

**RESOLUTION REGARDING  
ADOPTION OF DOCUMENT PRODUCTION AND COPYING POLICY  
ARROWHEAD LAKES PROPERTY OWNERS, INC.  
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, Section 209.005(i) of the Texas Property code requires property owners' associations to adopt a records production and copying policy and record it as a dedicatory instrument; and

WHEREAS, the Board of Directors of Arrowhead Lakes Property Owners, Inc. ("the Association") desires to adopt the policy as specified below, and which shall be attached hereto and recorded in the office of the County Clerk.

NOW, THEREFORE, BE IT RESOLVED that the following policy is hereby adopted in accordance with the requirements of Chapter 209 of the Texas Property Code, and the following policy replaces and supersedes the Policy Regarding Inspection & Production that was previously adopted and recorded in 2018:

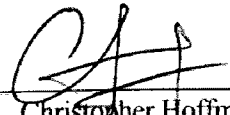
✓ Document Production and Copying Policy

This Resolution Regarding Adoption of Document Production and Copying Policy is hereby adopted on behalf of the Association, and in accordance with Chapter 209 of the Texas Property Code.

Adopted on the 28 day of February, 2025.

**CERTIFICATION**

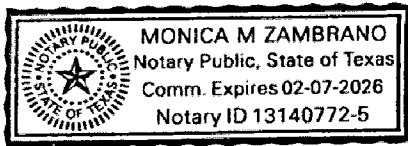
"The undersigned, being the President of Arrowhead Lakes Property Owners, Inc., hereby certifies that the foregoing Resolution Regarding Adoption of Document Production and Copying Policy was adopted by the Board of Directors of Arrowhead Lakes Property Owners, Inc., at a meeting of such Directors at which a quorum was present, or as otherwise authorized by law."

By: \_\_\_\_\_  
Christopher Hoffman, President

STATE OF TEXAS           §  
                                     §  
COUNTY OF Montgomery §

Before me, the undersigned authority, on this day personally appeared Christopher Hoffman, President of Arrowhead Lakes Property Owners, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 28<sup>th</sup> day of February, 2025.



Monica Zambrano  
Notary Public, State of Texas

**ARROWHEAD LAKES PROPERTY OWNERS, INC.  
DOCUMENT PRODUCTION AND COPYING POLICY**

This document sets forth the Arrowhead Lakes Property Owners, Inc. general policy regarding the production of association records pursuant to the Association's By-Laws, the respective Declaration of Covenants, Conditions & Restrictions encumbering all properties governed by Arrowhead Lakes Property Owners, Inc. well as applicable State and Federal laws.

1. **Records in General.** The Association shall make the books and records of the association, including financial records, open to and available for examination by an owner, or a person designated in a writing signed by the owner as the owner's agent, attorney or certified public accountant, in accordance with Section 209.005 of the Texas Property Code.
2. **Attorney's Records Exception.** Attorney's files and records relating to the Association, excluding invoices requested by an owner under TPC Section 209.008(d), are not records of the Association and are not subject to inspection by the owner.
3. **Parties Entitled to Request Records.** An owner, or a person designated in a writing signed by the owner as the owner's agent, attorney or certified public accountant, in accordance with Section 209.005 of the Texas Property Code. To ensure a writing designating an owner's agent is authentic, the owner must include a copy of his/her photo ID or have the designation notarized.
4. **Request for Records.** A party described in Section 3 above must submit a written request for access to, or information contained within, the Association records, by certified mail, with sufficient detail describing the Association's books and records requested, to the Association's Board president at P.O. Box 193, Willis, Texas 77378. The person requesting the records must state in the request whether they are requesting to inspect the books and records prior to obtaining copies, or if they are requesting to have the Association forward copies of the requested books and records. If requesting to have the Association forward copies of the requested records and books the letter must indicate the format requested and method of delivery requested.
  - a. Upon receipt of a proper request, the Association shall, on or before the 10<sup>th</sup> business day, after the date the Association receives the request, send written notice of dates during normal business hours that the owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association; or
  - b. If copies of identified books and records are requested, the Association shall, to the extent those books and records are in the possession, custody, or control of the association, produce the requested books and records for the requesting party on or before the 10<sup>th</sup> business day after the date the Association receives the request, and any required advance payment has been received.
5. **Format.** The Association may produce the requested books and records in hard copy, electronic, or other format reasonably available to the association.
6. **Method of Delivery.** Email, certified mail, facsimile or pick-up.
7. **Delay in Delivery.** If the Association is unable to produce, or make available for review, the requested books and records on or before the 10<sup>th</sup> business day after receipt of a request, the Association will provide in writing to the requestor notice of its inability to produce the requested books and records within the proscribed period of time, and the date by which the books and records will be available, to be no later than the 15<sup>th</sup> business day after the date of notice given by the association.
8. All costs related to a Request for Production will be passed on to the Owner making the request, and must be paid at the time of production.

**9. Records Not Available for Inspection.**

- a. the financial records associated with an individual owner; and
- b. deed restriction violation details for an individual owner; and
- c. personal information, including contact information other than an address for an individual owner; and
- d. attorney files and records in the possession of the attorney; and
- e. attorney-client privileged information in the possession of the Association.

The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection.

- 10. Cameras During Inspection.** The use of cell phone cameras and/or any other cameras are prohibited during an inspection of books and records.

**11. Costs for Production Request.**

Any costs associated with a Records request must be paid in advance of delivery by the owner or their proxy. An owner who makes a request for Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy. The Association may charge an owner for the compilation, production or reproduction of books and records requested by the owner or the owner's representative, which cost may include all reasonable costs of materials, labor, and overhead. Costs will be billed at the rate(s) provided for in Section 70.3 of the Texas Administrative Code, as such section of the Code currently exists or as it may hereafter be amended.

- 12.** On a case-by-case basis, in the absolute discretion of the Association, and with concurrence of the owner, the Association may agree to invoice the cost of the Records request to the owner's account. Owner agrees to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner. Any unpaid balance will accrue interest as an assessment as allowed under the Declarations.
- 13.** On a case-by-case basis where an owner request for Records is deemed to be minimal, the Association or its managing agent reserves the right to waive notice under section 2 and/or fees under section 4.
- 14.** All costs associated with fulfilling the request under this Policy will be paid by the Association's Managing Agent. All fees paid to the Association under this Policy will be reimbursed to the Association's Managing Agent or paid directly to the Association's Managing Agent.

**15. Fees and Charges:**

- a. **Compilation/Production Fee:** \$15.00 per hour, to be no less than \$30.00 charge for each examination request; production or inspection.

- b. Copies: The following charges shall apply, unless otherwise dictated by the State Attorney General or the Texas Administrative Code:
- i. black and white 8½"x11" single sided copies ... \$0.10 each
  - ii. black and white 8½"x11" double sided copies ... \$0.20 each
  - iii. color 8½"x11" single sided copies ... \$0.50 each
  - iv. color 8½"x11" double sided copies ... \$1.00 each
  - v. PDF images of documents ... \$0.10 per page
- c. Compact Disk ... \$1.00 each
- d. Mailing supplies ... \$1.00 per mailing
- e. Postage: cost
- f. Other supplies: cost
- g. Third party fees: cost

**E-FILED FOR RECORD**

**02/28/2025 10:28AM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**02/28/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas