

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

April 23, 2018

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. President Eric Toureilles called the meeting to order at 7:09 PM.

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Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Chris Saldana (Treasurer), and Louis Carpenter. Brent had Dave Flick's proxy and Eric had Geri Hudson's proxy. David Olivo arrived at 7:14 PM.

I. DETERMINATION OF A QUORUM (6 required)

Eric Toureilles determined there was a quorum after David Olivo arrived.

II. APPROVAL OF MINUTES

After a review, Brent motioned to approve the March 26th Board Meeting minutes as submitted. The motion was seconded by Louis and passed unanimously.

III. RESIDENTIAL INQUIRIES

- A. A resident who lives next to the greenbelt reported a pair of individuals riding an ATV on the greenbelt late at night and playing loud music. They recorded video of the incident and reported the issue to SEAL. The use of motorized vehicles on the greenbelt is a violation of subdivision rules. The resident will forward the video to the Security Committee and they will determine next steps to prevent this behavior.
- B. A resident inquired about status of changes to the policies that govern use of the tennis courts. Eric advised that the issue is still being worked by the Tennis Committee.
- C. A resident reported observing children climbing on the outside of the slide tube at the Rec Center playground. The Swim Team coaches will be asked to remind the children to use the playground equipment safely.

IV. PRESIDENT'S REPORT

Eric reported the following:

- a) The County has approved a variance for the new entrance off of Clay Road that will keep the flower beds in place rather than being replaced with a concrete sidewalk.
- b) We are waiting on the county to reply to our written request for new curb and gutter around the Deerfield Village sign at the Clay Road entrance. MUD #136 rep Neil

Polanski offered to assist with support of the DVCA position on this matter if the County denies our request.

- c) DVCA is responsible for repairs to the sprinkler system at the Clay Road entrance.
- d) Eric will ask the Pool Committee to consider times when the pool could be open for use by residents without a lifeguard. Similar "swim at your own risk" programs are in place at other subdivisions. Access to the pool could still be controlled by installing access control locks like those now used on the tennis courts and Rec Center meeting rooms and bathrooms

V. TREASURER'S REPORT

Chris will go to Chase Bank to complete the forms needed to sign DVCA checks.

VI. MANAGER'S REPORT

Tina reported that pool tag activity has been heavy.

VII. STANDING COMMITTEES

A. Landscape Committee

The Committee voted Mark Klodzinski as chairperson, Martha Gonzales as vice-chair and Jennifer Endicott as secretary. Brent motioned to approve these Committee positions. Bruce seconded and the motion passed unanimously.

Mark report that refurbishment work on the deer statues will be started in the coming week.

B. Deeds Committee

The Committee voted Glenn Sommers as chairperson, Elaine Mills as vice-chair and Charlotte Benincasa as Secretary. Louis motioned to approve these Committee positions. Brent seconded and the motion passed unanimously.

Glenn reported the Committee is handling a large volume of architectural approvals and trash issues (out on curb days before pick-up, cans remaining at curb after pick-up, etc.) continue to be the most frequent violation. The Committee is discussing options to address this matter.

A resident reported a large truck that is being parked overnight on the street and creating a traffic hazard. They will provide the address to the DVCA office.

C. Recreation Committee

Tickets are now on sale for the Adult Party planned for May 12th.

The Committee is discussing the possibility of holding meetings twice a month.

D. Financial Services Committee

Collections stand at 94.2%, slightly ahead of last year. There are currently 39 homes that have not paid their 2018 assessment. 30-day demand letters have been issued.

Current policy is for late/non-payments to be turned over to the attorney after three years. The Committee will discuss changing this to two years and advise the Board.

A quote was received for approximately \$4,500 per year to provide flood insurance on the Rec Center facilities. The Committee recommends to not get flood insurance at this time. They will review DVCA assets and reserve accounts to see if they are in line.

A CD was renewed at 2.3% interest with a term that expires in October 2019

E. Swim Pool Committee

Per Swim Pool Committee notes.

F. Security Committee

Per Security Committee notes.

G. Tennis Committee

No quorum at the last meeting. Eric did discuss the pickle ball idea with the Committee members who did attend.

H. Community Services Committee

Per Community Services notes.

VIII. OLD BUSINESS

A. Update on Windsong Trail Easement Request to Harris County

There has been no response yet from the County on this request.

B. Knotty Green Batting Cage Update

The tall poles hold the netting have been lowered to below the roof line.

C. Widcombe House Update

Harris County Health Department has visited the property and tagged the house as a nuisance. The DVCA office will continue to contact the county for next actions.

IX. NEW BUSINESS

A. Clarification on Single Family Unit definition, renting a room, roommate, etc.

The term "single-family" has been interpreted to include:

- (i) a married couple with or without children;
- (ii) multiple generations of the same family (related by blood, marriage or adoption) residing together;
- (iii) a "family home" for unrelated disabled persons and a supervisor or supervisors; and
- (iv) two persons constituting a "single housekeeping unit," regardless of marital status (including children of each such person). Foster parents and foster children, adult Court-appointed guardians with custodial minor children and a licensed Community Homes are included within the definition of "single family." However, if more than one unrelated person resides in a residence (such persons not constituting a "single housekeeping unit" and not being in a relationship delineated above), such a living arrangement may constitute a violation of the Restrictions.

Note: Boarding houses, sub-rentals to unrelated persons and bed & breakfast operations are construed as violations of the single-family residential use requirement. There are other additional factors, not just the definition. For example, real property ownership and tax records; whether the residents are owners or tenants; whether a resident(s) is ill or disabled, requiring the assistance of in-home care; whether an accommodation has been requested under the Fair Housing Amendments Act ("FHAA") and/or the Americans with Disabilities Act ("ADA"); etc.

Posting for a roommate or renting out the house by the day/week on sites such as Airbnb is also a violation of residential use Protective Covenant, specific to business or commercial use.

B. 2018 Election Committee Report and Recommendations

This was deferred to the May Board Meeting.

C. Policy Updates/approvals, including the Deeds Committee By-laws

An update to the Deeds By-laws was submitted. See Attachment 1. After review Louis motioned to approve the update. Brent seconded and the motion passed unanimously.

Proposed updates to policies for garage sales and use of social media were submitted for review. See Attachments 2 and 3. These items will be added to the agenda for the May Board meeting. Keep in mind these are drafts and not

necessarily what will be approved in the May BOD meeting. However, input is expected by the Board members on changes to this draft.

D. Appoint a new Chair for the Perimeter Fence Committee


Eric will approach potential committee members to determine interest in this position.

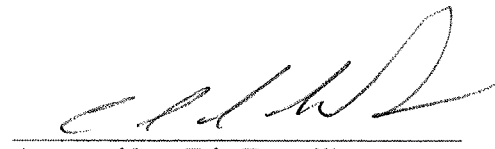
X. EXECUTIVE SESSION

No Executive Session was held.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Chris seconded and the motion passed unanimously. Eric called the meeting adjourned at 9:48 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President

ATTACHMENT 1

DVCA DEEDS COMMITTEE BY-LAWS

Revised April, 2018

- I. The name of this committee is Deed Restrictions.
- II. The purpose of this committee is to assist the Board in monitoring compliance with deed restrictions, architectural requirements and Protective Covenants. They shall submit to the Board any applications or violations that are complex, unusual, have not been addressed before, or may require legal action.

The purpose of the Deed Restrictions Committee falls into two major categories:

Architectural Review and Control - Evaluate and approve the plans, specifications and locations for all improvements, including without limitation, buildings, fences, landscaping, parking, exterior painting and changes therein.

Deed Restrictions Enforcement - To enforce the covenants, restrictions and reservations contained in the Protective Covenants and deeds of conveyance.

An on-going surveillance for the purpose of noting violations of the Protective Covenants is essential for the preservation of values and quality of living standard of the community. These violations must be noted and resolved in a timely manner so as to not allow the creation of precedents and an accumulation of offensive exceptions.

