

ADDITIONAL DEDICATORY INSTRUMENT

for

CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared FRANK PROVINZIANO, who, being by me first duly sworn, states on oath the following:

My name is FRANK PROVINZIANO, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

1. **AMENDMENT TO BY-LAWS IN REGARD TO QUORUM**
2. **POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES**
3. **RESOLUTION AND GUIDELINES REGARDING REGULATION OF FLAG DISPLAY**
4. **RESOLUTION AND GUIDELINES REGARDING REGULATION OF COMPOSTING DEVICES, RAIN BARRELS, HARVESTING DEVICES, AND IRRIGATION SYSTEMS**
5. **RESOLUTION AND GUIDELINES REGARDING REGULATION OF DISPLAY OF CERTAIN RELIGIOUS ITEMS**
6. **RESOLUTION AND GUIDELINES REGARDING REGULATION OF CERTAIN ROOFING MATERIALS**
7. **RESOLUTION AND GUIDELINES REGARDING REGULATION OF SOLAR ENERGY DEVICES**

OF

**CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC
A TEXAS NON-PROFIT CORPORATION**

DATED this 21 day of July, 2014.

**CLEAR CREEK MEADOWS COMMUNITY
ASSOCIATION, INC.**

BY: Frank Provinziano

FRANK PROVINZIANO, Secretary
(Printed Name)

THE STATE OF TEXAS

COUNTY OF GALVESTON

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THIS INSTRUMENT was **acknowledged** before me on this the 21 day of July, 2014 by the said Frank Provinziano, Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Tina L. Divora
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: MRM

**AMENDMENT TO
BY-LAWS IN REGARD TO QUORUM**

OF

CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

WHEREAS, the Bylaws of Clear Creek Meadows Community Association, Inc. (the "Association") were executed on January 2, 2001 and recorded in the Official Records of Real Property of Galveston County, Texas under County Clerk's File Number 2014043511;

WHEREAS, Section 209.00593(b) of the Texas Property Code provides that the Board of a property owners association may amend the bylaws of the property owners' association to provide for elections to be held as required by Subsection (a);

WHEREAS, certain other added provisions of the Texas Property Code conflict with, and expressly void, the terms of the original Bylaws; and

WHEREAS, it is the desire of the Board of Directors to amend the Bylaws to bring the Association in compliance with the provisions of the Texas Property Code which were passed by the Texas Legislature in 2011; and

NOW THEREFORE, Article 3, Section 3.05 is hereby AMENDED to read as follows:

Section 3.05. Quorum.

- (a) Quorum in General. The presence at a meeting of members holding one-tenth of the votes entitled to be cast, represented in person or by proxy, shall constitute a quorum at that meeting, and the majority of the votes entitled to be cast by the members present or represented by proxy at a meeting at which a quorum is present shall be the act of the members of the Corporation.
- (b) Quorum for Association Business OTHER than Board of Director Elections: Thereafter, if enough members leave the meeting so that less than a quorum remains, the remaining members may continue to transact the affairs of the Corporation. If a quorum is present at no time during a meeting, a majority of the members present may adjourn and reconvene the meeting as many times as may be necessary without further notice except announcement at the meeting, until a quorum as aforesaid shall be present or represented.
- (c) Quorum for Board of Director Elections Only: If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of election of directors. At the

reconvened meeting, quorum shall be all those members counted as present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting. Directors shall be elected by a majority of those votes.

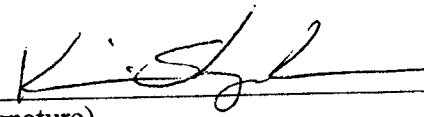
Nothing herein is intended to alter, modify or amend the Bylaws except as specifically provided hereinabove.

CERTIFICATION

I, the undersigned, am the duly elected and acting President of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a non-profit corporation, and I do hereby certify:

That the within and foregoing Amendment to Bylaws in Regard to Quorum for Clear Creek Meadows Community Association, Inc. was properly adopted as of the 15 day of JULY, 2014, that same, in addition to the Bylaws and any amendments thereto, do now constitute the Bylaws of said corporation.

IN WITNESS WHEREOF, I have executed this Amendment to Bylaws in Regard to Quorum to be effective as of the 21 day of JULY, 2014.



(Signature)

KEVIN SHRYOCK

(Print Name)
President, CLEAR CREEK MEADOWS
COMMUNITY ASSOCIATION, INC.

CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF DISPLAY OF CERTAIN RELIGIOUS ITEMS**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

WHEREAS, Section 202.018 of the Texas Property Code provides for the regulation of display of certain religious items by a Property Owners' Association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

1. An owner or resident may display a religious item¹ by affixing it to the entry of the owner's or resident's dwelling which is motivated by the owner's or resident's sincere religious belief.
2. The owner or resident shall not display or affix a religious item on the entry to the owner's or resident's dwelling that:
 - a. threatens the public health or safety;
 - b. violates a law;
 - c. contains language, graphics, or any display that is patently offensive to a passerby;
 - d. is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling;or

¹ "Religious items" shall be defined as any items which may be construed to reflect an owner's sincere religious beliefs.

- e. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than twenty (25) square inches.
3. The policy does not authorize an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame without written approval from the Architectural Review Committee.
4. The Association may remove an item displayed in violation of a restrictive covenant permitted by this policy.
5. The Architectural Review Committee may determine if the religious item is in violation of either sections "2a" through "2d" above or section "4" above.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.018 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., this 15 day of JULY, 2014.

Effective Date: July 21, 2014.

Signed:



President, Board of Directors

KEVIN STRYOCK

Printed Name

Attest:



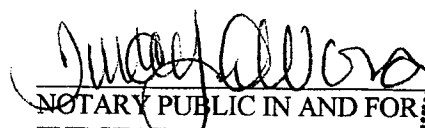
Secretary, Board of Directors


FRANK PROVENZANO

Printed Name

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §


THIS INSTRUMENT was **acknowledged** before me on this the 21 day of July, 2014, by KEVIN SHRYOCK, President of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

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NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF COMPOSTING DEVICES, RAIN BARRELS,
HARVESTING DEVICES, AND IRRIGATION SYSTEMS**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. (the “Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the “Declarations”);

WHEREAS, Section 202.007 of the Texas Property Code provides for the regulation of composting devices, rain barrels, rainwater harvesting devices, and irrigation systems by a Property Owners’ Association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the “Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and maintenance of rain barrels, rainwater harvesting devices, composting devices, and irrigation systems therein, it is appropriate for the Association to adopt guidelines regarding these systems.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

1. General Provisions
 - a. Subject to written approval from the Architectural Review Committee, owner or resident may:
 - i. implement measures promoting solid-waste composting of vegetation, including grass clippings, leaves, or brush, or leaving grass clippings uncollected on grass;
 - ii. install rain barrels or a rain water harvesting system; or
 - iii. implement efficient irrigation systems, including underground drip or other drip systems.
 - b. If an owner or resident is planting new turf, the Architectural Review Committee must approve such turf in writing in order to encourage or require water-conserving turf.

2. Composting Devices

- a. The Architectural Review Committee may regulate the size, type, shielding, and materials, for or the location of a composting device so long as it does not prohibit the economic installation of the device on the owner's lot where there is reasonably sufficient area to install the device.
- b. This policy does not require the Architectural Review Committee to permit a device as described in this policy to be installed in or on property:
 - i. owned by the Association;
 - ii. owned in common by the members of the Association; or
 - iii. in an area other than the fenced yard or patio of a property owner.

3. Irrigation Systems

The Architectural Review Committee may regulate:

- i. the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes.
- ii. the installation or use of gravel, rocks, or cacti.

4. Rain Barrels and Rainwater Harvesting

- a. This policy does not require the Architectural Review Committee to permit a rain barrel or rainwater harvesting system ("rainwater recovery systems") to be installed in or on property if:
 - i. the property is:
 1. owned by the Association;
 2. owned in common by the members of the Association
 3. located between the front of the property owner's home and an adjoining or adjacent street; or
 - ii. the barrel or system:
 1. is of a color other than a color consistent with the color scheme of the property owner's home; or
 2. displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured;
- b. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the rainwater recovery system, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by:
 - i. Placement behind a solid fence, a structure or vegetation; or
 - ii. By burying the tanks or barrels; or
 - iii. By placing equipment in an outbuilding otherwise approved by the Architectural Review Committee.
- c. A rain barrel may be placed in a location visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - i. The barrel must not exceed 55 gallons;
 - ii. The barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle;
 - iii. The barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and

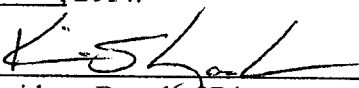
- iv. Any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.
- d. Overflow lines from the rainwater recovery systems must not be directed onto or adversely affect adjacent properties or common areas.
- e. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed; however, where space allows and where appropriate, the Architectural Review Committee-approved ponds may be used for water storage.
- f. Harvested water must be used and not allowed to become stagnant or a threat to health.
- g. All rainwater recovery systems must be maintained in good repair. Unused systems should be drained and disconnected from the gutters. Any unused systems in public view must be removed from public view from any street or common area.
- h. The Architectural Review Committee may regulate the size, type, and shielding of, and the materials used in the construction of a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or an any other location that is visible from a street, another lot, or a common area so long as:
 - i. it does not prohibit the economic installation of the device or appurtenance on the property owner's property; and
 - ii. there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.007 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., this 15 day of JULY, 2014.

