


MARY LOUISE NICHOLSON
COUNTY CLERK

Trace Ridge Owners Association, Inc.

POLICY RESOLUTION

Required Covenant Compliance Inspection (CCI) with Resale

AUTHORITY AND PURPOSE FOR THE RESOLUTION:

WHEREAS, the Trace Ridge Owners Association, Inc. is a Texas Corporation duly organized and existing under the laws of the State of Texas and governed by the Declaration of Covenants, Conditions, and Restrictions (CCRs) recorded, February 11, 1999; and the Trace Ridge Owners Association, Inc. Board of Directors shall have all the powers of a Corporation organized under the laws of the State Of Texas, subject only to such limitations on the exercise of such powers as are set forth in the Articles, the Bylaws and the CCRs. The Association shall have the power to do any lawful act that may be authorized, required or permitted to be done by the Association under the Declaration, the Articles, or the Bylaws and to do and perform any act that may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Association.

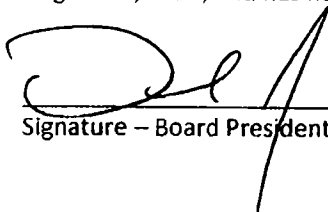
WHEREAS, the Board of Directors of the Trace Ridge Owners Association, Inc. finds that there is a need to establish this dedicatory instrument related to a proactive affirmation of covenant compliance in conjunction with a home being transferred to a new owner.

WHEREAS, per the Declaration, Covenants, Conditions and Restrictions, Article 5.3, pages 7 & 8, Associations Right To Promulgate Rules. *The Association, acting through its board, is granted the right to adopt, amend, repeal, and enforce reasonable Rules and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment.*

NOW THEREFORE, BE IT RESOLVED BY THIS DEDICATORY INSTRUMENT THAT, at the time of each transfer of home ownership where a Resale Certificate is requested, the Association shall require a Covenant Compliance Inspection of the exterior of the home and/or lot in conjunction with the Association related disclosure process. Such inspections will be coordinated through, and conducted by, the Association Management Company. All fees associated with resale, including said inspection shall be the responsibility of the real estate transaction parties, and not the Association. Should covenant violation(s) be noted during such inspection, the current owner (seller) is required to bring said covenant violation(s) into compliance in conjunction with the transfer of Unit ownership.

IT IS FURTHER RESOLVED that this covenants compliance inspection requirement is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing Resolution was adopted by the Board of Directors at a meeting of same on August 30, 2023, and has not been modified, rescinded or revoked.



Signature – Board President



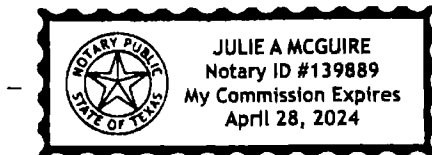
Date

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared the Board President, Don Labrie, Jr. of Trace Ridge Owners Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of
September, 2023



Julie A McGuire
Notary Public in and for the State of Texas
My Commission Expires: April 28, 2024