



Any conflicts with Barrington Place Homeowners' Association Bid Policy for Contracts For Services Over \$50,000.00 and existing policies set out in recorded dedicatory instruments or governing documents shall yield to the Barrington Place Homeowners' Association Bid Policy for Contracts For Services Over \$50,000.00. The remainder of any recorded dedicatory instruments or governing document currently in force and effect that is not in conflict with this policy shall remain in full force and effect.

This Barrington Place Homeowners' Association Bid Policy for Contracts For Services Over \$50,000.00 is a Dedicatory Instrument and constitutes Restrictive Covenants as defined under Texas Property Code §202.001, et. seq.. All terms used herein which are defined under Texas Property Code §209, shall be defined in the same way in this policy.


The BPHOA shall have and may exercise discretionary authority with respect to these Restrictive Covenants.

1. This policy applies to service contracts. The requirements of Texas Property Code 209.0052(a) and 209.0052(b) are incorporated into this policy.
2. This policy applies to a service contract which requires the BPHOA to pay in excess of \$50,000.00 during the term of the contract at the time the contract is signed. This means that the contract must obligate BPHOA to pay more than \$50,000.00 at the commencement of the contract. A contract that contains uncertain costs or costs that are unfixed will be estimated based on past history and anticipated expenditures. Renewals of an existing contract shall not be included in arriving at the figure of \$50,000.00.
3. For a service contract that will cost more than \$50,000.00, BPHOA shall look to the following guidelines:
  - a. BPHOA will attempt to obtain a minimum of three bids. Bids must be in writing and accompanied by documentation and exhibits supporting the service contract up for bid. Bids may be submitted to the BPHOA by mail, email, and by personal delivery up to the submission deadline. The nature and scope of the work must be accompanied by sufficient detail. A management plan and a schedule for the work is recommended. Bids may be submitted in paper form, or electronic image such as PDF or CD. Bids must also state a time period that they will be valid for. If fewer than 3 bids are received BPHOA will consider the bids received.
  - b. Service Contract providers shall be asked to provide references, and background information on the contractor. The name, title, phone number, mailing address, and email address of the Service Contract provider shall be provided in addition to a primary designated contact representative of the Service Contract provider. Service Contract providers will be asked to provide proof of insurance and if a license is needed, to provide proof of such licensure. In an emergency situation BPHOA will use its best efforts under the circumstances to obtain multiple bids but circumstances may prevent this. BPHOA may waive any formalities in this policy if circumstances require the immediate attention of the BPHOA.
4. When required Service Contract providers shall be insured and shall present proof of such insurance as required by the Board.

5. BPHOA is not obligated to award contracts to the low bidder, or to any bidder at all, but BPHOA must use due diligence in considering all relevant factors regarding the contractors and the proposals that are submitted. BPHOA as part of any bid process may require inspections and personal visits by members of the Board, the management team for the BPHOA, and any designated representative of the BPHOA.

**CERTIFICATION**

I, hereby certify that the foregoing Barrington Place Homeowners' Association Barrington Place Homeowners' Association Bid Policy for Contracts For Services Over \$50,000.00 was adopted by the Barrington Place Homeowner's Association, Inc.'s Board of Directors, at an open and properly noticed meeting of the board of directors, at which a quorum of the Board was present.

By:   
Kenneth Langer

Title: President

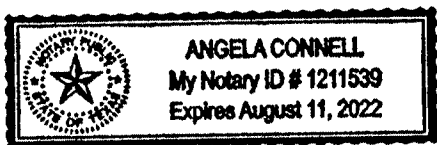
**ACKNOWLEDGEMENT**

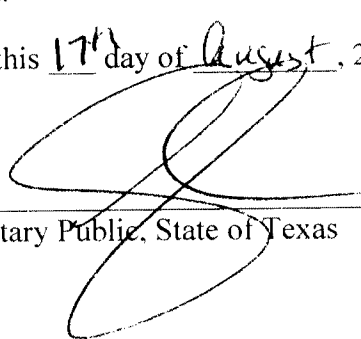
STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared 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 17<sup>th</sup> day of August, 2021.



  
Notary Public, State of Texas