which are screened from view to the greatest extent possible, preferably in the back yard of the respective property, and behind a wood fence. Generators which are visible from the street faced by the respective dwelling, or located in an unfenced side or rear yard and visible either from an adjoining residence or from adjoining property owned by the Association, or located in a side or rear yard which is fenced by a wrought iron or aluminum fence shall be screened from view by additional plantings, bushes, shrubs and/or additional fencing, which fencing must be pre-approved by the Association;
11. Generators which require periodic testing may be so tested only between the hours of 7:30 a.m. and 6:30 p.m.
12. Generators shall not be used to generate all or substantially all of the electric power to a residence, except when utility-generated electrical power is not available or is intermittent due to causes other than nonpayment for utility service to the residence;
13. Generators must be installed on land or structures owned by the property owner. No portion of any Generator, nor any component thereof, may encroach on adjacent properties or common areas.
14. Generators must be installed in compliance with manufacturer's instructions and specifications, and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
15. Installation of a Generator must be pre-approved by the Association and/or its Architectural Committee.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for Generators which may have previously been in effect. Except as affected by Section 202.019 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of September 2019.



Signature
Position President

St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS

§

COUNTY OF GALVESTON

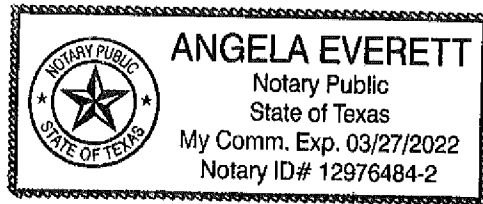
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Before me, the undersigned authority, on this day personally appeared Larry Plog,
President (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF FLAGS**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, St. Edmunds Green Homeowners Association, Inc. (“the Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association’s By-Laws, the respective Declaration of Restrictions encumbering all properties governed by the Association (collectively referred to as “the Declarations”), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code, at Section 202.012, addresses the display of flags; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with current laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags within the community, it is necessary and appropriate for the Association to adopt guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Display of Flags within the community:

1. These Guidelines apply to the display of (“Permitted Flags”):
 - a. the flag of the United States; and
 - b. the flag of the State of Texas; and
 - c. the official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - a. flags for schools, sports teams, businesses or foreign countries; or
 - b. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. historical versions of flags permitted in section 1 above.
3. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Association’s Architectural Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with pertinent federal, state and/or military codes.
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a structure.
6. Permitted Flags shall be no larger than three feet (3’) by five feet (5’) in size.

7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as not to damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.

Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.

10. Free-standing flagpoles may not be installed in any location described below:
 - a. in any location other than the Owner's property; or
 - b. within a ground utility easement or encroaching into an aerial easement; or
 - c. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - d. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - e. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
11. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - a. be ground mounted in the vicinity of the flag; and
 - b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - c. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - d. provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.
12. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
13. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.

14. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by Section 202.012 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 20th day of September, 2019.

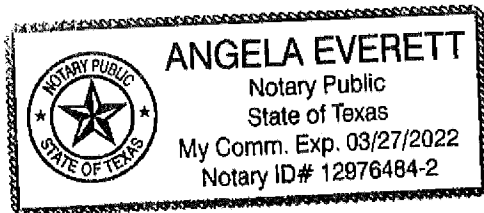
[Signature]
Signature
Position President
St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Harry Plog,
President (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS
AND DROUGHT-RESISTANT LANDSCAPING**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF GALVESTON

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WHEREAS, St. Edmunds Green Homeowners Association, Inc. ("the Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, the respective Declaration of Restrictions encumbering all properties governed by the Association (collectively referred to as "the Declarations"), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code, at Section 202.007, addresses rain barrels and rainwater harvesting systems (referred to collectively as "Rainwater Recovery Systems" or "Systems"), as well as the use of drought-resistant landscaping; and

WHEREAS, the Board of Directors of the Association ("the Board") has determined that in keeping with existing laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and maintenance of Rainwater Recovery Systems therein, it is necessary and proper for the Association to adopt guidelines regarding Rainwater Recovery Systems and drought-resistant landscaping.

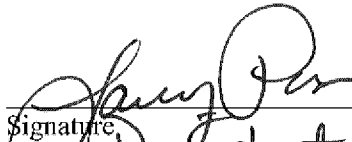
NOW, THEREFORE, the Board has duly adopted the following Guidelines for Rainwater Recovery Systems within the community.

