

A Resolution of Blue Branch Ranch

Property Owners Association, Inc.,

a non-profit Texas corporation

Basic Information

Date: July 6, 2021

Property Members Association: Blue Branch Ranch Property Owners Association, Inc., a Texas non-profit corporation established by the articles of incorporation filed with the secretary of state of Texas on January 7, 2002.

Association's Address: P.O. Box 91, Granbury, Texas 76048

Declaration: The Revised and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens of Blue Branch Ranch Subdivision, filed under document number 2021-0002607, Real Property Records of Hood County, Texas

WHEREAS, Blue Branch Ranch Property Owners Association, Inc. (the "Association") constitutes a property owners association under the provisions of Chapter 209 of the Texas Property Code (the "Code") and is composed of fifteen (15) or more lots;

WHEREAS, the Board of Directors of the Association (the "Board") desires to set the annual Members meeting date for the 2021 calendar year;

WHEREAS, the Board desires to approve of its representation by the Reid Firm, P.C.; and

WHEREAS, the Board desires to adopt the following rules, regulations, and policies for the benefit of the POA and in accordance with the Code.

NOW, THEREFORE, the Board hereby sets the annual Members meeting date for the 2021 calendar year and adopts the following rules, regulations, policies, and legal representation as set forth below, attached to this document, and incorporated herein by reference:

1. The annual Members meeting for the 2021 calendar year shall be held on January 25, 2022 with the election of Directors to be held in accordance with Article II and III of the Association's Bylaws;

2. The President is hereby authorized to execute the proposed General Counsel Engagement Letter to retain the services of the Reid Firm, P.C.;
3. The Blue Branch Ranch Rules & Regulations attached as Exhibit "A" and incorporated herein, are hereby adopted;
4. The Blue Branch Ranch Park Rules attached as Exhibit "B" and incorporated herein, are hereby adopted;
5. The Blue Branch Ranch Document Retention Policy attached as Exhibit "C" and incorporated herein, are hereby adopted;
6. The Blue Branch Ranch Records Production and Copying Policy attached as Exhibit "D" and incorporated herein, are hereby adopted;
7. The Blue Branch Ranch Payment Plan Guidelines Policy attached as Exhibit "E" and incorporated herein, are hereby adopted; and
8. The Blue Branch Ranch Architectural Standards Bulletin attached as Exhibit "F" and incorporated herein, are hereby adopted.

We, the undersigned, being all of the existing Directors of BLUE BRANCH RANCH PROPERTY OWNERS ASSOCIATION, INC., do hereby certify that we assent to the foregoing Resolution adopt the same and all identified rules, regulations, and policies incorporated herein by reference as those of the Association.

IN WITNESS WHEREOF, we have hereunto subscribed our names as of the 7th day of July, 2021.

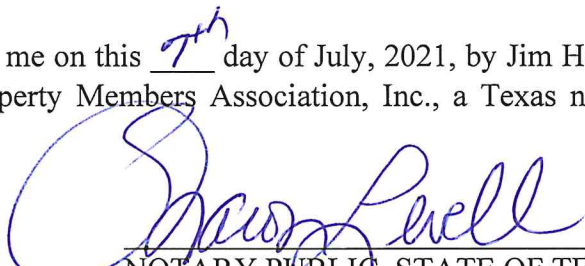


 Jim Henderson, President/Director

STATE OF TEXAS §
 COUNTY OF HOOD §

This instrument was acknowledged before me on this 7th day of July, 2021, by Jim Henderson as a Director of Blue Branch Ranch Property Members Association, Inc., a Texas non-profit corporation, on behalf of said corporation.





 NOTARY PUBLIC, STATE OF TEXAS



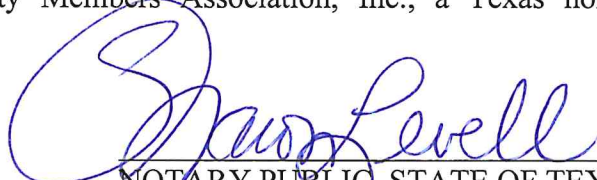
Lisa Cody, Vice President/Director

STATE OF TEXAS §

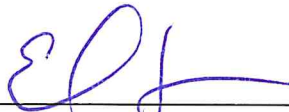
COUNTY OF HOOD §

This instrument was acknowledged before me on this 13th day of July, 2021, by Lisa Cody as a Director of Blue Branch Ranch Property Members Association, Inc., a Texas non-profit corporation, on behalf of said corporation.





NOTARY PUBLIC, STATE OF TEXAS



Evelyn Ferguson, Secretary/Treasurer/Director

STATE OF TEXAS §

COUNTY OF HOOD §

This instrument was acknowledged before me on this 13th day of July, 2021, by Evelyn Ferguson as a Director of Blue Branch Ranch Property Members Association, Inc., a Texas non-profit corporation, on behalf of said corporation.





NOTARY PUBLIC, STATE OF TEXAS