

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 Brazoria 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 Notice are true and correct copies of the originals.

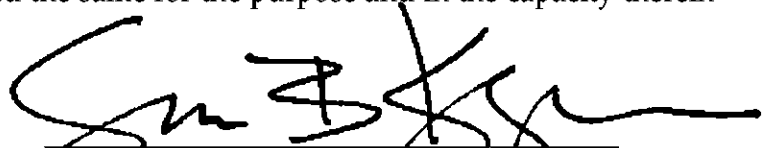
Executed on this 17th day of August, 2023.

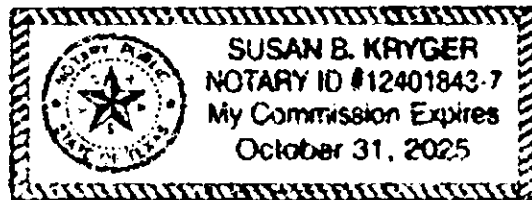
SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

By: 
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 17th day of August, 2023 personally appeared Cliff Davis, authorized representative of Sierra Vista at Canyon Gate Property Owners Association, 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



SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
CODE OF CONDUCT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate

Property Owners Association ("Association") do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association, duly called and held on the 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Code of Conduct was duly approved by at least a majority vote of the members of the Board present at the meeting.

SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
CODE OF CONDUCT

All members of the Board of Directors ("Board") of the Sierra Vista at Canyon Gate Property Owners Association ("Association"), Association committee members, and Association volunteers are viewed by owners and residents as representatives of the Associations and, as such, should represent a high standard of conduct and cooperation with other Board members, committee chairs and members, Association volunteers, management, owners, and residents during all meetings, events and deliberations. The standard is represented by the following tenets.

1. Board members, committee members, and Association volunteers:
 - 1.1 Should understand that they will or may be furnished with, or will become aware of, certain information of or about: (a) the Association including, but not limited to, contracts, contract negotiations, agreements, financial matters, legal matters, lawsuits, etc.; (b) owners and residents of properties under the jurisdiction of the Association including, but not limited to, owners and residents' financial information, information related to ongoing violations of the governing documents, and information regarding the governing document violation history of such persons [Section 1.1(a)-(b) collectively referred to as "Association Information"].
 - 1.2 Shall keep all Association Information private and confidential.

- 1.3 Shall not use Association Information for any reason other than the purposes of the Association.

A Board member shall not share Association Information with any third party unless authorized to do so by at least a majority of the Board, required to do so under the Texas Rules of Evidence or the Texas Rules of Civil Procedure, or unless required to provide such information by a court order.

2. Board members should:

- 2.1 Treat other Board members, committee members, volunteers, owners, residents, management, and other persons involved with Association business with courtesy and respect at all times.

- 2.2 Remain objective in decisions and act in the best interest of all Association owners and residents.

- 2.3 Acknowledge and disclose prior or current relevant personal or business relationships that create a conflict of interest or could give the appearance of a conflict of interest before participating in a discussion and/or sharing an opinion on any issue under discussion.

- 2.4 Acknowledge and disclose that the Board member has personal information (without an obligation to disclose such information) on an owner, resident, or issue that creates a conflict of interest or could give the appearance of a conflict of interest before participating in a discussion and/or sharing an opinion on any issue under discussion.

- 2.5 To the extent possible, prepare for meetings by reading all reports and presentations before the meeting.

- 2.6 When necessary, research specific issues and questions prior to meetings.

- 2.7 Make a reasonable effort to alert other Board members and management about issues and requests prior to a Board meeting.

- 2.8 Attend all Board meetings in person or by virtual means if applicable.

3. Board Members should refrain from:

- 3.1 Discussing or sharing Association, Board, or committee business with non-Board members and/or outside the parameters established by the Board.

- 3.2 Using foul or vulgar language or becoming aggressive toward other Board members, committee members, volunteers, management, staff, employees, owners,

residents, or any person at any time while serving as a representative of the Association.

3.3 Acting in the interests of a specific resident or business unless that interest is representative of the larger community, and only if the Board member does not have a personal or business relationship with that specific resident or business.

