

Taylor Lake Estates Homeowners Association, Inc.

POLICY REGARDING RECORDS RETENTION, INSPECTION & PRODUCTION

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, Taylor Lake Estates Homeowners Association, Inc., (the “Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the “Declarations”);

WHEREAS, Section 209.005(i) of the Texas Property Code requires property owners association to adopt a records production and copying policy record it as a dedicatory instrument; and

WHEREAS, Section 209.005(m) requires property owners associations to adopt and comply with a document retention policy;

NOW THEREFORE, BE IT RESOLVED THAT:

The following **POLICY REGARDING RECORDS RETENTION, INSPECTION AND PRODUCTION** is hereby adopted:

RECORDS RETENTION:

1. Certificates of Formation, Articles of Incorporation, Bylaws, restrictive covenants and any amendments thereto shall be retained permanently;
2. Financial books and records shall be retained for at least seven (7) years;
3. Account records of current owners shall be retained for at least five (5) years;
4. Contracts with a term of one year or more shall be retained for at least four (4) years after the expiration of the contract term;
5. Minutes of meetings of the Owners and the Board shall be retained for at least seven (7) years; and
6. Tax returns and audit records shall be retained for at least seven (7) years.

RECORDS INSPECTION & PRODUCTION

1. An Owner, or a person designated in writing signed by the Owner as the Owner’s agent, attorney or certified public accountant, may make a request to access the books and records of the Association, provided that such Owner or designated agent submit a written request by certified mail, return receipt requested, which contains sufficient detail to identify the records being requested.
2. The Association may require advance payment of the estimated costs of compilation, production and reproduction of the requested information. If such advance payment is required, the Association shall notify the requesting owner in writing of the cost.
3. The Association will respond to the Owner’s request in writing within ten (10) business days of receiving the request. If the Association is unable to produce the information within ten

(10) business days, the Association must provide the requestor written notice that: (1) informs the requestor that the Association is unable to produce the information before the 10th business day; and (2) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the 15th business day after the date of the original response from the Association.

4. Absent a court order or the express written approval of the owner whose records are the subject of the request, the Association will not allow inspection or copying of any records that identify the violation history of an individual owner, an owner's personal financial information, including records of payment or nonpayment of amounts due the Association, an owner's contact information (other than the owner's address), or information relating to an employee of the Association, including personnel files.
5. The Association hereby adopts a policy for charging requestor a reasonable fee for copies of Books and Records complying with reasonable charge requirements of public records information. The following SCHEDULE OF CHARGES for the production and copying of records were in affect at the time of this filing:
 - a. Copies : \$.10 per page for standard copies; \$.50 per page for oversize paper
 - b. Electronic Media: \$1.00 for each CD; \$3.00 for each DVD
 - c. Labor: \$15.00 per hour for actual time to locate, compile and reproduce records (no charge for requests for 50 or fewer pages)
 - d. Overhead: 20% of the total Labor charge (no charge for requests for 50 or fewer pages)
 - e. Miscellaneous: The Association may charge for actual costs incurred in responding to the request, including costs for labels, boxes, folders, postage and/or shipping.

Duly approved and adopted at a meeting held by the Board of Directors of Taylor Lake Estates Homeowners Association, Inc. this 18 day of November, 2013

Effective Date: December 1, 2013