



Bedford Estates
Homeowners Association

**ADOPTION OF PERMITTED POLICIES AND GUIDELINES UNDER
CHAPTER 209 OF THE TEXAS PROPERTY CODE.**

The undersigned, Jim Griffin, acting in the capacity of President of the Bedford Estates Homeowners Association, Inc. a Texas nonprofit corporation, hereby certifies on behalf of the Association that the following policies and guidelines were duly adopted by the Board of Directors of the Association in February 2023.

WHEREAS. the Association is a property owners association governed by Chapter 209 of the Texas Property Code.

WHEREAS Chapter 209 of the Texas Property Code requires the Board to enact certain policies and guidelines governing the following:

- Records Retention
- Records Inspection
- Email Registration and Security
- Architectural Review Committee
- Landscaping and Emergency Backup
- Conflict of Interest

WHEREAS the Board desires to adopt such policies and guidelines in compliance with Chapter 209 of the Texas Property Code.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the policies and guidelines set forth in **Attachment A** and incorporated herein by reference.

BE IT RESOLVED FURTHER that the President of the Association is hereby authorized and empowered. in the name and on behalf of the Association, from time to time to do and perform all such further acts and things and to execute and deliver all such further instruments as he or she deem necessary or advisable to carry out and effectuate the intent and purposes of the foregoing policies and guidelines and of the actions referred to therein.

BE IT RESOLVED. FURTHER that any actions taken by the officers or directors of the Association prior to the date of this action or hereafter that are within the authority conferred hereby are hereby ratified, confirmed, and approved as the act and deed of the Association.



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Fees: \$43.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: CAROL EDITH BROOKS

Resolution

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



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PRESIDENT'S CERTIFICATE

IN WITNESS WHEREOF, the undersigned has executed this Certificate as President on behalf of the Association to be effective upon the recording of this document in the Official Public Records of Tarrant County, Texas.

NAME: Jim M Griffin

SIGNATURE: [Handwritten Signature]

TITLE: President

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on February 17, 2023

By Jim Griffin President of the Bedford Estates Homeowners Association, Inc. a Texas non-profit corporation on behalf of said corporation.

[Handwritten Signature]

Notary Public Signature



AFTER RECORDING, PLEASE RETURN TO:

Kim Smith
3904 Candlewick Ct.
Bedford, Tx 76021