This requires continual monitoring and sensitivity to both the people alleging violation as well as the people being accused. It is important that there be harmony in the community but not at the sacrifice of those elements that create and maintain the quality of the living environment.

III. Membership

This committee is limited to a maximum of eleven (11) active members (Article 9.2 of DVCA By-Laws). Membership in this Committee is open to any person 18 years of age or older, who is a member in good standing in the Deerfield Village Community Association.

Persons desiring to be members of this committee shall be nominated for membership by a member of the committee at any regularly scheduled meeting thereof and accepted by a majority vote of the members present. Such acceptance of membership shall be subject to approval by the Board of Trustees. The Chairman will extend the invitation to newly elected members.

1. A newly elected member shall have no voting rights until the member has attended two (2) committee meetings.

DVCA DEEDS COMMITTEE BY-LAWS

Revised April, 2018

2. To remain a member, the member must:
 - a. attend at least 3 of the 5 most recent Regular meetings (unless absences have the prior approval of a majority of the committee).
 - b. not miss completing assigned monthly sectional surveillances for two consecutive months, (having failed to notify the Chairman and/or assign surveillance responsibilities to another member), shall be considered inactive and replaced by nominations from the committee
3. When a committee member misses two meetings in a row he will be contacted regarding his/her active status.
4. Members who do not meet the requirements in 2 above will be considered inactive and replaced by nominations from the committee.
5. There can only be one voting member per lot. For those members with more than one lot, there is only one vote per person. The membership of the Committee should consist of representatives from all sections of Deerfield Village.
6. A member desiring to resign from the committee shall do so by letter.

All members should avoid conflicts of interest (as defined in the "DVCA Code of Ethics" and copied with "Trustee" modified to "Member" below) and promptly inform the committee of the material facts as to the relationship or interest that may create a conflict of interest.

- IV. The Committee should have a Chairman, Vice-Chairman, and Secretary. A Chairman is required. Term of office is one (1) year. An individual may hold office for no more than three (3) consecutive terms unless an exception is given by the board. Elections are to be held at the January Committee meeting.

The Chairman and Vice Chairman of the Committee must be "Voting" members as described above, unless an exception is given by the DVCA board.

The Chairman is to attend the DVCA Board monthly meetings to give a status report and to communicate any Deeds issues being referred to the Board.

If during the year the Chairman resigns, the Vice-Chairman will fill the Chairman's unexpired term, and will appoint a committee member to fill the unexpired term of the Vice-Chairman. If during the year the Vice-Chairman or Secretary resigns, the Chairman will appoint a Committee member to fill the unexpired terms.

DVCA DEEDS COMMITTEE BY-LAWS

Revised April, 2018

Any election or change in chairmanship requires the new Chairman to be submitted to the DVCA Board for approval at their next regular meeting. A chairman of a committee and a trustee cannot reside in the same member household.

- V. The Committee must meet at least once per month at a regularly scheduled meeting. A regular meeting date and/or time may be changed or cancelled only if it is approved by a majority vote of the committee at a prior meeting and there must be public notice (DVCA office, newsletter and website) given of such change. Special meetings may be called by the Chairman with a minimum of 72 hours notice to all voting members and the DVCA Board Trustee Representative. Special meetings should be communicated to the DVCA office for public posting at the office and on the web.

To hold a vote, there must be a quorum of 51% or at least 6 of the members present. Proxy votes are not allowed.

VI. RULES OF ORDER

- A. The Chairman will provide an agenda of topics to the attendees of the meeting. Any resident of Deerfield Village may attend the meeting. Any resident may contact the Chairman prior to the meeting and enter an item of discussion on the agenda. The Chairman will introduce each topic for discussion, guide the discussion and bring the discussion to a conclusion. All attendees shall be permitted to express their views on a topic. Only "Voting Members" can make motions and vote.

A member will not be allowed to speak or vote on any matter in which there is a conflict of interest;

- B. Rule will be by majority vote. A phone in vote will be allowed at the meeting if a voting member cannot attend due to a conflict. A speakerphone at the meeting will be required for a phone vote to be held. If the minority voters wish to enter a dissenting view, that view will be recorded in the minutes of the meeting.

- VII. The By-laws may be amended once in a twelve month period and cannot conflict with the DVCA By-Laws or Articles of Incorporation. To pass, an amendment must receive a 2/3rds majority vote of the Voting Members. Any changes to the By-Laws will be submitted to the DVCA Board for approval

Conflicts of Interest

A Member shall be considered to have a conflict of interest if:

- (a) such Member has an interests in a transaction which might reasonably impair such Member's independent, unbiased judgment in the discharge of his or her responsibilities to DVCA or
(b) such Member is aware that a member of his/her family (which for the purposes of this Article shall be a spouse, parents, siblings, children, and any other

DVCA DEEDS COMMITTEE BY-LAWS
Revised April, 2018

relative, or any other person that resides in the same household as the Member), or any organization in which such Member (or member of his or her family) is an officer, director, employee, member, partner, or Member, or has a controlling interest, or has an existing or potential financial or other interest that is or may be involved in a transaction with DVCA.

All Members shall avoid conflicts of interest, and disclose to the Board any conflict of interest at the earliest practicable time. No Member shall speak on any matter under consideration at a Board meeting without first disclosing the conflict of interest; and no Members shall vote on any matter in which there is a conflict of interest. The minutes of such meeting shall reflect that a disclosure was made and that the Member abstained from voting. Any Member who is uncertain whether a conflict of interest may exist in any matter may request the Board to resolve the question by majority vote.

All Members shall preserve and protect the confidentiality of all private and proprietary information concerning DVCA.

Original Revision: Approved Nov 26, 2007 and made effective in January, 2008

Amendment 1 - Jan 25, 2010 - added "The Chairman and Vice Chairman of the Committee must be "Voting" members as described in III above, unless an exception is given by the DVCA board." to section IV.

Amendment 2 - Approved April 23, 2018 - combined the latest version of the DVCA Committee By-Laws with the original Deeds By-Laws so it is all in one document.

Not for Approval
ATTACHMENT 2

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive

Houston, Texas 77084

Telephone No. 281.463.2624 / Fax No. 281.463.7679

Email: deerfield4@sbcglobal.net

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

PROPERTY OWNERS' ASSOCIATION'S POLICY
PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES

- I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES.
- II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (a Texas Non-Profit Corporation, sometimes referred to herein as the "Association").
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows:
- | | | |
|--|---|-------------------------------|
| Deerfield Village, Section One | - | Clerk's File No. E565236; |
| Deerfield Village, Section Two | - | Clerk's File No. E824180; |
| Deerfield Village, Section Three | - | Clerk's File No. G961226; |
| Deerfield Village, Section Four | - | Clerk's File No. F761973; |
| Deerfield Village, Section Five | - | Clerk's File No. J123883; |
| Deerfield Village, Section Six | - | Clerk's File No. M276167; |
| Deerfield Village, Section Eight | - | Clerk's File No. L792807; |
| Deerfield Village Patio Homes, Section One | - | Clerk's File No. E807466; |
| Deerfield Village Patio Homes, Section Two | - | Clerk's File No. H029605; and |
| Deerfield Village Patio Homes, Section Three | - | Clerk's File No. J551385. |
- IV. The recording data for the Protective Covenants or Declarations (i.e., Deed Restrictions) for each Section of the Subdivision, recorded in the Official Public Records of Real Property of Harris County, Texas, is as follows:
- | | | |
|--|---|-----------------------|
| Deerfield Village, Section One | - | Volume 229, Page 1; |
| Deerfield Village, Section Two | - | Volume 237, Page 44; |
| Deerfield Village, Section Three | - | Volume 256, Page 31; |
| Deerfield Village, Section Three Replat | - | Volume 290, Page 50; |
| Deerfield Village, Section Four | - | Volume 257, Page 13; |
| Deerfield Village, Section Five | - | Volume 306, Page 136; |
| Deerfield Village, Section Six | - | Volume 343, Page 40; |
| Deerfield Village, Section Eight | - | Volume 308, Page 146; |
| Deerfield Village Patio Homes, Section One | - | Volume 235, Page 124; |

Not for Approval

Deerfield Village Patio Homes, Section Two - Volume 243, Page 142; and
Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

V. RATIONALE FOR POLICY PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES:

- a) The Protective Covenants/Declarations for the various Sections within the Association's jurisdiction generally provide, in pertinent part as follows: (i) no business activity, for profit or not, shall be permitted on any Lot; (ii) no noxious or offensive activity of any sort shall be permitted; and (iii) no signs are permitted to be displayed except one (1) For Sale or Rent sign advertizing a residence for sale or rent.
- b) Garage sales are generally commercial or business in nature;
- c) Garage sales at individual residences increase traffic into the community and incoming vehicles congest the streets and often are parked so as to block the street(s), thereby preventing ingress/egress for emergency vehicles, as well as preventing ingress/egress for passenger vehicles.
- d) The influx of traffic caused by individual residence garage sales increases the likelihood of vehicular and pedestrian accidents.
- e) Garage sales are generally advertized with signs posted in esplanades, yards, green belts and other areas within the Deerfield Village Community.
- f) The Association's common area Clubhouse, park and parking facility is located near the front of the Deerfield Village Community.
- g) As an alternative to individual garage sales, the Association offers a community-wide garage sale (at least once each calendar year) at which a homeowner may have an individual booth or site regarding garage sale items. At such a community-wide garage sale, the Association may pay for security and traffic control.

VI. POLICY PROHIBITING GARAGE SALES AT INDIVIDUAL RESIDENCES: The following Association Policy Prohibiting Garage Sales was approved by at least a majority vote of the Board of Directors of Deerfield Village Community Association, Inc. (the "Board"), at a duly called Meeting of the Board held on the ____ day of _____, 2018, at which Meeting a quorum was present:

Based on multiple rationale, including but not limited to the rationale listed in paragraph "V" above, any and all GARAGE SALES at any time for any duration at any individual residence(s), including single-family detached residences and patio home residences, ARE EXPRESSLY PROHIBITED in Deerfield Village, Sections One, Two, Three, Four, Five, Six and Eight, and Deerfield Village Patio Homes, Sections One, Two and Three.

Not for Approval

CERTIFICATION

"My name is ERIC JEAN-PAUL TOUREILLES. I am fully competent and authorized to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation). I hereby certify that the foregoing Association Policy Prohibiting Garage Sales was adopted by at least a majority of the Association's Board of Directors, and such Association Policy Prohibiting Garage Sales has never been modified or repealed, and is now in full force and effect."

**DEERFIELD VILLAGE COMMUNITY
ASSOCIATION, INC.**

By:

Printed name: ERIC JEAN-PAUL TOUREILLES
Office Held: President

ACKNOWLEDGMENT

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2018.

**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Deerfield Village Community Association, Inc.
4045 Deerfield Village Drive
Houston, Texas 77084

Deerfield Village Community Association, Inc. / Association Policy Prohibiting Garage Sales

Not for Approval

ATTACHMENT 3

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.

4045 Deerfield Village Drive

Houston, Texas 77084

Telephone No. 281.463.2624 / Fax No. 281.463.7679

Email: deerfield4@sbcglobal.net

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

PROPERTY OWNERS' ASSOCIATION'S SOCIAL MEDIA POLICY (applicable to Association Directors/Trustees, Committee Members and Employees)

- I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES.
- II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (a Texas Non-Profit Corporation, sometimes referred to herein as the "Association").
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows:

Deerfield Village, Section One	-	Clerk's File No. E565236;
Deerfield Village, Section Two	-	Clerk's File No. E824180;
Deerfield Village, Section Three	-	Clerk's File No. G961226;
Deerfield Village, Section Four	-	Clerk's File No. F761973;
Deerfield Village, Section Five	-	Clerk's File No. J123883;
Deerfield Village, Section Six	-	Clerk's File No. M276167;
Deerfield Village, Section Eight	-	Clerk's File No. L792807;
Deerfield Village Patio Homes, Section One	-	Clerk's File No. E807466;
Deerfield Village Patio Homes, Section Two	-	Clerk's File No. H029605; and
Deerfield Village Patio Homes, Section Three	-	Clerk's File No. J551385.

- IV. The recording data for the Protective Covenants or Declarations (i.e., Deed Restrictions) for each Section of the Subdivision, recorded in the Official Public Records of Real Property of Harris County, Texas, is as follows:

Deerfield Village, Section One	-	Volume 229, Page 1;
Deerfield Village, Section Two	-	Volume 237, Page 44;
Deerfield Village, Section Three	-	Volume 256, Page 31;
Deerfield Village, Section Three Replat	-	Volume 290, Page 50;
Deerfield Village, Section Four	-	Volume 257, Page 13;
Deerfield Village, Section Five	-	Volume 306, Page 136;
Deerfield Village, Section Six	-	Volume 343, Page 40;
Deerfield Village, Section Eight	-	Volume 308, Page 146;
Deerfield Village Patio Homes, Section One	-	Volume 235, Page 124;

Not for approval

Deerfield Village Patio Homes, Section Two - Volume 243, Page 142; and
Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

V. RATIONALE FOR ASSOCIATION'S SOCIAL MEDIA POLICY:

- a) The Association's Social Media Policy is applicable all Association Directors (or Trustees), all Association Committee Members and all Association Employees.
- b) Social media has become a prevalent means of communication in today's society.
- c) When an Association representative either initiates or responds to any communication on social media, it is possible that the recipient (as well as others who read the post) may misinterpret the comment as a formal Association position.
- d) The Association rarely communicates via social media, with the exception of the Association's website.

VI. SOCIAL MEDIA POLICY: The following Association Social Media Policy was approved by at least a majority vote of the Board of Directors of Deerfield Village Community Association, Inc. (the "Board"), at a duly called Meeting of the Board held on the [REDACTED] day of [REDACTED], 2018, at which Meeting a quorum was present:

Based on multiple rationale, including but not limited to the rationale listed in paragraph "V" above, an Association Director (or Trustee), Committee Member or Employee (together sometimes referred to herein as "Association Representatives") cannot communicate on any social media platform to discuss Association business (confidential or not), unless each specific communication is approved in advance and in writing by a majority vote of the Board of Directors. Exceptions to this rule would be Community events, items already published in the Newsletter, or communications by the President in the event of an unusual event, such as flood, hurricane, drought, earthquake, etc. Communications by Association Representatives on social media sites that do not pertain to Association business, or to business affecting the Deerfield Village Community, are permitted, but discouraged, as Association Members could interpret these expressed opinion(s) as being that of the Association. Therefore, the Association may require that any Association representative include a disclaimer on any social media post clearly advising that the opinion expressed is his or her own personal opinion and does not reflect the Association's views, if it pertains to a matter in Deerfield Village Community or to any property owners' association subject matter, or as otherwise stated above.

Not For Approval

CERTIFICATION

"My name is ERIC JEAN-PAUL TOUREILLES. I am fully competent and authorized to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation). I hereby certify that the foregoing Association Social Media Policy was adopted by at least a majority of the Association's Board of Directors, and such Association Social Media Policy has never been modified or repealed, and is now in full force and effect."

**DEERFIELD VILLAGE COMMUNITY
ASSOCIATION, INC.**

By: _____

Printed name: ERIC JEAN-PAUL TOUREILLES

Office Held: President

ACKNOWLEDGMENT

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2018.

**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Deerfield Village Community Association, Inc.
4045 Deerfield Village Drive
Houston, Texas 77084

Deerfield Village Community Association, Inc. / Association Social Media Policy