CERTIFICATE FOR RECORDATION OF DEDICATORY INSTRUMENT OF BEAVER LAKE RANCH ASSOCIATION, INC.

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located."; and

WHEREAS, Beaver Lake Ranch Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Collin County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Beaver Lake Ranch Association, Inc., was recorded at Instrument No. 2003-0098796 in the Real Property Records of Collin County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Beaver Lake Ranch Declaration of Covenants, Conditions, and Restrictions" (the "Declaration") subjected to the scheme of development therein certain land located in Collin County, Texas;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[signature page follows]

EXECUTED this 19 day of April 2017

BEAVER LAKE RANCH ASSOCIATION, INC., A Texas non-profit corporation

Edwin Case, Secretary

Beaver Lake Ranch Association, Inc.

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 19 day of April 2017, by Edwin Case, Secretary of BEAVER LAKE RANCH ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Notary Publican and for the State of Texas

After Recording, Return to: Manning & Meyers, Attorneys at Law 4340 N. Central Expressway, Suite 200 Dailas, Texas 75206 JERRY L WHITE
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 04/26/2018
NOTARY ID 12567219-1

Document Retention Policy

Beaver Lake Ranch Association, Inc.

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	

We, the undersigned, being the directors of the **BEAVER LAKE RANCH ASSOCIATION, INC.**, a Texas non-profit Association (the "**Association**"), pursuant to Section 209.005 of the Texas Property Code, do, by unanimous consent, take the following corporate action and adopt the following resolutions, which corporate action and resolutions shall have the same force and effect as a unanimous vote of all the directors of the Association at a duly called meeting of the Board of Directors of said Association:

WHEREAS, certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants must be retained permanently by the Association.

WHEREAS, financial books and records must be retained for a minimum of seven years.

WHEREAS, account records of current owners must be retained for a minimum of five years.

WHEREAS, contracts with a term of one year or more must be retained for a minimum of four years after the expiration of the contract term.

WHEREAS, minutes of meetings of the owners and the board must be retained for a minimum of seven years.

WHEREAS, tax returns and audit records must be retained for a minimum of seven years.

RESOLVED: that, pursuant to the provisions of The Texas Property Code, Section 209.005, and that certain Declaration of Covenants, Conditions and Restrictions for Beaver Lake Ranch, recorded at Instrument No. 22003-0098796, Real Property Records of Collin County, Texas, as same has been amended (the "Declaration"), and the Bylaws of the Association, the Board of Directors of the Association hereby adopt the following Document Retention Policy:

- 1) Certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently by the Association.
- 2) Financial books and records shall be retained for a minimum of seven years.
- 3) Account records of current owners shall be retained for a minimum of five years.
- 4) Contracts with a term of one year or more shall be retained for a minimum of four years after the expiration of the contract term.
- 5) Minutes of meetings of the owners and the board shall be retained for a minimum of seven years.
- 6) Tax returns and audit records shall be retained for a minimum of seven years.

[signature page follows]

EXECUTED this 19 day of April 2017

BEAVER LAKE RANCH ASSOCIATION, INC.,

A Texas non-profit corporation

Edwin Case, Secretary

Beaver Lake Ranch Association, Inc.

STATE OF TEXAS

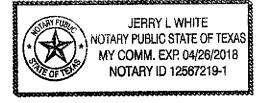
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COUNTY OF COLLIN

This instrument was acknowledged before me on the 19 day of _______, 2017, by Edwin Case, Secretary of BEAVER LAKE RANCH ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

After Recording, Return to: Manning & Meyers, Attorneys at Law 4340 N. Central Expressway, Suite 200 Dallas, Texas 75206





Filed and Recorded Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 07/17/2017 03:53:45 PM \$42.00 BVINCENT 20170717000935710