3.4 Voting on any issue which the Board member has, or previously had, a business or close personal relationship that results in a conflict of interest.

4. Committees and other volunteers of the Association represent the Board of Directors and the community and perform important work in the conduct of the business of the Association on behalf of its owners and residents. In completing this work, it is important that committee members and volunteers adhere to a high standard of conduct as represented by the following tenets. Committee members and volunteers may be removed from a committee or a voluntary position at any time with or without cause by the Board.

5. Committee chairs, committee members and volunteers should:

5.1 Attend regularly scheduled meetings in person or by virtual means if applicable.

5.2 Treat other committee members, Board members, volunteers, management, staff, employees, owners, residents, and other persons involved with Association business with courtesy and respect at all times.

5.3 Remain objective in decisions and preparation of recommendations for the Board, and act in the best interests of all owners and residents.

5.4 Acknowledge and disclose, prior or current relevant personal, business relationships, or personal information that creates a conflict or that could give the appearance of a conflict of interest before participating in a discussion and/or sharing an opinion on any issue under discussion.

5.5 To the extent possible, prepare for meetings by reading all relevant reports and presentations before the meeting.

6. Committee members and volunteers should refrain from:

6.1 Discussing or sharing committee business outside the parameters established by the committee or the Board.

6.2 Represent to any third party that the committee member or volunteer speaks for, is acting on behalf of, or represents the Board or the Association unless explicitly authorized to do so by the Board.

**SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
COMMUNICATIONS COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of Sierra Vista at Canyon Gate Property Owners Association ("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 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 Communications Committee of the Association (hereinafter referred to as the "CC") has been established by the Board and shall operate in accordance with this Communications Committee Charter.

Section 1. Purpose

The primary purposes of the CC are to: (a) assist the Board with communicating Association news and events to the owners and residents; and (b) to provide content for the Association's newsletter and/or website that has been approved by the Board for the enjoyment and/or education of the owners and residents of Sierra Vista at Canyon Gate. Additionally, the CC may be requested to conduct studies, provide recommendations, and conduct other special projects as assigned by the Board.

The role that the CC shall play in fulfilling its primary purposes shall be determined in the sole and absolute discretion of the Board. The limit and scope of the CC's authority shall be determined in the sole and absolute discretion of the Board. The Board shall have the authority to review all requests for Association information and/or documentation (including, but not limited to, copies of Association contracts) made by the CC and the Board may decline to provide information and/or documentation requested by the CC if, in the sole and absolute discretion of the Board, the information and/or documentation is not necessary for the CC to: (a) fulfill the primary purposes of the CC and/or (b) complete a project assigned by the Board.

Section 2. Number of Members and Term of Office

The number of members of the CC (hereinafter "CC Member" or "CC Members") shall be at least three (3) unless otherwise determined by the Board. The Association is not obligated to establish and/or operate the CC unless there are at least three (3) CC Members. The maximum number of CC Members shall be determined by the Board. The CC Members shall be appointed by the Board. The Board may require that the assessment account of each CC Member be paid current and that the Association property owned by each CC Member be clear of deed restriction violations. The term of each CC Member will expire at the annual meeting occurring after the date the CC Member is appointed to the CC.

Section 3. Chairperson(s)

The chairperson of the CC shall be appointed by the Board. The Board may require that the chairperson be a member of the Board. The Board may appoint one or more vice-chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the CC shall attend each Board meeting and/or send a written report as directed by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 All members of the CC must comply with the terms and provision of the Association's Code of Conduct regarding committee chairs, committee members and volunteers.
- 4.2 The CC shall hold meetings as directed by the chairperson(s) or by the Board.
- 4.3 Provide the Board with a written report of upcoming projects, activities or events prior to the beginning of such project, activity or event in the time frame established by the Board if requested to do so by the Board.
- 4.4 Prepare recommendations for inclusion of the CC budget, if any, in the Association's annual operating budget if requested to do so by the Board.
- 4.5 The CC must operate within the budget, if any, approved by the Board for the CC each year. Purchases or expenditures made without prior written Board approval or purchases that are not within the Board approved CC budget may not be reimbursed. The purpose of this is to ensure that the entire Association is operating within budget constraints. The Board from time-to-time may need to review budgeting in the event there are other maintenance needs/emergencies.
- 4.6 Develop a time-line worksheet for each project, activity or event of the CC if requested to do so by the Board.
- 4.7 If requested by the Board, establish pricing and/or costs for any project, activity or event sponsored or organized by CC. Any project, activity or event sponsored or organized by the CC must be pre-approved by the Board. All expenditures related to any project, activity or event must be pre-approved by the Board.
- 4.8 Coordinate the promotion and dissemination of information regarding any project, activity or event sponsored or organized by the CC.
- 4.9 Coordinate and staff any project, activity or event sponsored or organized by the CC.

