

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
THE SEVENTH HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the authorized representative of The Seventh Homeowners' Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Notice of Filing of Dedicatory Instruments for The Seventh Homeowners Association, Inc.," "Notice of Filing of Dedicatory Instruments of The Seventh at Sonterra Association, Inc.," "Supplemental Notice of Dedicatory Instruments for The Seventh Homeowners' Association, Inc." and "Supplemental Notice of Dedicatory Instruments for The Seventh Homeowners' Association, Inc." recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File Nos. 2000-0001683, 20120015053, 20200167389 and 20210190053 (the "Notice") was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.

- **Architectural Review Committee Application Review and Appeals Procedure and Guidelines Policy of the Board of Directors for The Seventh Homeowners' Association, Inc.**
- **Resolution of the Board of Directors of The Seventh Homeowners' Association, Inc. adopting Architectural Review Committee Charter.**
- **Bid Solicitation Policy for The Seventh Homeowners' Association, Inc.**
- **Certificate of Secretary of The Seventh Homeowners' Association, Inc. regarding Board Resolution adopting Common Area Policy.**
- **Display of Religious Items Policy for The Seventh Homeowners' Association, Inc.**
- **Flag Policy for The Seventh Homeowners' Association, Inc.**
- **209 Hearing Policy for The Seventh Homeowners' Association, Inc.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Bexar County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

Executed on this 17th day of November, 2021.

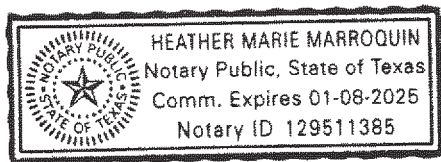
THE SEVENTH HOMEOWNERS'
ASSOCIATION, INC.

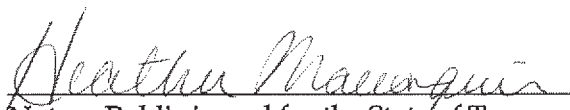
By:


Brady E. Ortego, authorized representative

THE STATE OF TEXAS §
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COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 17th day of November, 2021 personally appeared Brady E. Ortego, authorized representative of The Seventh Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

RESOLUTION OF THE BOARD OF DIRECTORS
of
THE SEVENTH HOMEOWNERS' ASSOCIATION, INC.
adopting
ARCHITECTURAL REVIEW COMMITTEE CHARTER

THE STATE OF TEXAS §
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The Board of Directors (the "**Board**") of the Seventh Homeowners' Association, Inc. (the "**Association**") has the authority to establish committees to perform such tasks and to serve for such periods as may be designated by the Board, as authorized by both Section 8 of the Association's Bylaws and Section 22.219 of the Texas Business Organizations Code. Each committee established by the Board will operate in accordance with the terms and provisions of the Committee Charter, if any, for the applicable committee.

The Architectural Review Committee of the Association (the "**ARC**") has been established by the Board and shall operate in accordance with this Architectural Review Committee Charter. Capitalized terms not defined herein shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for the Seventh (as the same may be amended from time to time, the "**Declaration**").

Section 1. Purpose

The primary purpose of the ARC is to ensure compliance with aesthetic standards established by the Association in order to maintain the beauty and character of the Project. The ARC shall conduct its business in the best interest of the Association and in accordance with this Charter and all other Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] of the Association.

Section 2. Membership

The ARC shall consist of 3-5 voting members in addition to one non-voting Board member and is formed as follows:

- The Board shall appoint the Chair of the ARC and its committee members. The ARC may recommend Owners to the Board for appointment.
- Members appointed to the ARC by the Board shall be members of the Association.
- Current Board members, spouses of current Board members, and persons residing in a current Board member's household may not serve on the ARC.
- The ARC members shall serve at the pleasure of the Board.
- One non-voting Board member shall serve as a liaison between the ARC and the Board.

Section 3. Chairperson(s)

The chairperson of the ARC shall be appointed by the Board. Once appointed, the committee cannot elect a different chairperson. However, the ARC members may make a request to the Board for appointment of a new chairperson. The Board appointed chairperson may be removed from the ARC by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 The Board has delegated its rights and obligations under Section 2(a) of the Declaration to the ARC.
- 4.2 The ARC is responsible for reviewing plans submitted by Owners for construction of improvements and external alterations of their homes and lots for approval.
- 4.3 The ARC must act consistently and diligently in maintaining the standards set forth in the Association's Dedicatory Instrument.
- 4.4 The ARC's decisions must be consistent with the Association's Dedicatory Instruments and applicable law.
- 4.5 The ARC must impartially hold all members of the Association to the same standard. The ARC may not discriminate against any person based on race, color, national origin, religion, sex, familial status, or disability.
- 4.6 The ARC is responsible for approving or denying submitted plans within 45 days of receiving such plans from an Owner. All notices of denial must comply with Section 209.00505 of the Texas Property Code.
- 4.7 The ARC shall monitor for completion of work in accordance with approved plans.
- 4.8 ARC members must refrain from discussing personal information regarding Owners with the general membership.
- 4.9 ARC members must refrain from discussing an Owner's compliance violations with the general membership.
- 4.10 All communications of any type by the ARC to the Association's membership must be approved in writing by the Board prior to distribution. The Board's written approval may be sent via email.
- 4.11 ARC members are bound by the Association's Dedicatory Instruments as well as all federal, state and local laws and ordinances.

Section 5. Minutes and Records

The ARC shall keep minutes of its meetings if requested to do so by the Board. Copies of such minutes and any other records of the ARC must be forwarded to the Board within ten (10) business days of: (a) any ARC meeting at which minutes are taken; and/or (b) receipt of the record(s).

Section 6. Authority

Neither the ARC nor its individual members have the authority to and shall not authorize any contract, transaction, action, expenditure of Association funds, or activity on behalf of the Association unless expressly granted permission to do so in writing by the Board. The Board's written approval may be sent via email.

Section 7. Removal

An ARC member may be removed from the ARC by the Board at any time with or without cause. The ARC may vote to recommend removal of its chairperson or any member to the Board; however, removal of members from and appointment of members to the ARC shall be determined by the Board in its sole and absolute discretion. Vacancies on the ARC shall be filled by appointment by the Board.

Section 8. Amendment of ARC Committee Charter

This Architectural Review Committee Charter may be amended at any time in the sole and absolute discretion of the Association's Board of Directors.

[Certification page follows.]

CERTIFICATE OF SECRETARY

I, Kayce A Fry, Secretary of the Seventh Homeowners' Association Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association ("Board") duly called and held on the 21st day of September, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Architectural Review Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

THE SEVENTH HOMEOWNERS' ASSOCIATION

By: Kayce A Fry

Printed: Kayce A. Fry
Its: Secretary

THE STATE OF TEXAS §
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 11th day of NOVEMBER, 2021, personally appeared Kayce Fry, as Secretary of the Seventh Homeowners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Avery Cheri Stacy
Notary Public in and for the State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210322033
Recorded Date: November 17, 2021
Recorded Time: 4:26 PM
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/17/2021 4:26 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk