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2023-2485-801

## Texas Landing POA, Architectural Review Committee Policy

Our Architectural Review Committee Policy is built in accordance and compliance with Texas Property Code Section 209.00505. This Policy defines the purpose of the committee, the requirements for serving on the committee, the committee roles and responsibilities.

The Architectural Review Committee, hereinafter called the "ARC", shall be composed of three (3) or more individuals selected and appointed by a vote of the Board of Directors of the Texas Landing POA. The ARC shall use its best efforts to promote and ensure a high level of quality, harmony and conformity throughout the Properties. The ARC shall function as the representative of the Owners for the purposes herein set forth as well as for all other purposes consistent with the creation and preservation of a first-class residential development.

A majority of the ARC may designate a representative to act for it. In the event of the death or resignation of any member of the ARC, the Board shall have full authority to designate and appoint a successor. The Board of Directors shall have the full authority to appoint and remove all members of the ARC. Other than as set forth below, no member of the ARC shall be entitled to any compensation for services performed hereunder nor be liable for claims, causes of action or damages (except where occasioned by gross negligence or arbitrary and capricious conduct) arising out of services performed, actions taken, or inactions in connection with any undertaking, responsibility, or activity hereunder or request for action hereunder.

A person may not be appointed to serve on the ARC if the person is; (1) a current board member; (2) a current board member's spouse; or (3) a person residing in a current board member's household.

The ARC is responsible for approval or denial of Owner plans associated with the Architectural deed restrictions numbered 3, 4, 5, 6, 7, 8, 10, 11, 12, 15, 17 and our Fence Policy.

The ARC's approval or denial as required herein shall be in writing. An Owner will be notified of the right to request an appeal in writing to the Board, on or before the 30<sup>th</sup> day after notification of denial, to contest the denial. The Board shall hold a hearing no later than the 30<sup>th</sup> day after receipt of a written appeal.

The ARC may require and perform inspections to confirm compliance with approved plans. The ARC will notify the Board of any plan violations. The Board will address those violations with the Owner.

Adopted by the Board of Directors during our Annual meeting on May 6, 2023

*Patrina Moore*

President Texas Landing POA

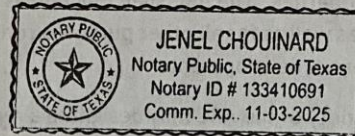
The State of Texas

County of Polk

Before me the undersigned authority, on this day personally appeared Trish Moore, President of the Texas Landing Property Owners Association, a Texas corporation, provided to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is that act of Texas Landing Property Owners Association and that she executed the same as its President and as the act of such committee and for the purposes and consideration therein expressed.

*[Handwritten Signature]*

Notary Public



FILED FOR RECORD

Jun 02 2023 04:30:25

*Schelana Hock*  
SCHELANA HOCK  
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK  
I, SCHELANA HOCK hereby certify that the instrument was FILED  
in the file number sequence on the date and at the same time stamped  
heron by me and was duly RECORDED in the Official Public Records  
in Volume and Page of the named RECORDS OF Polk County, Texas  
as stamped heron by me.

*Schelana Hock*  
COUNTY CLERK  
POLK COUNTY, TEXAS

*[Handwritten Signature]* Jun 02, 2023