CERTIFICATION

STATE OF TEXAS	§
	§
COUNTY OF BRAZORIA	§

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for CountryGrove Community Association, Inc. a Texas non-profit corporation;

(2) An Instrument titled: **"Policy Bulletin #2 Insurance Claims Policy"**, is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

CountryGrove, Sections 1, 2, 3, 4, 5, .26706 acres, and CountryPlace Section 12, recorded in the Map Records of Brazoria County, Texas, under Volume 16, Page 231; Volume 16, Page 233; Volume 17, Page 261; Volume 18, Page 317; Volume 19, Page 27; Volume 301, Page 686- dated July 14, 1986; and Volume 19, Page 485-486; all amendments, replats, and supplements thereto.

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this 26th day of August, 2014.

By: _____

Luke P. Tollett, Agent for CountryGrove Community Association, Inc.

STATE OF TEXAS	§
	§
COUNTY OF BRAZORIA	§

BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for the CountryGrove Community Association, Inc., and known by me to be 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 26 day of August, 2014.

_____

Notary Public, State of Texas

ARIADNE A. HENRIQUEZ-SACA
Notary Public, State of Texas
My Commission Expires
September 24, 2016

After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

FILED WITH BRAZORIA COUNTY CLERK
COUNTRY GROVE COMMUNITY ASSOCIATION, INC.
3119 FLOWER FIELD LANE
PEARLAND, TEXAS 77584
POLICY BULLETIN #2
INSURANCE CLAIMS POLICY

1 - If any damage occurs to your home for which you intend to submit an insurance claim, you must contact FirstService Residential, the management company, 713-932-1122, immediately when such damage occurs, and you must submit supporting documentation within thirty (30) days of the date of occurrence of the damage.   Claims may not be submitted to the Insurance Company.   If you intend to submit a claim, do not have any major repair work done until you receive approval.   DO ONLY EMERGENCY REPAIRS.

2 - If damage is occurring to your unit from water or some other source, take emergency action, such as shutting off the water. Clean up the water, and, if necessary, have the carpet pulled back to dry it out.   When you contact First Service Residential, they can arrange to have a company come out to do this or you can contact someone you choose.

3 - Contact your personal lines insurance company to determine if they will cover any of the costs. Water damage from leaks in pipes that are in or under the foundation are not covered under the master policy.   Note: if damage originates in your unit and causes damage to your neighbor's unit, your insurance might cover their repairs under your liability coverage.   If you do not have a contents policy with liability coverage or if your insurance company will not cover their repairs under your liability coverage, then damage to your neighbor's unit will be between you and your neighbor.

4 - It is the responsibility of the homeowner to properly maintain the home to prevent damage from items such as leaking pipes, dripping faucets, faulty water heaters, bad hoses on washers, clogged gutters, and the like.

5 - The homeowner shall be responsible for part of the deductible for insurable claims with a specified deductible of $5,000 or less, based on a percentage, currently 1%, of the insurable value of the unit.   The homeowner shall be responsible for part of the deductible for insurable claims with a specified deductible of more than $5,000 up to $10,000 as follows: currently 1% of the insured value of the unit for claims up to $5,000 and an additional 1% of the insured value of the unit for claims from $5,001 to $10,000.   The unit square footage is based on records on file with Brazoria County plus improvements that add square footage which are not included in the county records.   The only exception to this is that the CGCA waives the homeowner portion of the deductible for interior damage to the structure from insurable losses from roof leaks caused by normal wear and tear for insurable claims of $5,000 or less.   Also, for insurable claims with a specified deductible over $10,000 or with a percentage deductible, the homeowner is responsible for the total deductible applied by the insurance company to the loss.

6 – In case of a covered loss for fire damage, the full deductible is applied to the unit where the fire started.   For other losses, the deductible is split equally among all units with an insurable claim.

7 - The CGCA will not cover any claim that would not be covered by the insurance company under the master policy.   Also, the CGCA will not pay for maintenance repairs that should be accomplished by a prudent homeowner on an ongoing basis.   The CGCA is not responsible for any exterior or interior damage caused by losses which are not covered by the Association's master policy/policies.   The CGCA is not responsible for any damage to personal contents.

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APPROVED BY BOARD OF DIRECTORS - 12/12/2011; REVISED 9/24/2012; REVISED 8/26/2013; REVISED 8/25/2014

FILED and RECORDED

Instrument Number: 2014036626

Filing and Recording Date: 08/27/2014 10:43:00 AM Pages: 3 Recording Fee: $30.00

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.

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-carla