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Notice
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**THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.
BOOKS AND RECORDS PRODUCTION POLICY**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC. (the "Association"), is the governing entity for THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., a subdivision in Harris County, Texas, as more particularly described in Exhibit "A", attached hereto (the "Subdivision"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended, effective January 1, 2012, to add Section 209.005, which requires the Association to adopt and record a policy regarding guidelines for production of Association Books and Records to owners; and

WHEREAS, the Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein;

NOW THEREFORE, in order to comply with Section 209.005, the Association hereby adopts the following Books and Records Production Policy:

I. Copies of Association Books and Records will be available to all Owners upon their proper request and at their own expense. A proper request:

- a. is sent certified mail to the Association's address as reflected in its most recent management certificate; and
- b. is from an Owner, or the Owner's agent, attorney, or certified public accountant; and
- c. contains sufficient detail to identify the Books and Records being requested.

II. Owners may request to inspect the Books and Records OR may request copies of specific Books and Records.

-If the owner makes a request to *inspect* the Books and Records, then the Association will respond **within 10 business days** of the request, providing the dates and times the Books and Records will be made available and the location of the Books and Records. The Association and the owner shall arrange for a mutually agreeable time to conduct the inspection. The Association shall provide the owner with copies of specific documents requested during the inspection upon the owner paying the Association the cost thereof.

**FILED FOR RECORD
8:00 AM**

JAN - 5 2012

Stu Stout
County Clerk, Harris County, Texas

2012-01-05 09:49:49

-If the owner makes a request for *copies of specific Books and Records*, the Association shall, **within 10 business days** of the owner's request, send a response letter advising on the date that the requested copies will be made available (**must be available within 15 business days of the response letter**) and the cost the owner must pay before the requested copies will be provided. Upon paying the cost of producing the requested copies, the Association shall provide the requested copies to the owner.

III. The Association hereby adopts the following schedule of costs:

<u>COPIES</u>	15 cents per page, for a regular 8.5" x 11" page or current rate charged by the management company
	50 cents per page, for pages 11" x 17" or greater
	Actual cost, for specialty paper (color, photograph, map, etc...)
	\$1.00 for each CD or audio cassette and \$3.00 for each DVD
<u>LABOR</u>	\$15.00 per hour, actual time to locate, compile and reproduce the Books and Records
<u>OVERHEAD</u>	20% of the total labor charge
<u>MATERIALS</u>	actual costs of labels, boxes, folders, and other supplies used in producing the Books and Records, along with postage for mailing the Books and Records
<u>STORAGE RETRIEVAL:</u>	Actual costs of retrieval of records from archived record storage

IV. If the estimated cost provided to the Owner is more or less than the actual cost of producing the documents, the Association shall, within 30 days after providing the records, submit to the owner either an invoice for additional amounts owed or a refund of the overages paid by the Owner.

V. Unless authorized in writing or by court order, the Association will not provide copies of any records that contain the personal information of an owner, including restriction violations, delinquent assessments, financial information and contact information.

THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.

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12/19

CERTIFICATION

"I, the undersigned, being the President of THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 19 day of December, 2011."

By: Brian Kelnar, President

Print name: Brian Kelnar

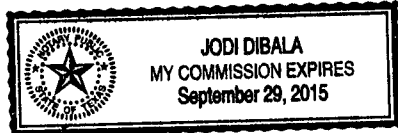
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 19 day of December, 2011.

Jodi Dibala
Notary Public, State of Texas



COPY

EXHIBIT "A"

The Reserve at Cypress Creek Community Association, Inc. a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Harris County Clerk's File No. V916686 and Film Code No. 516249, Plat Records of Harris County, Texas.

Recording Data for Association Declaration:

Declaration of Covenants, Conditions and Restrictions for The Reserve at Cypress Creek Community Association, Inc. recorded on or about August 21, 2002 under County Clerk's File No. W025247 Real Records of Harris County, Texas.

COPY
ORIGINAL
UNRECORDED

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JAN - 5 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

After Recording Return to:
The Reserve at Cypress Creek Community Association, Inc.
15215 Springhill Bend Lane
Cypress, Texas 77429