- 4.10 Provide the Board evaluation reports and participation figures for any project, activity or event sponsored by or organized by the CC if requested to so by the Board.
- 4.11 Seek input from Association members on ideas on how to approve communication between the Association, the Board and the members/residents.
- 4.12 Provide updates, photos, and pertinent documents for display on the Association website, as requested and approved by the Board.
- 4.13 All communications of any type to the members of the Association must be approved in writing (including email) by the Board prior to distribution. This ensures that correspondence is appropriate and in compliance with the Association documents.
- 4.14 Prepare a draft report/article for an email blast to the members and/or an Association newsletter for the Board's approval if requested to so by the Board.
- 4.15 CC Members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.
- 4.16 CC members agree to keep all communications, documents and other information obtained from the Board and/or management strictly confidential and not subject to disclosure to third parties unless otherwise directed by the Board.

Section 5. Minutes and Records

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

Section 6. Authority

The CC (and each of its individual members) does not 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 (including email) by the Board.

Section 7. Removal

A CC Member may be removed from the CC by the Board at any time with or without cause.

CERTIFICATE OF SECRETARY

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate Property Owners Association ("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 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Communications Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

By: [Signature]
Its: Secretary

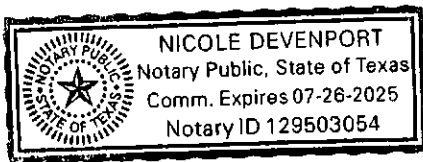
Printed: Daniella Franco

THE STATE OF TEXAS

COUNTY OF Brewster

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BEFORE ME, the undersigned notary public, on this 10th day of August, 2023, personally appeared Daniella Franco, as Secretary of Sierra Vista at Canyon Gate Property Owners 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.



[Signature]
Notary Public in and for the State of Texas

**SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
FINANCE COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of the Sierra Vista at Canyon Gate Property Owners Association ("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 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 Finance Committee of the Association (hereinafter referred to as the "FC") has been established by the Board and shall operate in accordance with this Finance Committee Charter.

Section 1. Purpose

The primary purposes of the FC are to, within the scope requested by the Board, assist the Board with monitoring the annual operating budget and assist the Board with management of the funds and assets on the Association. The FC shall also, to the extent requested by the Board, advise and consult with the Board on the annual budget and the use of Association funds for the benefit of the Association. Additionally, the FC may be requested to conduct studies, provide recommendations, and conduct other special projects as assigned by the Board.

The role that the FC shall play in fulfilling its primary purposes shall be determined in the sole and absolute discretion of the Board. The limit and scope of the FC's authority shall be determined in the sole and absolute discretion of the Board. The Board shall have the authority to review all requests for Association information and/or documentation (including, but not limited to, copies of Association contracts) made by the FC and the Board may decline to provide information and/or documentation requested by the FC if, in the sole and absolute discretion of the Board, the information and/or documentation is not necessary for the FC to: (a) fulfill the primary purposes of the FC and/or (b) complete a project assigned by the Board.

Section 2. Number of Members and Term of Office

The number of members of the FC (hereinafter "FC Member" or "FC Members") shall be at least three (3) unless otherwise determined by the Board. The Association is not obligated to establish and/or operate the FC unless there are at least three (3) FC Members. The maximum number of FC Members shall be determined by the Board. The FC Members shall be appointed by the Board. The Board may require that the assessment account of each FC Member be paid current and that the Association property owned by each FC Member be clear of deed restriction violations. The term of each FC Member will expire at the annual meeting occurring after the date the FC Member is appointed to the FC.

