

SUMMER HILLS COMMUNITY IMPROVEMENT ASSOCIATION, INC.
RECORDS RETENTION POLICY

WHEREAS, the Summer Hills Community Improvement Association, Inc., hereinafter the "Association", a Texas non-profit corporation; (the "Association"), which is governed by its Board of Directors (the "Board"), is the governing entity of the Summer Hills Subdivision and authorized to enact this Policy; and

LT1-1-2011103865-1

WHEREAS, this Records Retention Policy applies to the operation and utilization of property within the Summer Hills subdivision as recorded with Map and Plat Records of Montgomery County, Texas, as follows:

Summer Hills, Section One, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded at Cabinet C, Page 118 of the Map Records of Montgomery County, Texas; and under Montgomery County Clerk's File No. 8106022; and

Summer Hills, Section Two, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded at Cabinet D, Page 2A of the Map Records of Montgomery County, Texas; and

WHEREAS, Chapter 209 of the Texas Property Code was amended, effective January 1, 2012, to add Section 209.005(m), which requires the Association to adopt and record a policy regarding retention of Association Books and Books and Records and the Board of Directors of the Association desires to establish such guidelines; and

NOW THEREFORE, the Board of Directors of the Association hereby adopts the following Records Retention Policy pursuant to Chapter 209.005(m) of the Texas Property Code and the authority granted to the Board by the provisions of the By-laws:

This Records Retention Policy was approved by the Board of Directors for the Summer Hills Community Improvement Association, Inc., on the 12th day of October, 2011, to be effective January 1, 2012.

The Association shall maintain its records as follows:

RECORD	RETENTION PERIOD
Certificate of Formation/ Articles of Incorporation, Bylaws, Declarations and all amendments to those documents.	PERMANENT
Association Tax Returns and Tax Audits	SEVEN (7) YEARS
Financial Books and Records	SEVEN (7) YEARS
Account Records of Current Owners	FIVE (5) YEARS

LT2-3

Contracts with a term of more than one year	FOUR (4) YEARS AFTER CONTRACT EXPIRES
Minutes of Member Meetings and Board Meetings	SEVEN (7) YEARS

Records not listed above are not subject to mandatory retention, but may be retained at the Association's discretion.

The Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein.

CERTIFICATION

"I, the undersigned, being the President of the Summer Hills Community Improvement Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors."

By: Charles D. Bailey III, President

Print name: Charles Bailey III

ACKNOWLEDGEMENT

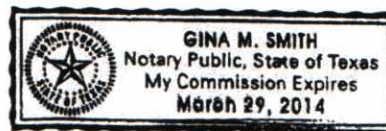
STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Bailey III, President of the Summer Hills Community Improvement Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 13th day of October, 2011.

Gina M. Smith
Notary Public, State of Texas

RETURN TO:
Holt & Young, P.C.
11200 Richmond Ave., Suite 450
Houston, Texas 77082



FILED FOR RECORD

11/23/2011 3:02PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/23/2011



Mark Turnbull

County Clerk
Montgomery County, Texas