1. Rainwater Recovery Systems may be installed with advance written approval of the Architectural Committee subject to these guidelines.
2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the Architectural Committee.
4. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - a. the barrel must not exceed 55 gallons; and
 - b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and

- c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
5. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.
 6. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Architectural Committee approved ponds may be used for water storage.
 7. Harvested water must be used and not allowed to become stagnant or a threat to health.
 8. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.
 9. The Association shall not prohibit an owner from using drought-resistant landscaping or water-conserving natural turf. The Association, through its Board of Directors, may require owners to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the Association and/or the Architectural Committee to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision.
 10. The Association shall not unreasonably deny or withhold approval of a proposed installation of drought-resistant landscaping or water-conserving natural turf or unreasonably determine that the proposed installation of such items is aesthetically incompatible with other landscaping in the subdivision.

These guidelines are effective upon recordation in the Official Public Records of Real Property of Galveston County, and supersede any guidelines for rainwater recovery systems which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26th day of September 2019.



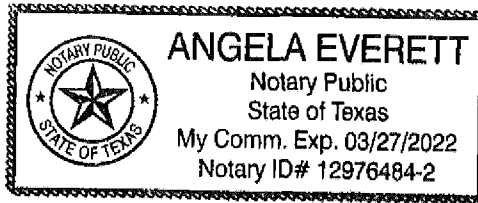
Signature
Position President
St. Edmunds Green Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog,
resident (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-
profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing
instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose
and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas



**RESOLUTION REGARDING
ADOPTION OF AMENDED AND RESTATED RULES AND REGULATIONS
ST. EDMUND GREEN HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, the By-Laws governing St. Edmund Green Homeowners Association, Inc., (“the Association”), as well as the Association’s Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions for the St. Edmunds Green Sections Two and Three (collectively referred to as the “Declaration”) and all Amendments thereto, Chapter 204 of the Texas Property Code, and the Business Organizations Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Texas Property Code further authorizes the Association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision, and the properties within same;

WHEREAS, the Texas Property Code provides that the Association may exercise other powers necessary and proper for the governance and operation of the Association;

WHEREAS, the Declarant previously adopted Rules and Regulations on March 16, 2010, which were filed of record in the Galveston County Real Property Records on June 4, 2012 under Clerk’s File No. 2012028712;

WHEREAS, Article IV, Section 1(i) of the Declaration provides that the Association may adopt, amend, repeal, and enforce Rules and Regulations as it deems necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, and the use of property and Lots within the Subdivision;

WHEREAS, the Board has determined that the adoption of the following Amended and Restated Rules and Regulations is desirable for the fair, efficient, consistent, uniform and cost-effective management of the Association, and that such action would serve the best interest of the Association and its members.

NOW, THEREFORE, BE IT RESOLVED that the following Amended and Restated Rules and Regulations are hereby adopted and, in all respects, ratified on behalf of the Association, to become effective upon being recorded in the office of the County Clerk of Galveston County, Texas. These Amended and Restated Rules and Regulations shall fully and completely supersede and replace the Rules and Regulations adopted on behalf of the Association on March 16, 2010.

Adopted on this 20th day of September, 2019.

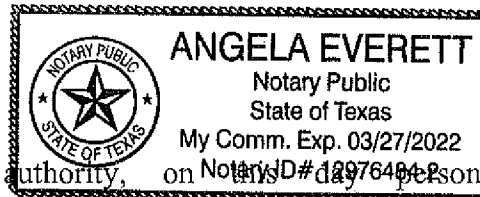
STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Mark Honaker, Director of St. Edmund Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2019.

Angela Everett
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF GALVESTON §

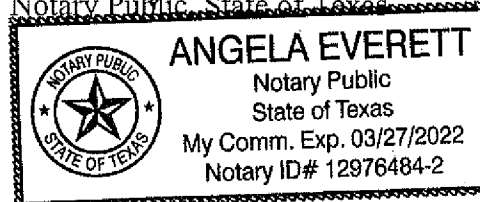


Before me, the undersigned authority, on Notary ID# 12976484-2 day personally appeared Larry Proq, Director of St. Edmund Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2019.

Angela Everett
Notary Public, State of Texas

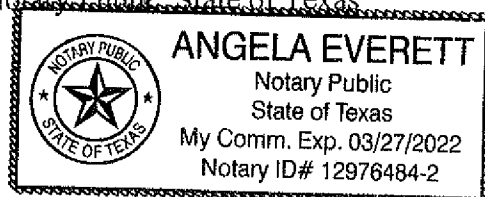
STATE OF TEXAS §
§
COUNTY OF GALVESTON §



Before me, the undersigned authority, on this day personally appeared Aaron Sexton, Director of St. Edmund Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he had executed the same as the act of the entity for the purpose/consideration therein expressed in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2019.