Section 3. Chairperson(s)

The chairperson of the FC shall be appointed by the Board. The Board may require that the chairperson be a member of the Board. The Board may appoint one or more vice-

chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the FC shall attend each Board meeting and/or send a written report as directed by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties

- 4.1 All members of the FC must comply with the terms and provision of the Association's Code of Conduct regarding committee chairs, committee members and volunteers.
- 4.2 The FC shall hold meetings as directed by the chairperson(s) or by the Board.
- 4.3 Provide written recommendations regarding the Association's annual operating budget.
- 4.4 Assist the Board with dissemination of information regarding the Association's annual operating budget.
- 4.5 If requested to do so by the Board, provide the Board evaluation reports and information on items to be included or considered to be included in the Association's annual operating budget.
- 4.6 If requested to do so by the Board, prepare a draft report/article for an email blast to the members and/or for the Association's website and/or newsletter regarding Association budget related issues.
- 4.7 All correspondence, reports, articles, or other communication to the membership of the Association, if any, must be approved in writing by the Board of Directors prior to distribution. This ensures that all correspondence and communications are appropriate and in compliance with the Association documents.
- 4.8 FC members shall agree to keep all communications, documents and other information obtained from the Association strictly confidential and not subject to disclosure to third parties unless otherwise directed by written agreement of the Board.
- 4.9 FC Members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.

Section 5. Minutes and Records

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

Section 6. Authority

The FC (and each of its individual members) does not have the authority to and shall not authorize any contract, activity, transaction, action or expenditure of Association funds on behalf of the Association unless expressly granted permission to do so in writing (including email) by the Board.

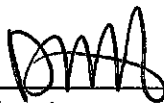
Section 7. Removal

A FC Member may be removed from the FC by the Board at any time with or without cause.

CERTIFICATE OF SECRETARY

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate Property Owners Association ("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 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Finance Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

By: 
Its: Secretary

Printed: Daniella Franco

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THE STATE OF TEXAS

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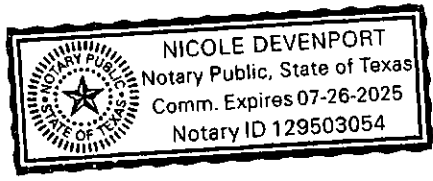
COUNTY OF Brazoria

BEFORE ME, the undersigned notary public, on this 10th day of August

2023, personally appeared Daniella Franco, as Secretary of

Sierra Vista at Canyon Gate Property Owners 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.

Notary Public in and for the State of Texas



**SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
LANDSCAPE COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of Sierra Vista at Canyon Gate Property Owners Association ("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 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 for the applicable committee.

The Landscape Committee of the Association (hereinafter referred to as the "LC") has been established by the Board and shall operate in accordance with this Landscape Committee Charter.

Section 1. Purpose

The primary purpose of the LC is to monitor landscaping projects that have been approved by the Board with the goal of beautifying the Association's Common Areas for the enjoyment of the owners and residents in the Association. The LC shall also advise and consult with the Board on landscaping plans for the Common Areas including, but not limited to, adding or removing shrubs, trees, flowers, ground cover and other landscaping materials. Additionally, the LC may be requested to conduct studies, provide recommendations, and conduct other special projects as assigned by the Board.

The role that the LC shall play in fulfilling its primary purpose shall be determined in the sole and absolute discretion of the Board. The limit and scope of the LC's authority shall be determined in the sole and absolute discretion of the Board. The Board shall have the authority to review all requests for Association information and/or documentation (including, but not limited to, copies of Association contracts) made by the LC and the Board may decline to provide information and/or documentation requested by the LC if, in the sole and absolute discretion of the Board, the information and/or documentation is not necessary for the LC to: (a) fulfill the primary purpose of the LC and/or (b) complete a project assigned by the Board.

