

**CERTIFICATE OF ADOPTION
OF
BID PROCEDURE FOR CONTRACTS EXCEEDING \$50,000 GUIDELINES
OF
TUSCANY COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Board of Directors (the "Board") of Tuscany Community Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the Tuscany community (the "Community"); and

WHEREAS, Chapter 209.0052 of the Texas Property Code was amended effective September 1, 2021, to add subsection 209.0052(c) thereto ("Section 209.0052"); and

WHEREAS, Section 209.016 requires a property owners' association to solicit bids or proposals using a bid process ("Bidding Process") established by the association for any contract for services that will cost more than \$50,000; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines concerning the Bidding Process, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the 1 day of September, 2021 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Bidding Procedure Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Bidding Procedure Guidelines. The Bidding Procedure Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding the Bidding Process which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Bidding Procedure Guidelines, in which case the terms in the Bidding Procedure Guidelines will control. The Bidding Procedure Guidelines are as follows:

If the Association proposes to contract for services that will cost more than \$50,000, it shall solicit at least two (2) bids for the contract, if reasonably available in the Community. The Board has full discretion to accept or reject any bid in its sole and absolute discretion.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

Tuscany Community Association, Inc.,
a Texas non-profit corporation

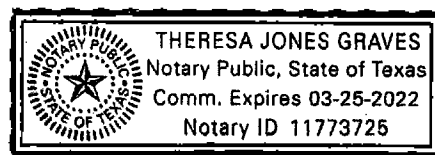
By: *John Martelli*
John Martelli, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 1, 2021, by John Martelli, President of Tuscany Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Theresa Jones Graves
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:
Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056



RP-2021-567031
Pages 3
10/01/2021 04:23 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-567031