

**CERTIFICATE OF ADOPTION  
OF  
BID PROCEDURE FOR CONTRACTS EXCEEDING \$50,000 GUIDELINES  
OF  
ASHTON VILLAGE HOMEOWNERS ASSOCIATION**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

KNOW ALL PERSONS BY THESE PRESENTS:

**WHEREAS**, the Board of Directors (the "Board") of Ashton Village Homeowners Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the Ashton Village 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 23<sup>RD</sup> day of August, 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:

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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.

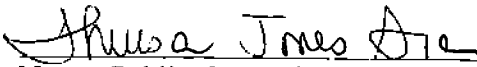
**EXECUTED** on the date of the acknowledgment set forth herein below, to be effective as set forth above.

Ashton Village Homeowners Association,  
a Texas non-profit corporation

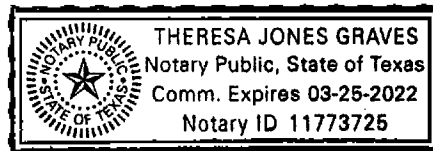
By:   
Paul Coleman, President

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on August 23, 2021, by Paul Coleman, President of Ashton Village Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.

  
Notary Public, State of Texas

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



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# Pages 3  
08/31/2021 12:47 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

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