Section 2. Number of Members and Term of Office

The number of members of the LC (hereinafter "LC Member" or "LC Members") shall be at least three (3) unless otherwise determined by the Board. The Association is not obligated to establish and/or operate the LC unless there are at least three (3) LC Members. The maximum number of LC Members shall be determined by the Board. The LC Members shall be appointed by the Board. The Board may require that the assessment account of each LC Member be paid current and that the Association property owned by each LC Member be clear of deed restriction violations. The term of each LC Member will expire at the annual meeting occurring after the date the LC Member is appointed to the LC.

Section 3. Chairperson(s)

The chairperson of the LC shall be appointed by the Board. The Board may require that the chairperson be a member of the Board. The Board may appoint one or more vice-chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the LC shall attend each Board meeting and/or send a written report as directed by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 All members of the LC must comply with the terms and provision of the Association's Code of Conduct regarding committee chairs, committee members and volunteers.
- 4.2 The LC shall hold meetings as directed by the chairperson(s) or by the Board.
- 4.3 Provide the Board with a written report of upcoming projects, activities or events prior to the beginning of such project, activity or event in the time frame established by the Board if requested to do so by the Board.
- 4.4 Prepare recommendations for inclusion of the LC budget, if any, in the Association's annual operating budget if requested to do so by the Board.
- 4.5 The LC must operate within the budget, if any, approved by the Board for the LC each year. Purchases or expenditures made without prior written Board approval or purchases that are not within the Board approved LC budget may not be reimbursed. The purpose of this is to ensure that the entire Association is operating within budget constraints. The Board from time-to-time may need to review budgeting in the event there are other maintenance needs/emergencies.
- 4.6 Develop a time-line worksheet for each project, activity or event of the LC if requested to do so by the Board.
- 4.7 If requested by the Board, establish pricing and/or costs for any project, activity or event sponsored or organized by LC. Any project, activity or event sponsored or organized by the LC must be pre-approved by the Board. All expenditures related to any project, activity or event must be pre-approved by the Board.
- 4.8 Coordinate the promotion and dissemination of information regarding any project, activity or event sponsored or organized by the LC.
- 4.9 Coordinate and staff any project, activity or event sponsored or organized by the LC.
- 4.10 Seek input from Association members on ideas to improve landscaping within the Association. All final decisions on landscaping in the Association shall be made by the Board.

- 4.11 Provide the Board evaluation reports and participation figures for any project, activity or event sponsored by or organized by the LC if requested to so by the Board.
- 4.12 Provide updates, photos, and pertinent documents for display on the Association website, as requested and approved by the Board.
- 4.13 All communications of any type to the members of the Association must be approved in writing (including email) by the Board prior to distribution. This ensures that correspondence is appropriate and in compliance with the Association documents.
- 4.14 Prepare a draft report/article for an email blast to the members and/or an Association newsletter for the Board's approval if requested to so by the Board.
- 4.15 LC Members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.
- 4.16 LC members agree to keep all communications, documents and other information obtained from the Board and/or management strictly confidential and not subject to disclosure to third parties unless otherwise directed by the Board.

Section 5. Minutes and Records

The LC shall keep minutes of its meetings if requested to do so by the Board. Copies of such minutes and any other records of the LC will, if requested by the Board, be forwarded to the Board (by and through the Association's management company) within ten (10) business days of: (a) any LC meeting at which minutes are taken: and/or (b) receipt or creation of the record.

Section 6. Authority

The LC (and each of its individual members) does not 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 (including email) by the Board.

Section 7. Removal

A LC Member may be removed from the LC by the Board at any time with or without cause.

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CERTIFICATE OF SECRETARY

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate Property Owners Association ("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 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Landscape Committee Charter was duly made and approved by at least a majority vote of the members of the Board present at the meeting.

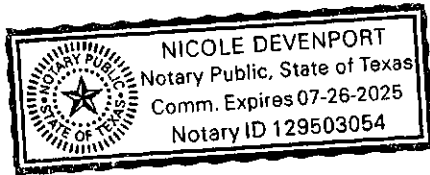
SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

By: Daniella Franco
Its: Secretary

Printed: [Signature]

THE STATE OF TEXAS §
COUNTY OF Pratt §
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BEFORE ME, the undersigned notary public, on this 10th day of August, 2023, personally appeared Daniella Franco, as Secretary of Sierra Vista at Canyon Gate Property Owners 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.



[Signature]
Notary Public in and for the State of Texas

**SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
SOCIAL COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of Sierra Vista at Canyon Gate Property Owners Association ("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 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 Social Committee of the Association (hereinafter referred to as the "SC") has been established by the Board and shall operate in accordance with this Social Committee Charter.

Section 1. Purpose

The primary purpose of the SC is to provide information and recommendations to the Board and/or management to develop and administer on-going events and activities that enhance Sierra Vista at Canyon Gate Property Owners Association and the subdivisions under the jurisdiction of the Association. Additionally, the SC may be requested to conduct studies, provide recommendations, and conduct other special projects as assigned by the Board.

The role that the SC shall play in fulfilling its primary purpose shall be determined in the sole and absolute discretion of the Board. The limit and scope of the SC's authority shall be determined in the sole and absolute discretion of the Board. The Board shall have the authority to review all requests for Association information and/or documentation (including, but not limited to, copies of Association contracts) made by the SC and the Board may decline to provide information and/or documentation requested by the SC if, in the sole and absolute discretion of the Board, the information and/or documentation is not necessary for the SC to: (a) fulfill the primary purpose of the SC and/or (b) complete a project assigned by the Board.

Section 2. Number of Members and Term of Office

The number of members of the SC (hereinafter "SC Member" or "SC Members") shall be at least three (3) unless otherwise determined by the Board. The Association is not obligated to establish and/or operate the SC unless there are at least three (3) SC Members. The maximum number of SC Members shall be determined by the Board. The SC Members shall be appointed by the Board. The Board may require that the assessment account of each SC Member be paid current and that the Association property owned by each SC Member be clear of deed restriction violations. The term of each SC Member will expire at the annual meeting occurring after the date the SC Member is appointed to the SC.

Section 3. Chairperson(s)

The chairperson of the SC shall be appointed by the Board. The Board may require that the chairperson be a member of the Board. The Board may appoint one or more vice-

chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the SC shall attend each Board meeting and/or send a written report as directed by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 All members of the SC must comply with the terms and provision of the Association's Code of Conduct regarding committee chairs, committee members and volunteers.
- 4.2 The SC shall hold meetings as directed by the chairperson(s) or by the Board.
- 4.3 Provide the Board with a written report of upcoming projects, activities or events prior to the beginning of such project, activity or event in the time frame established by the Board if requested to do so by the Board.
- 4.4 Prepare recommendations for inclusion of the SC budget, if any, in the Association's annual operating budget if requested to do so by the Board.
- 4.5 The SC must operate within the budget, if any, approved by the Board for the SC each year. Purchases or expenditures made without prior written Board approval or purchases that are not within the Board approved SC budget may not be reimbursed. The purpose of this is to ensure that the entire Association is operating within budget constraints. The Board from time-to-time may need to review budgeting in the event there are other maintenance needs/emergencies.
- 4.6 Develop a time-line worksheet for each project, activity or event of the SC if requested to do so by the Board.
- 4.7 If requested by the Board, establish pricing and/or costs for any project, activity or event sponsored or organized by SC. Any project, activity or event sponsored or organized by the SC must be pre-approved by the Board. All expenditures related to any project, activity or event must be pre-approved by the Board.
- 4.8 Coordinate the promotion and dissemination of information regarding any project, activity or event sponsored or organized by the SC.
- 4.9 Coordinate and staff any project, activity or event sponsored or organized by the SC.
- 4.10 Solicit residents to assist with proposed projects, activities or events to ensure more member/resident participation in SC activities.
- 4.11 Seek input from Association members on ideas for community events. All final decisions on community events shall be made by the Board.

- 4.12 Provide the Board evaluation reports and participation figures for any project, activity or event sponsored by or organized by the SC if requested to so by the Board.
- 4.13 Provide updates, photos, and pertinent documents for display on the Association website, as requested and approved by the Board.
- 4.14 All communications of any type to the members of the Association must be approved in writing (including email) by the Board prior to distribution. This ensures that correspondence is appropriate and in compliance with the Association documents.
- 4.15 Prepare a draft report/article for an email blast to the members and/or an Association newsletter for the Board's approval if requested to so by the Board.
- 4.16 SC Members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.
- 4.17 SC members agree to keep all communications, documents and other information obtained from the Board and/or management strictly confidential and not subject to disclosure to third parties unless otherwise directed by the Board.

Section 5. Minutes and Records

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

Section 6. Authority

The SC (and each of its individual members) does not 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 (including email) by the Board.

Section 7. Removal

A SC Member may be removed from the SC by the Board at any time with or without cause.

CERTIFICATE OF SECRETARY

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate Property Owners Association ("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 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Social Committee Charter was duly made and approved by at least a majority vote of the members of the Board.

SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

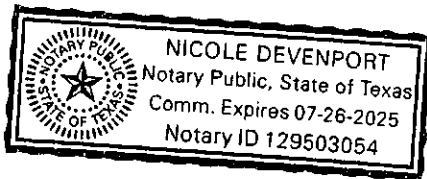
By: [Signature]
Its: Secretary

Printed: Daniella Franco

THE STATE OF TEXAS
COUNTY OF Brazoria

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BEFORE ME, the undersigned notary public, on this 10th day of August, 2023, personally appeared Daniella Franco, as Secretary of Sierra Vista At Canyon Gate Property Owners 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.



[Signature]
Notary Public in and for the State of Texas

**SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION
TRAFFIC AND SAFETY COMMITTEE CHARTER**

Introduction

The Board of Directors ("Board") of Sierra Vista at Canyon Gate Property Owners Association ("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 Article V 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 for the applicable committee.

The Traffic and Safety of the Association (hereinafter referred to as the "TSC") has been established by the Board and shall operate in accordance with this "Traffic and Safety Charter."

Section 1. Purpose

The primary purposes of the TSC are to: (a) advise and consult with the Board on issues affecting traffic and safety within Sierra Vista at Canyon Gate Property Owners Association; and (b) if requested to do so by the Board, to act as the liaison between the Board and the company(s), if any, hired by the Board to act as courtesy patrol service and/or gate access attendants. The TSC shall also, upon request by the Board, advise and consult with the Board on the type, content, planning, implementation and evaluation of policies that further the TSC's purpose. Additionally, the TSC may be requested to conduct studies, provide recommendations, and conduct other special projects as assigned by the Board.

The role that the TSC shall play in fulfilling its primary purpose shall be determined in the sole and absolute discretion of the Board. The limit and scope of the TSC's authority shall be determined in the sole and absolute discretion of the Board. The Board shall have the authority to review all requests for Association information and/or documentation (including, but not limited to, copies of Association contracts) made by the TSC and the Board may decline to provide information and/or documentation requested by the TSC if, in the sole and absolute discretion of the Board, the information and/or documentation is not necessary for the TSC to: (a) fulfill the primary purpose of the TSC and/or (b) complete a project assigned by the Board.

Section 2. Number of Members and Term of Office

The number of members of the TSC (hereinafter "TSC Member" or "TSC Members") shall be at least three (3) unless otherwise determined by the Board. The Association is not obligated to establish and/or operate the TSC unless there are at least three (3) TSC Members. The maximum number of TSC Members shall be determined by the Board. The TSC Members shall be appointed by the Board. The Board may require that the assessment account of each TSC Member be paid current and that the Association property owned by each TSC Member be clear of deed restriction violations. The term of each TSC Member will expire at the annual meeting occurring after the date the TSC Member is appointed to the TSC.

Section 3. Chairperson(s)

The chairperson of the TSC shall be appointed by the Board. The Board may require that the chairperson be a member of the Board. The Board may appoint one or more vice-chairperson(s) as determined by the Board. If required by the Board, the chairperson or a member of the TSC shall attend each Board meeting and/or send a written report as directed by the Board. The Board appointed chairperson and vice-chairperson(s), if any, may be removed from office by the Board at any time with or without cause.

Section 4. Duties and Responsibilities

- 4.1 All members of the TSC must comply with the terms and provision of the Association's Code of Conduct regarding committee chairs, committee members and volunteers.
- 4.2 The TSC must hold meetings as directed by the TSC chairperson(s) or by the Board.
- 4.3 Provide the Board with a written report of upcoming projects, activities or events prior to the beginning of such project, activity or event in the time frame established by the Board if requested to do so by the Board.
- 4.4 Prepare recommendations for inclusion of the TSC budget, if any, in the Association's annual operating budget if requested to so by the Board.
- 4.5 The TSC must operate within the budget, if any, approved by the Board for the TSC each year. Purchases or expenditures made without prior written Board approval or purchases that are not within the Board approved TSC budget may not be reimbursed. The purpose of this is to ensure that the entire Association is operating within budget constraints. The Board from time-to-time may need to review budgeting in the event there are other maintenance needs/emergencies.
- 4.6 Develop a time-line worksheet for each project, activity or event of the TSC if requested to do so by the Board.
- 4.7 If requested by the Board, establish pricing and/or costs for any project, activity or event sponsored or organized by TSC. Any project, activity or event sponsored or organized by the TSC must be pre-approved by the Board. All expenditures related to any project, activity or event must be pre-approved by the Board.
- 4.8 Coordinate the promotion and dissemination of information regarding any project, activity or event sponsored or organized by the TSC.
- 4.9 Coordinate and staff any project, activity or event sponsored or organized by the TSC.

- 4.10 Solicit residents to assist with proposed projects, activities or events to ensure more member/resident participation in TSC activities.
- 4.11 Seek input from Association members on: (a) ideas how to improve traffic and safety within and around Sierra Vista and subdivisions under the jurisdiction of the Association; and (b) how to improve the performance of the company(s), if any, hired by the Board to act as courtesy patrol service and/or gate attendants. All final decisions on how to improve traffic and safety and how to improve the performance of the company(s), if any, hired by the Board to act as courtesy patrol service and/or gate attendants shall be made by the Board.
- 4.12 Provide the Board evaluation reports and participation figures for any project, activity or event sponsored by or organized by the TSC if requested to so by the Board.
- 4.13 Provide updates, photos, and pertinent documents for display on the Association website, as requested and approved by the Board.
- 4.14 All communications of any type to the members of the Association must be approved in writing (including email) by the Board prior to distribution. This ensures that correspondence is appropriate and in compliance with the Association documents.
- 4.15 Prepare a draft report/article for an email blast to the members and/or an Association newsletter for the Board's approval if requested to so by the Board.
- 4.16 TSC Members are bound by the Association's Dedicatory Instruments [as that term is defined in Texas Property Code Section 202.001(1)] as well as all federal, state and local laws and ordinances.

Section 5. Minutes and Records

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

Section 6. Authority

The TSC (and each of its individual members) does not 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 (including email) by the Board.


Section 7. Removal

A TSC Member may be removed from the TSC by the Board at any time with or without cause.

CERTIFICATE OF SECRETARY

I, Daniella Franco, Secretary of Sierra Vista at Canyon Gate Property Owners Association ("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 10th day of August, 2023, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the foregoing Traffic and Safety Charter was duly made and approved by a majority vote of the members of the Board.

SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION

By: 
Its: Secretary

Printed: Daniella Franco

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THE STATE OF TEXAS

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COUNTY OF Brazoria

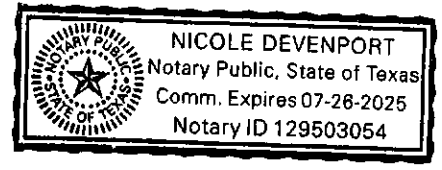
BEFORE ME, the undersigned notary public, on this 10th day of August, 2023,

personally appeared Daniella Franco, as Secretary of

Sierra Vista at Canyon Gate Property Owners 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.



Notary Public in and for the State of Texas



FILED and RECORDED

Instrument Number: 2023037208

Filing and Recording Date: 08/17/2023 01:16:20 PM Pages: 28 Recording Fee: \$130.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kara