Angela Everett
Notary Public, State of Texas



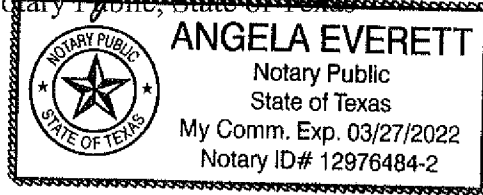
STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Renee Burgess, Director of St. Edmund Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas

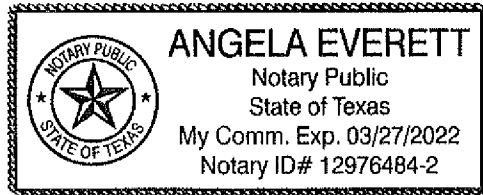
STATE OF TEXAS §
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COUNTY OF GALVESTON §



Before me, the undersigned authority, on this day personally appeared Paul Trahan, Director of St. Edmund Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

Angela Everett
Notary Public, State of Texas





St. Edmunds Green

Homeowners Association, Inc.

Rules and Regulations

Purpose

These Rules and Regulations apply to both the Common Properties and Lots, as defined in applicable Declaration of Covenants, Conditions and Restrictions (the Declaration"). These Rules and Regulations are intended to maximize the enjoyment of the Common Properties by all owners.

Scope

These Rules and Regulations apply to all property within St. Edmunds Green Sections II and III. They are applicable to all residents, their guests, tenants, vendors, and contractors. These Rules and Regulations, as authorized by the Declaration, are concomitant to the Declaration and do not replace or alter the applicability of any restrictive covenant. In the event of any contradiction between these Rules and Regulations and the Declaration, the terms of the Declaration shall govern.

Common Areas

1. The St. Edmunds Green subdivision lies wholly within the city limits of both Dickinson, Texas and League City, Texas. The boundary between both municipalities bisects the subdivision at Bess Road. League City has passed certain laws which regulate the use and operation of motorized carts (including golf carts), which are operated within city limits. This law is codified at Chapter 110, Article XI of the Municipal Code of League City, Texas (the "Golf Cart Ordinance"). Inasmuch as residents of St. Edmunds Green regularly operate motorized carts within St. Edmunds Green and cross over the boundary between Dickinson and League City, the Association has determined that the following rules shall apply uniformly to the operation of all motorized carts within St. Edmunds Green, regardless of the address of the respective owner.
 - a. All motorized carts must display valid permits for operation issued by League City, Texas, in compliance with the Golf Cart Ordinance. It is prohibited to operate a motorized cart within St. Edmunds Green which does not comply with the Golf Cart Ordinance.
 - b. All persons who operate a motorized cart must possess a valid driver's license.
2. There is to be no dumping of any material (grass clippings, etc.) on any Common Property.

Community Preservation Rules

1. Garbage cans are to be placed at the curbside, not on the sidewalk nor in the street.
2. Garbage cans are to be placed for collection no earlier than the evening before designated collection days. Similarly, garbage cans are to be put away and removed from public view on the same day collection.
3. Garbage cans, when not in use, are to be stored out of sight from public view.
4. The Board may approve the installation of portable basketball goals. Any and all applications to install a portable basketball goal shall be reviewed on a case-by-case basis.
5. No person shall install, alter, or modify a structure of any kind without having first obtained written approval from the Association.
6. No person shall install, alter, or modify landscaping of any type without having first obtained written approval from the Association.
7. Activities that produce excessive light, sound, or other disturbances to residents are not permitted and shall be considered to be a nuisance and annoyance.

Parking Rules

1. No vehicles are to be parked within seventy feet (70') of street corners. Fire trucks and other large Emergency vehicles must be able to navigate these turns and drivers require turning space and visibility when navigating turns for safe vehicle operation.
2. Parking on the grass or curb of any Lot or Common Property is strictly prohibited.
3. In order to improve driver visibility, vehicles should be parked in garages or driveways rather than along the street. Parking on the street in a manner that blocks the driveway or entrance to another Lot or impedes the safe access to the street is strictly prohibited.