Effective Date: JULY 21, 2014.

Signed:


 President, Board of Directors

KEVIN SHRYOCK
 Printed Name


Attest:

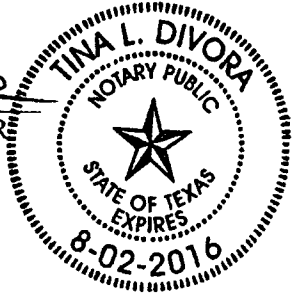

 Secretary, Board of Directors

FRANK PROVINZIANO
 Printed Name

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §


THIS INSTRUMENT was **acknowledged** before me on this the 21 day of July, 2014, by KEVIN SHRYOCK, President of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF SOLAR ENERGY DEVICES**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.(the “Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the “Declarations”);

WHEREAS, Section 202.010 of the Texas Property Code provides for the regulation of solar energy devices by a property owners’ association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the “Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

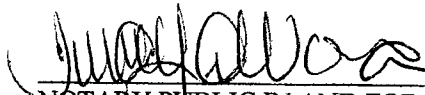
1. A solar energy device¹ shall not be permitted that:
 - a. as adjudicated by a court either threatens the public health or safety; or violates a law;
 - b. is located on property owned or maintained by the Association;
 - c. is located on property owned in common by the members of the Association;
 - d. is located in an area on the property owner’s property other than:
 - i. on the roof of the home or of another structure allowed by the Architectural Review Committee; or
 - ii. in a fenced yard or patio owned and maintained by the property owner;
 - e. if mounted on the roof of the home:
 - i. extends higher than or beyond the roofline;
 - ii. is located in an area other an area designated by the Association, unless the alternate location increases the

¹ “Solar energy device” has the meaning assigned by Section 171.107 of the Tax Code.

THE STATE OF TEXAS
COUNTY OF GALVESTON

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NOTARY PUBLIC IN AND FOR
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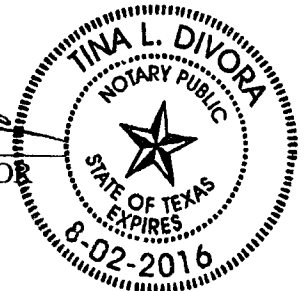


THE STATE OF TEXAS
COUNTY OF GALVESTON

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NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF CERTAIN ROOFING MATERIALS**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of certain roofing materials by a property owners' association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding roofing materials therein, it is appropriate for the Association to adopt guidelines regarding roofing materials within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

Subject to written approval from the Architectural Review Committee, an owner may install shingles on the roof of the owner's property that:

1. are designed primarily to:
 - a. be wind and hail resistant;
 - b. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - c. provide solar generation capabilities; and
2. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Review Committee. Wood shingles are specifically prohibited for safety reasons.
3. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
4. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.

5. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
6. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
7. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.
8. Once installed:
 - a. resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - b. are more durable than and are of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of the property surrounding the owner's property.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. this 15 day of JULY, 2014.

Effective Date: JULY 21, 2014.

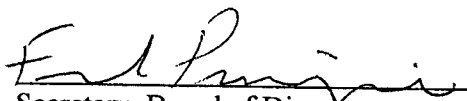
Signed:



President, Board of Directors

KEVIN SHRYOCK
Printed Name

Attest:



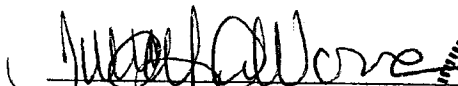
Secretary, Board of Directors

FRANK PROVINZIANO
Printed Name

THE STATE OF TEXAS
COUNTY OF GALVESTON

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THE STATE OF TEXAS
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NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF FLAG DISPLAY**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of flag display by a property owners' association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

- I. These Guidelines apply to the display of flags ("Permitted Flags")¹:
 - a. the flag of the United States;
 - b. the flag of the State of Texas; and
 - c. the official flag of any branch of the United States armed forces.
- II. The flag of the United States shall be displayed in accordance with 4 U.S.C. Sections 5-10.
- III. The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Texas Government Code.

¹ "Flags" shall be referred to as defined in Texas Property Code Section 202.011 (a).

- IV.** These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
- a. flags for schools, sports teams, businesses or foreign countries; or
 - b. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. historical versions of flags permitted in section 1 above.
- V.** Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Review Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
- VI.** Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
- VII.** Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
- VIII.** Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
- IX.** Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.
- X.** Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
- XI.** A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
- XII.** Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
- XIII.** The display of a flag, or the location and construction of the supporting flagpole shall comply with applicable zoning ordinances, easements, and setbacks of record.

