

**CERTIFICATION OF POLICY BULLETINS
FOR
COUNTRYGROVE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

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WHEREAS, CountryGrove Community Association, Inc. (the "Association"), is the governing entity for CountryGrove, Sections 1, 2, 3, 4, 5, 12 and .26706 Acres, additions in Brazoria County, Texas, according to the maps or plats thereof, recorded under Volume 16 Page 231, Volume 16 Page 233, Volume 17 Page 261, Volume 18 Page 317, Volume 19 Page 27, Volume 19 Page 485-486, and Volume 301 Page 686, respectively, (the "Subdivision"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended, effective January 1, 2012, to add Sections 209.0062, 209.005 and 209.005(m), which require the Association to adopt and record guidelines for Payment Plans, Production of Association Books and Records, and Retention of Association Books and Records; and

WHEREAS, the Association has adopted policies for the Association in addition to those required by Chapter 209 of the Texas Property Code and is required to record them pursuant to Section 202.006 of Texas Property Code; 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 Chapters 202 and 209 of the Texas Property Code, the Association hereby adopts Policy Bulletins Nos. 1-12, attached hereto.

COUNTRYGROVE COMMUNITY ASSOCIATION, INC.

CERTIFICATION

"I, the undersigned, being the President of CountryGrove Community Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 13 day of December, 2011."

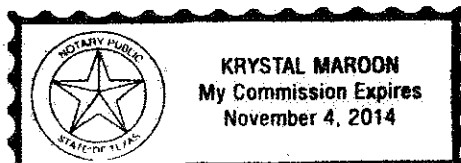
By: Harold H. Wise, Director; Print name: Harold H. Wise

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 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 13 day of December, 2011.



Krystal Maroon
Notary Public, State of Texas

**FILED WITH BRAZORIA COUNTY CLERK
COUNTRY GROVE COMMUNITY ASSOCIATION, inc.
3119 FLOWER FIELD LANE
PEARLAND, TEXAS 77584
POLICY BULLETIN #3
DISPUTE RESOLUTION POLICY**

RIGHT OF ACCESS TO HOMEOWNER'S PROPERTY TO PERFORM WORK REQUIRED OF THE ASSOCIATION

One of the responsibilities of the Country Grove Community Association, Inc., a Texas non-profit Corporation (the "Association") is to notify homeowners and/or residents at Country Grove of ongoing and continued violations of the Amended and Restated Consolidated Declaration of Covenants, Conditions and Restrictions for Country Grove filed under County Clerk's File No. 02021612 of the Real Property Records of Brazoria County, Texas (the "Declaration"). Notice such as the following can be sent to homeowners/residents pursuant to paragraph 209.006 of the Texas Property Code regarding violations:

The Declaration provides that the Association is to maintain the exteriors of the town homes, including the yards, exterior paint on the town homes and roofs of the town homes. The yard maintenance includes tree maintenance as defined in Information Sheet #1, which includes keeping trees, shrubs, vines, etc. trimmed away from the exteriors of the buildings.

Once the Association notifies the homeowner/resident that work needs to be accomplished, the homeowner/resident must allow access for the performance of the work and must not interfere with the contractor(s) in accomplishing the work. The Association can file lawsuit seeking injunctive relief mandating a homeowner's compliance, together with reimbursement for all attorney's fees and costs; and/or take any other lawful action as allowed by law if the homeowner/resident does not permit the work to be accomplished such as filing a "Notice of Non-compliance" in the Real Property Records of Brazoria County, Texas, against the property.

The following procedures have been established for resolving situations where homeowners interfere with contractors in the performance of their duties:

- 1) The homeowner/resident will be notified by mail of violations. Absentee homeowners are responsible for compliance of their tenants.
- 2) Included with the notification of violations will be a copy of Policy Sheet #3. The homeowner/resident can sign, date and return a copy of Policy Sheet #3 to acknowledge receipt and understanding of the above policy within 10 days from the date of notification or the homeowner/resident can request to discuss the matter before the entire Board of Directors.
- 3) If violations occur and Policy Sheet #3 is not returned and/or agreement cannot be reached, the Board of Directors reserves the right to refer the matter to the Attorney for legal action.