**RESOLUTION REGARDING
ADOPTION OF FENCE GUIDELINES
ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, the Articles of Incorporation governing St. Edmunds Green Homeowners Association, Inc. ("the Association"), as well as the pertinent provisions of the Texas Business Organizations Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Article VIII, Section 3 of each Declaration of Covenants, Conditions and Restrictions for St. Edmunds Green (hereinafter collectively referred to as the "Declaration") provides that the Architectural Review Committee shall have the right, power, and authority to establish architectural design and construction guidelines pertaining to fences and fence style;

WHEREAS, Article IX, Section 10 of the Declaration provides that no fence, wall or hedge shall be erected, placed or altered on any Lot without the approval of the Architectural Review Committee;

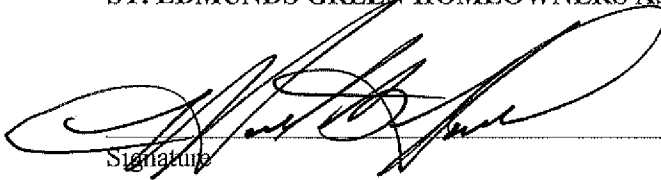
WHEREAS, the architectural review authority has vested in the Board of Directors pursuant to Section 204.011 of the Texas Property Code;

WHEREAS, the Board of Directors desires to adopt the following Fence Guidelines for St. Edmunds Green.

NOW, THEREFORE, BE IT RESOLVED that the following Fence Guidelines for St. Edmunds Green are hereby adopted on behalf of the Association.

Adopted on this 20th day of September, 2019.

ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.



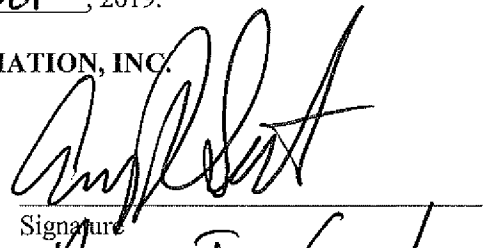
Signature

MARK HONICKLER

Print Name

Director

Position



Signature

Aaron Jay Seaton

Print Name

Director

Position

Paul Tahan
Signature
Paul Tahan
Print Name
Director
Position

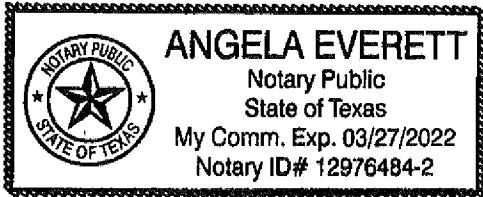
Renee Burgess
Signature
RENEE BURGESS
Print Name
DIRECTOR
Position

Larry Plog
Signature
Larry Plog
Print Name
Director
Position

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me the undersigned authority, on this day personally appeared Mary Fronker, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of September, 2019.

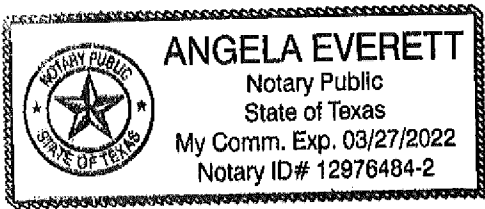


Angela Everett
Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Renel Burgen, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2019.

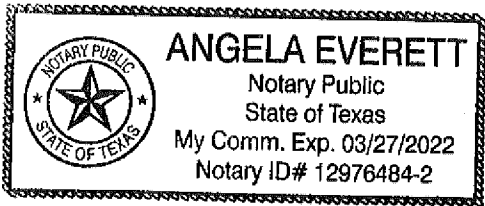


Angela Everett
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Larry Plog, Director (position) of St. Edmunds Green Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16th day of September, 2019.



Angela Everett
Notary Public, State of Texas

ST. EDMUNDS GREEN HOMEOWNERS ASSOCIATION, INC.
FENCE GUIDELINES

Perimeter Wood Fence Construction. A wood fence which is visible from the street or Common Areas is required to be constructed in a manner whereby all pickets shall be on the exterior, in order that no posts or rails/runners shall be visible from the street. Likewise, a wood fence which is located on a boundary between a Lot and a Common Area adjacent to the Lot shall be constructed in a manner whereby all pickets shall be on the exterior, in order that no posts or rails/runners shall be visible from the park or Common Area. Fences must be equipped with a rot board.

These requirements (Guidelines) shall apply only to fences which are visible from streets, parks and/or Common Areas. Fences which serve only as separation between adjacent Lots, and which are not visible from streets, parks and/or Common Areas are not subject to these requirements.

Approval of the Board is required prior to the installation of any new fence, as well as any replacement fence.

Fences installed after the effective date shown above shall meet this criteria. Any fences installed which do not meet these criteria must be adjusted or modified in order to meet these criteria, and may be referred to Association management and/or legal counsel for appropriate enforcement action.

All wood fences shall be constructed in the manner described herein, and shall be no more than six feet, six inches (6'6") in height.

Fences located along the perimeter of the St. Edmunds Green neighborhood shall also be constructed in a manner whereby all pickets shall be on the exterior of the respective Lots, in order that no posts or rails/runners shall be visible from outside the neighborhood.

FILED AND RECORDED

Instrument Number: 2020010844

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I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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