

STATE OF TEXAS § RESOLUTION ADOPTING RECORDS
 § RETENTION POLICY FOR
 § STAR MOUNTAIN RANCH
COUNTY OF SMITH § PROPERTY OWNERS' ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
STAR MOUNTAIN RANCH PROPERTY OWNERS' ASSOCIATION, INC.
REGARDING RECORDS RETENTION POLICY**

Pursuant to Section 209.005(m) of the Texas Property Code, Star Mountain Ranch Property Owners' Association, Inc., hereinafter referred to as "Association", the Association governing Star Mountain Ranch Subdivision located in Smith County, Texas (said Subdivision being more fully described on the map and plat recorded under Clerk's Instrument No. 202201043701, Cab. F, S-359C in the Official Plat Records of Smith County, Texas), acting by and through its Board of Directors, has adopted the following records retention policy, to-wit:


Records of the Association shall be kept on the following schedule:

- (1) The certificate of formation, bylaws, restrictive covenants, and all amendments to the certificate for formation, bylaws and covenants shall be retained permanently.
- (2) Financial books and records shall be retained for seven years.
- (3) Account records of current owners shall be retained for five years.
- (4) Contracts with a term of one year or more shall be retained for four years after the expiration of the contract term.
- (5) Minutes of meetings of the owners and the Board shall be retained for seven years.
- (6) Tax returns and audit records shall be retained for seven years.
- (7) All resolutions and policies adopted shall be retained permanently.
- (8) Emails are not stored or saved electronically by Board Members, Committee Members, or anyone associated with the Association, including a management company. In the event that any communication is kept that started as an email, it will be printed and kept with the subject it involves. Emails are not kept as a practice and they are printed as necessary. In the event that an email is printed it may only contain the final decision or request, and not all pages of communication.

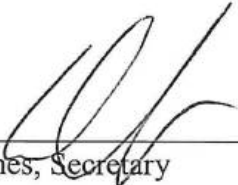
By their signatures below the President and the Secretary of the Association certify that the foregoing resolution was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

PASSED, ADOPTED AND APPROVED on this the 23rd day of November 2022.

STAR MOUNTAIN RANCH PROPERTY OWNERS' ASSOCIATION, INC.

By: 
Monte Magness, President

ATTEST:

By: 
Dennis Jones, Secretary

THE STATE OF TEXAS §
COUNTY OF Parker §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Star Mountain Ranch Property Owners' Association, Inc. and that by authority duly given and as the act of Star Mountain Ranch Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on the 30 day of November 2022.


Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

Star Mountain Ranch Property Owners' Association, Inc.
110 W. Interstate 20, Frontage Road, Suite 120
Weatherford, Texas 76086



VG-150-2022-202201044733

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201044733

Real Property Recordings
RESOLUTION

Recorded On: December 05, 2022 01:02 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202201044733
Receipt Number: 20221205000094
Recorded Date/Time: December 05, 2022 01:02 PM
User: Jennafer M



STATE OF TEXAS

Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX