


3. An owner shall request such a hearing in writing, either by mail, electronic mail or hand delivery. Such request must be delivered to the Association's address or electronic mail address provided on the most recently filed management certificate.
4. The association shall hold a hearing under this section not later than the 30th day after the date the board receives the owner's request for a hearing.
5. The Association shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing.
6. The board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
7. The owner or the association may make an audio recording of the meeting.
8. The notice and hearing provisions of this policy do not apply if the association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action.
9. The notice and hearing provisions of this policy do not apply to a temporary suspension of a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a common area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the board makes a final determination on the suspension action after following the procedures prescribed by this policy.
10. Not later than 10 days before the association holds a hearing under this section, the association shall provide to an owner a packet containing all documents, photographs, and communications (not to include any attorney-client privileged communications) relating to the matter the association intends to introduce at the hearing.
11. If an association does not provide a packet within the designated period, an owner is entitled to an automatic 15-day postponement of the hearing.
12. During a hearing, a member of the board or the association's designated representative shall first present the association's case against the owner. An owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute.
13. All hearings will be held in private.
14. After the hearing is concluded, the owner and their designated representative will leave the hearing so the Board may discuss and consider the information presented.
15. The Association will provide the owner with a written notice with their decision regarding the matter of the hearing.

CERTIFICATION

“I, the undersigned, being a Director of Audubon Place Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Audubon Place Homeowners Association, Inc.’s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present.”

By: 

Print name: Patrick O'Day

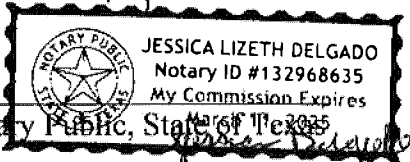
Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 30th day of August, 2021.

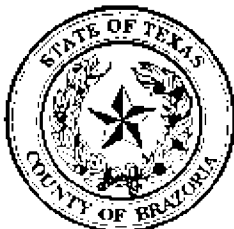

Notary Public, State of Texas
Jessica Lizeth Delgado

FILED and RECORDED

Instrument Number: 2021060518

Filing and Recording Date: 09/13/2021 03:17:37 PM Pages: 4 Recording Fee: \$34.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina