

AVALON AT CYPRESS COMMUNITY ASSOCIATION, INC.
DOCUMENT RETENTION POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the property encumbered by this Document Retention Policy (“Policy”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Avalon at Cypress, recorded in the Official Public Records of Harris County, Texas, under Clerk’s File No. RP-2021-399356, as same has been or may be amended from time to time (the “Declaration”), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Avalon at Cypress Community Association, Inc. (the “Association”); and

WHEREAS, pursuant to Chapter 209 of the Texas Property Code, the Board of Directors (the “Board”) of the Association hereby adopts this Policy for the purpose of prescribing the document retention policy pursuant to Section 209.005 of the Texas Property Code; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Policy concerning the retention of records of the Association.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Document Retention Policy, which shall run with the land and be binding on all owners and lots within the subdivision. This Policy shall become effective upon the recording of same. After the effective date, this Policy shall replace any previously recorded or implemented policy that addresses the subjects contained herein.

This Policy provides for the future systematic review, retention, and destruction of documents received or created by the Association in connection with the transaction of the Association’s business. This Policy covers all records and documents, regardless of physical form, and contains guidelines for how long certain documents should be kept and how records should be destroyed.

The Association retains specific documents for the time periods outlined in the attached Exhibit “A.” Documents that may not be specifically listed will be retained for the time period of the documents most closely related to them as listed in the schedule. Electronic documents will be retained as if they were paper documents. Therefore, any electronic files that fall into one of the document types on the attached Exhibit “A” will be maintained for the identified time period.

The Custodian of Records of the Association is responsible for the ongoing process of identifying the Association’s records which have met the required retention period and overseeing their destruction. Destruction of any physical documents will be accomplished by shredding. Destruction of any electronic records of the Association shall be made via a

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reasonable attempt to remove the electronic records from all known electronic locations and/or repositories.

CERTIFICATION

I hereby certify that, as President of the Avalon at Cypress Community Association, Inc., the foregoing Document Retention Policy was approved on the 25 day of August, 2021, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 25 day of August, 2021.

By: [Signature]
Print Name: Robert Skinner
Title: President

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, on this day personally appeared Robert Skinner, the President of the Avalon at Cypress Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 25 day of August, 2021.

[Signature]
Notary Public – State of Texas



After Recording Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

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| EXHIBIT "A" | | | |
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| DOCUMENT RETENTION POLICY | | | |
| DOCUMENT TYPE | DEFINED | TIME PERIOD | EXCEPTION |
| Account Records of Current Owners | Member assessment records | Five (5) years | Unless period of ownership exceeds five (5) years, then retain last five (5) years. |
| Audit Records | Independent Audit Records | Seven (7) years | |
| Bylaws | And all amendments | Permanently | |
| Certificate of Formation | And all amendments | Permanently | |
| Contracts | Final contracts between the Association and another entity | Later of completion of performance or expiration of the contract term plus four (4) years | |
| Financial Books & Records | Year End Financial Records and supporting documents | Seven (7) years | |
| Minutes of Board & Owners Meetings | Board minutes and written consents in lieu of a meeting; Annual member meetings | Seven (7) years | |
| Restrictive Covenants | And all amendments | Permanently | |
| Tax Returns | Federal and State Income and Franchise Tax Returns and supporting documentation | Seven (7) years | |

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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