

EMERALD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
DOCUMENT RETENTION POLICY

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

I. PURPOSE

The purpose of this Document Retention Policy (this “***Policy***”) is to prescribe the document retention policy pursuant to Section 209.005 of the Texas Property Code. The Board of Directors (the “***Board***”) of Emerald Forest Community Improvement Association (the “***Association***”) has determined that it is in the best interest of the Association to establish this Policy concerning the retention of records of the Association.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Emerald Forest, recorded in the Official Public Records of Brazos County, Texas, under Clerk’s File No. 1503772, as same has been or may be amended from time to time (the “***Declaration***”), and any other property subject to the authority of the Association.

The capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy by this reference.

The Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Property. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. DOCUMENT RETENTION POLICY

This Policy provides for the future systematic review, retention, and destruction of documents received or created by the Association in connection with the transaction of the Association’s business. This Policy covers all records and documents, regardless of physical form, and contains guidelines for how long certain documents should be kept and how records should be destroyed.

The Association retains specific documents for the time periods outlined in the attached **Exhibit A**. Documents that may not be specifically listed will be retained for the time period of the documents most closely related to them as listed in the schedule. Electronic documents will

be retained as if they were paper documents. Therefore, any electronic files that fall into one of the document types on the attached **Exhibit A** will be maintained for the identified time period.

The Custodian of Records of the Association is responsible for the ongoing process of identifying the Association's records which have met the required retention period and overseeing their destruction. Destruction of any physical documents will be accomplished via shredding. Destruction of any electronic records of the Association will be made via a reasonable attempt to remove the electronic records from all known electronic locations or repositories.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A DOCUMENT RETENTION POLICY			
DOCUMENT TYPE	DEFINED	TIME PERIOD	EXCEPTION
Account Records of Current Owners	Member Assessment records	5 years	Unless period of ownership exceeds 5 years, then retain last 5 years.
Audit Records	Independent Audit Records	7 years	
Bylaws	And all amendments	Permanently	
Certificate of Formation	And all amendments	Permanently	
Contracts	Final contracts between the Association and another entity	Later of completion of performance or expiration of the contract term plus 4 years	
Financial Books & Records	Year End Financial Records and supporting documents	7 years	
Minutes of Board & Owners Meetings	Board minutes and written consents in lieu of a meeting; Annual member meetings	7 years	
Restrictive Covenants	And all amendments	Permanently	
Tax Returns	Federal and State Income and Franchise Tax Returns and supporting documentation	7 years	

CERTIFICATION

I certify that, as PRESIDENT of the Emerald Forest Community Improvement Association, the foregoing Document Retention Policy was approved on the 21ST day of November, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 21ST day of November, 2024.

Emerald Forest Community Improvement Association,
a Texas nonprofit corporation

By: _____

Print Name: DAVID E. HIGDON

Title: PRESIDENT

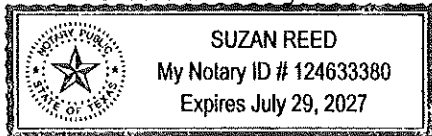
STATE OF TEXAS §

§

COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared David Higdon, the President of the Emerald Forest Community Improvement Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal of office, this 21 day of November, 2024.



Suzan Reed
Notary Public – State of Texas

After Recording Return To:

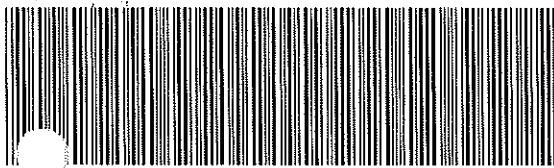
Jane W. Janeczek

Lindsey N. McFadden

Roberts Markel Weinberg Butler Hailey PC

2800 Post Oak Blvd., 57th Floor

Houston, Texas 77056



VG-267-2024-1543771

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1543771

Volume : 19547

Real Property Recordings

Recorded On: November 22, 2024 12:21 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 1543771
Receipt Number: 20241122000049
Recorded Date/Time: November 22, 2024 12:21 PM
User: Patrick S
Station: CCLERK07

Record and Return To:

BERKHAIRE HATHAWAY
700 UNIVERSITY DR E SUITE 108

COLLEGE STATION TX 77840



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

