

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

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

17

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."

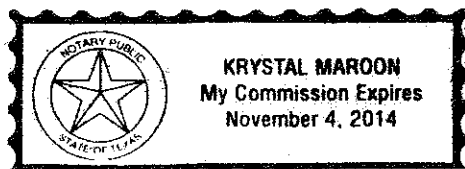
By: Harold H. Wise, Director; Print name: Harold H. Wise

ACKNOWLEDGEMENT

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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 #5**

HOMEOWNER RESPONSIBILITY FOR COSTS OF DAMAGES POLICY

General Comments:

1 - Except as provided under "Specific Procedures Related to Roofs", the homeowner is responsible for all costs related to damages to yards, exterior paint or roofs caused by losses from perils not covered under the Master Insurance Policy. This includes emergency repairs; repair/replacement, to existing condition, siding and other structural members of the unit; repair/replacement, to existing condition, the roof of the unit; removal of fallen trees, tree branches and limbs and other debris; and repainting, to existing condition, any siding or other wooden members of the unit that have been repaired or replaced.

2 - It is recommended that the homeowner have only emergency repairs done immediately to prevent additional damage to the building and contents. The Association does not provide for emergency repairs.

3 - It is recommended that the homeowner immediately contact their insurance company to file a claim before any permanent repairs are made.

4 - It is recommended that homeowners take pictures of all the damage.

5 - It is recommended that homeowners not make any permanent repairs until approved by their insurance company.

6 - All claims are handled between the homeowners and their insurance companies. The homeowners will contract for repairs to be done. It is recommended that homeowners get bids from at least two different contractors. The CGCA may recommend a contractor or contractors; however, the homeowner may use any licensed contractor and is responsible for obtaining the necessary permits and certificates of compliance, such as the WPI-8 Windstorm Certificate for the roofs.

7 - Except as provided under "Specific Procedures Related to Roofs", the homeowner is responsible for paying the contractor directly for all work performed.

8 - After proper notification, if a homeowner refuses to make repairs, the CGCA can have the repairs made at the homeowner's expense.

Specific Procedures Related to Roofs:

1 - The CGCA will have an independent, licensed inspector provide a report on the condition of damaged roofs which will include a recommendation for repairs or complete roof replacement. A copy of the report for their unit will be provided to each homeowner to assist them in submitting a claim to their insurance company.

2- All roof replacement/repairs must meet the specifications for roofs as provided in Information Sheet #4. Existing 20-year roofs must be replaced with a 20-year or a 30-year roof, and a 30-year roof must be replaced with a 30-year roof. The specifications for a 20-year and a 30-year roof are the same except for the quality of the shingles.

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3 - The Board of Directors shall pass a resolution for each catastrophic occurrence as to whether the provisions of this paragraph shall be in effect or not.

A. If the inspection report recommends complete roof replacement and the homeowner is uninsured or if insured, does not file a claim, then the homeowner must completely re-roof the unit at their expense.

B. The CGCA will pay the difference between a 20-year and a 30-year roof if the existing roof is a 20-year roof. This applies only if the homeowner, prior to any work being done, provides a copy of the contractor's proposal to the CGCA. The proposal must show the cost for a 20-year roof and the cost for a 30-year roof. The CGCA will review the proposal for reasonableness and notify the homeowner if the CGCA will or will not pay the difference. Work can commence only after approval by the CGCA.

C. If the existing roof, is a 30-year roof, then the CGCA pays nothing.

D. If the homeowner refuses to replace the complete roof, the CGCA can contract, after proper notification, for complete roof replacement at the homeowner's expense.

4 - The Board of Directors shall pass a resolution for each catastrophic occurrence as to whether the provisions of this paragraph shall be in effect or not.

A. If the inspection report recommends complete or only partial roof replacement and the homeowner is insured and the insurance company only provides enough funding for partial roof replacement/repairs, the CGCA can elect to have the complete roof replaced and pay the difference between the amount authorized by the insurance company and complete roof replacement. Also, if the inspection report recommends only partial replacement, then this paragraph applies to uninsured homeowners.

B. If the existing roof is a 20-year roof, the CGCA can elect to have a 30-year roof and pay the difference between the cost of a 20-year roof and a 30-year roof and pay the difference between the cost of partial replacement and full replacement of the roof. If the roof is a 30-year roof, the CGCA can elect to pay the difference between the cost of partial replacement and full replacement of the roof.

C. This applies only if the homeowner, prior to any work being done, provides a copy of the contractor's proposal to the CGCA. The proposal must show the cost for a 20-year roof and the cost for a 30-year roof. The CGCA will review the proposal for reasonableness and notify the homeowner what the CGCA will or will not pay. Work can commence only after approval by the CGCA.

D. The CGCA will pay the contractor directly for the cost of the difference between a 20-year and a 30-year year roof. The homeowner shall be responsible for paying the contractor directly for all other costs.

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E. The homeowner must then request reimbursement from the CGCA for costs which can be reimbursed by the CGCA. The homeowner must submit required paperwork before any reimbursement will be made by the CGCA. In order to verify the amount to be reimbursed by the CGCA, the homeowner must provide documentation to the CGCA of the amount authorized for roof repairs/replacement by the insurance company. Also, the homeowner must provide documentation that the inspection for the WPI-8 has been done.

5 - If the inspection report recommends roof repairs only, and only repairs are made, and if the roof is a 20-year roof, the CGCA will not upgrade the repairs to a 30-year roof. If only repairs are made, the insured or uninsured homeowner is responsible for the costs. If a homeowner refuses to make the repairs, the CGCA, after proper notification, can have the repairs done at the homeowner's expense.

6 - If any repairs/replacement do not meet industry standards, and inspection and certificate requirements, the CGCA is not responsible for future repairs on the repairs/replacement.