- XIV.** Free-standing flagpoles may not be installed in any location described below:
- a. in any location other than the Owner's property; or
 - b. within a ground utility easement or encroaching into an aerial easement; or
 - c. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - d. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - e. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
- XV.** No owner shall display a flag or flagpole on property that is owned or maintained by the Association or owned in common by the members of the Association.
- XVI.** Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
- a. be ground mounted in the vicinity of the flag; and
 - b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - c. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - d. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
- XVII.** Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
- XVIII.** Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
- XIX.** All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., this 15 day of JULY, 2014.

Effective Date: JULY 21, 2014.

Signed:

[Signature]
President, Board of Directors

KEVIN SHRYOCK
Printed Name

Attest:

[Signature]
Secretary, Board of Directors

FRANK PROVIZIANO
Printed Name

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was **acknowledged** before me on this the 21 day of JULY, 2014, by KEVIN SHRYOCK, President of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

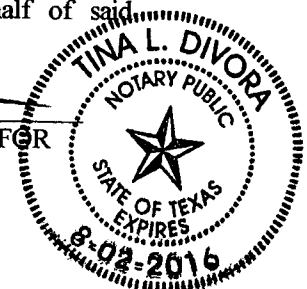
[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was **acknowledged** before me on this the 21 day of JULY, 2014, by FRANK PROVIZIANO, Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.

POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF GALVESTON §

WHEREAS, CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

WHEREAS, Section 209.0062(b) of the Texas Property Code requires property owners associations to adopt reasonable guidelines to establish an alternative payment schedule by which an owner can make partial payments to the association for delinquent, regular or special assessments or any other amount owed to the association without accruing additional penalties;

WHEREAS, Section 209.0062(a) requires property owners associations to file the association's guidelines in the real property records of the county where the subdivision is located; and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for Payment Plans consistent with Section 209.0062 and to provide clear and definitive guidance to owners.

NOW THEREFORE, BE IT RESOLVED THAT:

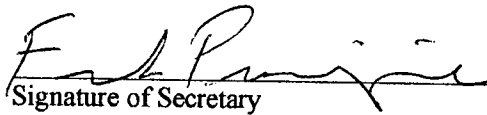
The following **POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES** is hereby adopted:

1. Owners may enter into a payment plan or alternative payment schedule, provided they have not defaulted on a previous payment plan in the preceding 24 month period. If a default has occurred in the previous 24-month period, then the Board of Directors shall use its discretion as whether to allow any additional payment plans.
2. All payment plans must be in writing using a form promulgated by the Association or its agent or attorney, and signed by the Owner. No partial payments will be accepted without an approved written payment plan agreement. Notwithstanding, any acceptance by the Association of a partial payment from an Owner without a signed payment plan agreement does not in any way indicate acceptance or approval of a payment plan or alternative payment schedule.
3. Payment plans shall be no shorter than three (3) months, nor longer than eighteen (18) months. Payment plans will require either a down payment and monthly installments, or equal monthly installments.

4. For the duration of a payment plan or alternative payment schedule, and so long as payments are made timely, the Association shall refrain from charging additional late fees or other monetary penalties. However, the Association may charge interest at the rate contained in its governing documents, in addition to costs or fees associated with administration of the payment plan.

Approved and adopted this 15 day of July, 2014, by the Board of Directors of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.


CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.


Signature of Secretary

Print Name: FRANK PROVINZIANO

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was **acknowledged** before me on this the 21 day of July, 2014, by FRANK PROVINZIANO, Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SECRETARY'S CERTIFICATE OF ADOPTION OF
RESOLUTION BY BOARD OF DIRECTORS

I, FRANK PROVIZIANO, the Secretary of CLEAR CREEK MEADOWS
COMMUNITY ASSOCIATION, INC., certify that:

I am the duly qualified and acting Secretary of CLEAR CREEK MEADOWS COMMUNITY
ASSOCIATION, INC., a duly organized and existing Texas Non-Profit Corporation.

The following are true copies of documents duly adopted by the Board of Directors of such
Corporation at a meeting that was legally held on the date indicated thereon and entered in the
minutes of the meeting which are contained in the minute book of the Corporation. Said Resolution
is attached and incorporated herein.

The attached documents are in conformity with the Articles of Incorporation and Bylaws of
the Corporation, has never been modified or repealed, and is in full force and effect.

Dated: July 21, 2014.

Frank Proviziano
Secretary

FRANK PROVIZIANO
Printed Name

State of Texas

§
§
§

County of Galveston

Before me the undersigned authority, personally appeared FRANK PROVIZIANO, known to
me to be the person whose name was subscribed in my presence to the foregoing instrument, and to
be the Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., and who
acknowledged to me that the instruments were executed for the purpose and consideration therein
expressed.

Subscribed and sworn to before me the 21 day of July, 2014.



Tina L. Divora
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan

2014 Aug 18 05:20 PM Fee: \$ 118.00

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DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY TEXAS