

**JOINT TURNBRIDGE MANOR RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.**  
**AND ARCHITECTURAL CONTROL COMMITTEE**  
**RESOLUTION AUTHORIZING MANAGING AGENT TO PROVIDE WRITTEN ASSENT**  
**TO ROUTINE ARCHITECTURAL CONTROL COMMITTEE REQUESTS**

**WHEREAS**, Section 3.14 of the Bylaws of Turnbridge Manor Homeowners' Association, Inc. recorded in Volume 05069, Page 03669, et seq. in the real property records of Collin County Texas ("**Bylaws**") provides that "The Board may employ for the Association a professional management agent or agents at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to the managing agent or manager, subject to the Board's supervision, all the powers granted to the Board by these By-Laws that can properly be delegated."; and

**WHEREAS**, Section 3.2 of the Declaration of Covenants, Conditions and Restrictions for Turnbridge Manor filed as Volume 05069, Page 03622, et seq. in the Collin County Real Property Records, as thereafter amended from time to time ("**CCRs**") provides that the Architectural Control Committee ("**ACC**") may engage the services of a third party to review plans and specifications; and

**WHEREAS**, Section 3.3 of the CCRs provides that no construction shall be commenced on any portion of the Property unless and until the plans for the Residence or Structure in question have been approved in writing by the ACC; and

**WHEREAS**, Section 3.4(e)(2) of the CCRs provides that prior written approval from the ACC is required for any construction, placement or repair of fences or walls on any Lot; and

**WHEREAS**, it is the desire of the Board and the ACC to speed up the approval of routine ACC requests that comply with the terms of the CCRs and ACC Guidelines;

**WHEREAS**, the capitalized terms used herein shall have the meanings given such terms in the CCRs, unless expressly defined herein; and

**WHEREAS** the ACC and the Board of Directors of the Association held a meeting, and at such meeting each ACC member and each Board member was given reasonable opportunity to express the member's opinion to all other ACC and Board members and to vote and the ACC and the Board members adopted the following policy governing the approval of routine ACC requests; and

**NOW, THEREFORE, IT IS RESOLVED:**

**The ACC and the Board consider written requests to the ACC for approval of fence staining, fence replacement, roof repairs, and roof replacements to be routine ACC requests ("**Routine Requests**"). Provided such Routine Requests seek to put the fence or the roof back in the same condition it was in prior to the need for repair or replacement (i.e. the fence or roof will be of the same color, style, and material as before) and the ACC request otherwise complies with the terms of the CCRs and ACC Guidelines, the ACC hereby approves such Routine Request. The ACC's approval of the Routine Request will be evidenced by a signed ACC approval signed by Turnbridge Manor Homeowners' Association, Inc. managing agent.**

**IT IS FURTHER RESOLVED that this Routine ACC Request Approval Resolution is effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.**

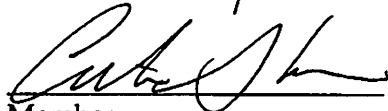
This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on OCTOBER 15, 2019, and has not been modified, rescinded or revoked.

DATE: 10/15/2019

  
Secretary

This is to certify that the foregoing resolution was adopted by the Architectural Control Committee at a meeting of same on OCTOBER 15, 2019, and has not been modified, rescinded or revoked.

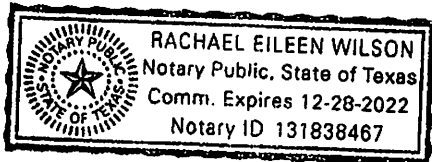
DATE: 10/15/2019

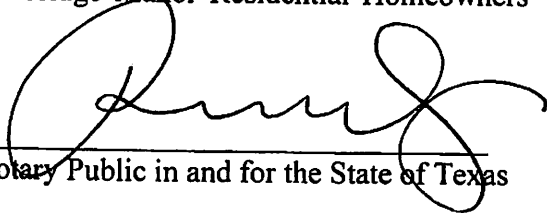
  
Member

**TURNBRIDGE MANOR RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.**  
**ROUTINE ACC REQUEST APPROVAL RESOLUTION**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on the 15 day of October, 2019, by Brenda Wenzel, Secretary of the Turnbridge Manor Residential Homeowners' Association, Inc. on behalf of said entity.

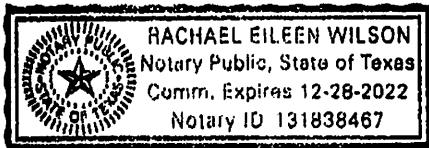


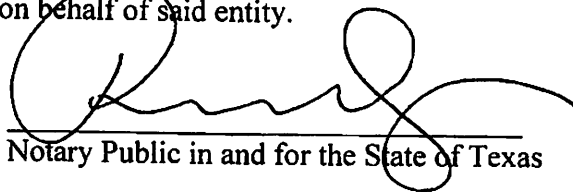
  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary stamp or seal:

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on the 15 day of October, 2019, by Curtis Mann, Member of the Architectural Control Committee for the Turnbridge Manor Residential Homeowners' Association, Inc. on behalf of said entity.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

THE KAPIOLTAS LAW FIRM, PLLC  
2150 S. Central Expressway, Ste. 200  
McKinney, Texas 75072

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/24/2019 10:40:18 AM  
\$34.00 NPRECELLA  
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