

The Reserve at Lake Tyler Homeowners Association

15302 Reserve Blvd.
Tyler, TX 75707

Miscellaneous New Policies

1. Bidding of Service Contracts

Any service contract over \$50,000.00 requires a competitive bidding process. Committees and/or the Board shall solicit written bids from three companies before awarding contracts in this amount. Committees must copy the Board if the bids are requested by email, giving the specifications. Replies from the companies that respond should be forwarded to all directors via email or hardcopies. Pursuant to the bylaws, policies, and state law the Board will make a decision in the appropriate forum and the results posted in the minutes according to the Deed Restriction.

2. Golf Carts, ATVs, and Motorized Toys

Golf carts are allowed on the roadways in The Reserve even if they are not street-legal, (equipped and licensed to drive on public roads); however, both headlights and taillights are required if they are operated at night. ATVs and other motorized toys are also permitted on our roadways that are not street-legal but shall not be operated at night. Said vehicles shall not be driven on private property or common areas and doing so constitutes a violation of the Deed Restrictions. Drivers of said vehicles shall follow traffic signs and observe safe driving procedures, but members are responsible for the safety of their family and guests and the Association is held harmless in the event of accidents or mishaps that might occur while driving on Association roads in these or other types of vehicles.

3. Managements Certificates

Management Certificates are legal documents the Association must file at the Smith County courthouse, signed and acknowledged by an officer or managing agent stating: (1) the name of the subdivision, (2) the name and mailing address of the Association, (3) the recording data of the subdivision, (4) the recording data for the declarations and any amendments to the declarations, (5) the name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative, (6) the website address (URL) of the Association where the declarations (Deed Restrictions, Bylaws, Rules and Regulations and Policies) are posted, (7) the amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision. The Management Certificate must also be filed electronically with the Texas Real Estate Commission within seven (7) days after filing at the courthouse. These certificates must be refiled within thirty (30) days after the Association experiences any changes to the relevant information therein.

NOTE: Because the TREC was given until December 2021 to determine fees amounts and establish their procedures, the required filing date for homeowners associations was extended to July, 2022.

4. Religious Displays

Pursuant to TPC Section 202.018, religious items may be displayed on dwelling units or on lots; however, signs or displays are prohibited that: (1) threatens public health or safety; (2) violates a law

other than a law prohibiting the display of religious speech; (3) contains language, graphics, or any display that is patently offensive for reasons other than its religious content; (4) is installed on property owned or maintained by the property owners' association or on common property or areas; (5) violates an applicable building line, setback restriction, right-of-way, or easement; or (6) is attached to a traffic control device, street lamp, fire hydrant, utility sign, pole, or fixture.

5. Resale Certificates & Transfer Fees

Section 207 of the Texas Property Code requires homeowners' associations to provide specific information regarding assessments, judgements, right of first refusal on resale, and other information concerning the HOA when a property is subject to mandatory membership in that HOA. The Texas Real Estate Commission provides a resale form that complies with Section 207 which associations are to use. Said resale certificate and a copy of a community's governing documents are part of the package of paperwork that is exchanged during the process of buying or selling a home in an HOA. The resale certificate provides transparency about the community and the seller's financial obligations to the association. The Reserve at Lake Tyler Homeowners Association charges a fee of \$250.00 for furnishing a resale certificate to the seller of a property in the subdivision, and \$75.00 for an update. The Association is required to provide a completed Resale Certificate within five (5) of being requested.

Section 207 of the Texas Property Code allows homeowners' associations to assess a Transfer Fee of \$150.00 to covers all costs that the HOA will incur when transferring the ownership records from the seller to the buyer. These are charges associated with preparing and distributing documents, updating names in databases, changing security codes and amenities passes, and other administrative costs. The Reserve at Lake Tyler Homeowners Association requires a completed Transfer Application provided with the Transfer Fee that provides the buyer's name(s), mailing address, phone number, and email address for purposes of conducting HOA business with the new owner. The Transfer Application will also require acknowledgement from the buyer that they have received a copy of all HOA governing documents during closing of the real estate transaction.

Note:

All electronic communications from the Board of Directors are sent by 'Blind Copy', meaning that no one else may see your contact information.

Your personal data is used for the sole purpose of communicating with the property owners concerning issues and operations of the HOA. This list will not be shared or distributed to anyone outside the Board of Directors and Officers.

We feel that it is our duty to maintain confidentiality of your personal data, and it will not be shared except by your own choice.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 14 day of July 2022.

7/14/2022

Date

William Scott Richardson

President of The Reserve at Lake Tyler Home Owners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 14 day of July, 2022, personally appeared, William Trent Richardson to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.



Tracey Bennett
Notary Public, State of Texas

My Commission Expires: 6/15/2026



VG-151-2022-202201027678

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201027678

Real Property Recordings
RESTRICTION

Recorded On: July 18, 2022 12:12 PM

Number of Pages: 4

Billable Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 202201027678
Receipt Number: 20220718000085
Recorded Date/Time: July 18, 2022 12:12 PM
User: Suni W



STATE OF TEXAS
Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX