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Production of Association Records Policy

SUGAR CREEK HOMES ASSOCIATION

101 Southwestern Blvd., Suite 117

Sugar Land, Texas 77478

Tel. No. 281.491.8977 / Fax No. 281.491.0060

PRODUCTION OF ASSOCIATION RECORDS POLICY

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

- I. The name of the Subdivisions are Sugar Creek, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 34, and Tiffany Square.
- II. The name of the Association is SUGAR CREEK HOMES ASSOCIATION.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, and the recording data for the Declaration (i.e., Deed Restrictions) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Fort Bend County, Texas:

Tiffany Square:	Volume 7, Page 10;
Sugar Creek, Section 1:	Volume 7, Page 1;
Sugar Creek, Section 2:	Volume 8, Page 7;
Sugar Creek, Section 3:	Volume 8, Page 13;
Sugar Creek, Section 4:	Volume 8, Page 14;
Sugar Creek, Section 5:	Volume 8, Page 14;
Sugar Creek, Section 6:	Volume 10, Page 13;
Sugar Creek, Section 7:	Volume 10, Page 9;
Sugar Creek, Section 8:	Volume 10, Page 10;
Sugar Creek, Section 9:	Volume 10, Page 14;
Sugar Creek, Section 10:	Volume 12, Page 6;
Sugar Creek, Section 11:	Volume 11, Page 8;
Sugar Creek, Section 12:	Volume 18, Page 1;
Sugar Creek, Section 14:	Volume 17, Page 2;
Sugar Creek, Section 17:	Volume 17, Page 3;
Sugar Creek, Section 18:	Volume 32, Page 5;
Sugar Creek, Section 19:	Volume 17, Page 9;
Sugar Creek, Section 20:	Volume 19, Page 10;
Sugar Creek, Section 21:	Volume 17, Page 11;
Sugar Creek, Section 22:	Volume 17, Page 12;
Sugar Creek, Section 23:	Volume 17, Page 13;

Sugar Creek, Section 24: Volume 17, Page 14;
Sugar Creek, Section 25: Slide 1201A;
Sugar Creek, Section 26: Volume 22, Page 17;
Sugar Creek, Section 27: Volume 21, Page 36;
Sugar Creek, Section 28: Volume 22, Page 2; and
Sugar Creek, Section 34: Volume 30, Page 8.

Deed Restrictions (Deed Records of Fort Bend County, Texas):

Tiffany Square: Volume 538, Pages 366-375;
Sugar Creek, Section 1: Volume 529, Pages 781-795;
Sugar Creek, Section 2: Volume 540, Pages 283-294;
Sugar Creek, Section 3: Volume 544, Pages 49-61;
Sugar Creek, Section 4: Volume 547, Pages 764-776;
Sugar Creek, Section 5: Volume 548, Page 367-381;
Sugar Creek, Section 6: Volume 571, Pages 475-488;
Sugar Creek, Section 7: Volume 560, Pages 906-918;
Sugar Creek, Section 8: Volume 563, Pages 142-156;
Sugar Creek, Section 9: Volume 563, Pages 157-171;
Sugar Creek, Section 10: Volume 588, Pages 514-527;
Sugar Creek, Section 11: Volume 582, Pages 166-181;
Sugar Creek, Section 12: Volume 860, Pages 351-366;
Sugar Creek, Section 14: Volume 655, Pages 404-414;
Sugar Creek, Section 17: Volume 960, Pages 260-270;
Sugar Creek, Section 18: Volume 1311, Pages 524-534;
Sugar Creek, Section 19: Volume 795, Pages 149-159;
Sugar Creek, Section 20: Volume 794, Pages 793-804;
Sugar Creek, Section 21: Volume 795, Pages 161-172;
Sugar Creek, Section 22: Volume 750, Pages 13-23;
Sugar Creek, Section 23: Volume 756, Pages 204-217;
Sugar Creek, Section 24: Volume 696, Pages 654-663;
Sugar Creek, Section 25: Volume 2439, Pages 2090 -2105;
Sugar Creek, Section 26: Volume 826, Pages 770-780;
Sugar Creek, Section 27: Volume 820, Pages 576-586;
Sugar Creek, Section 28: Volume 860, Pages 335-350; and
Sugar Creek, Section 34: Volume 1054, Pages 321-330.

IV. PRODUCTION OF ASSOCIATION RECORDS: This Records Production Policy was approved by at least a majority vote of the Board of Directors of SUGAR CREEK HOMES ASSOCIATION (the "Board"), at a duly called Meeting of the Board held on the 24th day of January, 2012, at which Meeting a quorum was present.

- 1. Copies of Association records will be available to all Owners [i.e., the Owner(s) of any Lot within the Association's jurisdiction] upon the Owner's proper request and at the Owner's own expense. A proper request must:**

- a) be sent Certified Mail (*note*: Return Receipt Requested is recommended) to the Association's address as reflected in its most recent Management Certificate;
 - b) be from an Owner(s), or the Owner's agent, attorney, or certified public accountant; and
 - c) contain sufficient detail to identify the Association records being requested.
2. **Owners may request to inspect the Association's books and records or, alternatively, Owners may request copies of specific records.**
- a) If an Owner(s) make(s) a request to inspect the books and records, then the Association will respond **within 10 business days after the Association's receipt of the request**, providing the dates and times the records will be made available and the location of the records. The Association and the Owner(s) shall arrange for a mutually agreeable time to conduct the inspection. The Association shall provide the owner(s) with copies of specific documents upon the owner paying the Association the cost thereof.
 - b) If an Owner(s) make(s) a request for copies of specific records, and the Association is reasonably able to provide the records easily or with no cost, then the Association will provide copies of the records to the owner **within ten (10) business days after the Association's receipt of the Owner's request**.
 - c) If an Owner(s) make(s) a request for copies of specific records, and the Association is unable to provide such records within ten (10) business days after receipt of the request, the Association shall send a response letter advising the Owner that the requested records (excluding attorney work product and attorney/client privileged communications, and excluding books and records which are otherwise statutorily allowed to be withheld) will be made available to the requesting party no later than the fifteenth (15th) business day after the date of such notice letter, and specifying the cost the Owner(s) must pay before the records will be provided. Upon the Owner(s) paying the cost to provide the records, the Association shall provide the records to the Owner(s) who made the request.

V. **The Association hereby adopts the following schedule of costs:**

Copy Cost for a regular 8.5" x 11" page - 10 cents per page;
 for pages 11" x 17" or greater - 50 cents per page;
 for specialty paper (color, photograph, map, etc.) - actual cost;
 for each CD or audio cassette - \$1.00; and
 for each DVD - \$3.00.

Labor Cost \$15.00 per hour for actual time expended to locate, compile and reproduce the records [*note*: the Owner(s) may only be charged such labor cost if the

copies requested by the Owner(s) exceed 50 pages in length].

Overhead 20% of the total labor charge [*note*: the Owner(s) may only be charged for such overhead cost if the copies requested by the Owner(s) exceed 50 pages in length].

Materials for labels, boxes, folders, and other supplies used in producing the records, along with postage for mailing the records - actual costs.

VI. The Association hereby adopts the following form for response to an Owner(s) who request(s) to inspect the Association's Books and Records:

"Date

Dear _____:

On _____, 201__, the Association received your written request to inspect certain books and records of the Association. The books and records of the Association (excluding attorney work product and attorney/client privileged communications, and excluding books and records which are otherwise statutorily allowed to be withheld) are available for you to inspect on regular business days, between the hours of 9 a.m. and 5 p.m., at the office of Sugar Creek Homes Association located at 101 Southwestern Blvd., Suite 117, Sugar Land, Texas 77478.

Please contact the Association's Manager (at tel. no. 281.491.8977 or e-mail address: garyssc@windstream.net) to arrange for a mutually agreeable date and time for you to inspect the Association's books and records identified in your written request (excluding attorney work product and attorney/client privileged communications, and excluding books and records which are otherwise statutorily allowed to be withheld). You will also need to advise the Association whether you will personally attend such inspection and/or whether you intend to allow an Owner's agent, an Owner's attorney, or an Owner's certified public accountant to participate in such inspection. Please be advised that if you desire copies of specific records during or after the inspection, you must first pay the associated costs before the copies will be provided to you. A schedule of costs is included with this response.

Sincerely,

SUGAR CREEK HOMES ASSOCIATION"

VII. The Association hereby adopts the following form for response to an Owner(s) who request(s) copies of specific records:

"Date

Dear _____:

On _____, 201__, the Association received your written request for copies of specific Association records. Please be advised that the Association is unable to provide you with the copies of the requested records within ten (10) business days of your request; however, the copies of the requested records (excluding attorney work product and attorney/client privileged communications, and excluding books and records which are otherwise statutorily allowed to be withheld) will be made available to you no later than fifteen (15) business days after the date of this response.

A schedule of costs is included with this response. In order to obtain the records you must first pay the Association the cost of providing the records to you. The estimated cost to obtain the records you requested is \$ _____. Upon receipt of advance payment from you, the Association will mail the requested documents to you at the address specified in your request. You may also make payment and pick up the copies of the requested documents in person at the office of the Association's Manager located at 101 Southwestern Blvd., Suite 117, Sugar Land, Texas 77478. Should you have any questions or comments, please contact the Association's Manager (at tel. no. 281.491.8977 or e-mail address: garyssc@windstream.net)).

Sincerely,

SUGAR CREEK HOMES ASSOCIATION"

- VIII. If the estimated cost provided to the Owner(s) is more or less than the actual cost of producing the documents, the Association shall, within thirty (30) business days after providing the records, submit to the owner either an invoice for the additional amount(s) owed or refund the overage(s) paid by the Owner. In the event of an invoice for additional amount(s) owed, if the Association does not receive reimbursement before the thirtieth (30th) business day after the date the invoice is sent to the Owner(s), the additional amount(s) may be added to the Owner(s)' account as an assessment.**
- IX. Unless authorized in writing by the affected Owner(s) or authorized by Court Order, the Association will not provide copies of or allow inspection of any records that contain: (i) the personal information of an Owner, including restriction violations, delinquent assessments, financial information, and contact information (other than the Owner's address); or (ii) information related to an employee of the Association, including personnel files. Please note that information may be released in an aggregate or summary manner that does not identify an individual property Owner.**

Sugar Creek Homes Association / Records Production Policy

CERTIFICATION

“I, William J. Hickl III, the undersigned, being the President of SUGAR CREEK HOMES ASSOCIATION, hereby certify that the foregoing Records Production Policy Resolution was adopted by at least a majority of the Association’s Board of Directors, and such Production Policy Resolution has never been modified or repealed, and is now in full force and effect.”

SUGAR CREEK HOMES ASSOCIATION

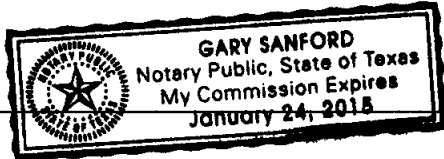
By: *William J. Hickl III*
Printed name: William J. Hickl III
Office Held: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared William J. Hickl III, President of SUGAR CREEK HOMES ASSOCIATION, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of January, 2012.



Gary Sanford
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

RETURNED AT COUNTER TO:
Sugar Creek Homes Assn - Gary
107 Stehenswood Blvd #117
Sugar Land, TX 77478

Sugar Creek Homes Association / Records Production Policy

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson