

Denton County
Juli Luke
County Clerk

Instrument Number: 140902

ERecordings-RP

NOTICE

Recorded On: October 03, 2022 09:47 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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:

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Recorded Date/Time: October 03, 2022 09:47 AM
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Station: Station 21

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

Midway Ridge Owners Association Inc

ACC DENIAL AND APPEAL HEARING POLICY

All terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meaning as defined in the statute.

Section 209.00505 of the Texas Property Code was added to provide a new Architectural Review Authority to review owner applications for improvements to their property in property owners' associations. These new changes also outline procedures for notifying an owner of a denial of a submitted architectural application and permitting an appeal of a decision by the architectural review authority denying or requesting modifications of an application.

The Association hereby adopts and imposes on the Association the following policies, rules, and regulations:


1. A written notice of the denial must be provided to the owner by certified mail, hand delivery, or electronic delivery.
 - a. The denial notice will describe the basis for the denial in reasonable detail and describe changes, if any, to the application or improvements required as a condition to approval.
 - b. The denial will inform the owner that the owner may request a hearing with the board on or before the 30th day after the date the disapproval notice was mailed or delivered to the owner.
2. An owner requesting a hearing appealing a denial will request a hearing in writing by mail, electronic mail or hand delivery. Such request must be delivered to the Association's address or electronic mail address provided on the most recently filed management certificate.
3. The board will hold a hearing no later than the 30th calendar day after the date the board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th calendar day before the date of the hearing.
 - a. Only one hearing is required.
4. During a hearing, the board or the designated representative of the association and the owner or the owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial and/or the requested changes of the owner's application.
5. The board or the owner may request a postponement of the hearing. If requested, a postponement shall be granted for a period of not more than 10 days.
 - a. Additional postponements may be granted by agreement of the parties.
6. All hearings will be held in private. The board will consider and vote upon the outcome of the hearing in an open meeting for which notice was provided to the members.
 - a. The association or the owner may make an audio recording of the meeting.
9. The Association or managing agent will provide the owner with a written notice with their decision regarding the matter of the hearing.

The board as appropriate, may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority.

CERTIFICATION

"I, the undersigned, being a Director of the Midway Ridge HOA, located in Denton/Ponder, hereby certify that the foregoing was adopted by at least a majority of the Midway Ridge HOA, board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

Print name: Todd Greenfield Title: Director

Signature: 

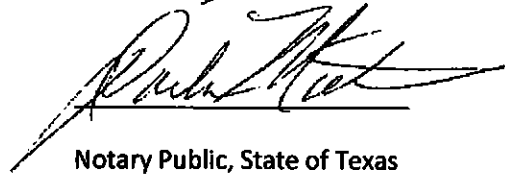
ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF Denton/Ponder §

BEFORE ME, the undersigned authority, on this day personally appeared the person Todd Greenfield, whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 30th day of August, 2021.




Notary Public, State of Texas