Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC. ARCHITECTURAL REVIEW COMMITTEE SOLICITATION AND BOARD HEARING POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Architectural Review Committee Solicitation and Board Hearing Policy (this "***Policy***") is to establish (i) a procedure for soliciting candidates to serve on the Architectural Review Committee (the "***ARC***") of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation (the "***Association***"), and (ii) a procedure by which Owners may appeal decisions of the ARC to the Board of Directors (the "***Board***") of the Association. The Board has determined that it is in the best interest of the Association to establish this Policy for property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), recorded under Clerk's File No. 2026022712 in the Official Public Records of Liberty County, Texas, as same has been and may be amended from time to time (the "***Declaration***"), any other property which has been and may be subsequently annexed into Serenity Pines and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Policy, the capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provisions set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy for all purposes by this reference.

Pursuant to the Dedicatory Instruments governing the Property, the Board is vested with the authority to adopt policies, rules, and guidelines.

The Board adopts this Policy, which runs with the land and is binding on all Owners, Lots, and Tracts within the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. This Policy is effective upon the recording of same. After the

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effective date, in the event of a conflict between the terms of this Policy and any previously adopted guidelines, rules, or policies that addresses the subjects contained in this Policy, this Policy will control.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. ARCHITECTURAL REVIEW COMMITTEE SOLICITATION AND BOARD HEARING POLICY

A. ARC

The ARC is a committee of the Board having authority for the review and approval of improvements and modifications within the Property. The authority and role of the ARC are set forth in detail in the Declaration, which provisions are incorporated in this Policy for all purposes by this reference.

B. ARC Solicitation

1. Appointment and Removal. *Declarant has the authority to appoint and remove the members of the ARC until the ARC Turnover, as more particularly set forth in the Declaration.* Upon ARC Turnover in _____, the members of the ARC will be appointed and may be removed by the Board in accordance with the provisions of this Policy.

2. Solicitation of ARC Candidates. Not later than the 10th day before the date the Board takes action to elect or appoint or meets to elect or appoint a person to serve on the ARC, the Board must provide notice to the Members soliciting persons interested in serving on the ARC (the "***Solicitation Notice***"). The Solicitation Notice must contain instructions for a person to notify the Association of the person's interest in serving on the ARC, including the date by which the persons' notification must be received by the Association, which date may not be earlier than the 10th day after the date the Association provided the Notice.

The Solicitation Notice must be:

a. provided by mail to each Owner: *or*

b. provided:

(1) by posting the Solicitation Notice in a conspicuous manner reasonably designed to provide notice to the Members:

(a) in a place located on the Common Area or, with the Owner's consent, on other conspicuously located privately owned property within the Property; *or*

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(b) on any Internet website maintained by the Association or other Internet media; *and*

(2) by sending the Solicitation Notice by email to each Owner who has registered an email address with the Association.

3. Eligibility to Serve on the ARC.

a. Ineligible Persons. Except as set forth in subsection b. below, a person may not be appointed or elected to serve on the ARC:

(1) Unless the person timely notifies the Board of the person's interest in serving on the ARC in accordance with the instructions contained in the Solicitation Notice;

(2) If the person is a current Board member;

(3) If the person is the spouse of a current Board member;

(4) If the person resides in the Dwelling of a current Board member; or

(5) If the person is not a Member in Good Standing with the Association.

A person who is ineligible to serve on the ARC pursuant to this Section is referred to as an "***Ineligible Person***".

b. Remaining Vacancies. Notwithstanding the foregoing, if a seat on the ARC remains vacant after each eligible person who has notified the Board of the person's interest in serving on the ARC has been appointed or elected, the Board may appoint an Ineligible Person to fill the vacant seat on the ARC; provided, however, in no event may the Board appoint an Owner who is not a Member in Good Standing to fill a vacant seat on the ARC.

C. Board Hearings

1. Board Hearing Required. After the ARC Turnover, a decision by the ARC denying an application or request by an Owner for the construction of an improvement may be appealed to the Board.

2. Denial Notice. A written notice of the ARC's denial of an application or request by an Owner for the construction of an improvement (a "***Denial Notice***") must be provided to the Owner by certified mail, hand delivery, or electronic delivery, which Denial Notice must:

a. describe the basis for the denial in reasonable detail and the changes, if any, to the application or improvements required as a condition to approval; and

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b. inform the Owner that the Owner may request a hearing on or before the 30th day after the date the Denial Notice was mailed to the Owner.

3. Hearing Date, Time, and Place. In the event that an Owner requests a hearing as provided for in this Policy, the Board must hold the hearing no later than the 30th day after the date the Board receives the Owner's request for a hearing and must notify the Owner of the date, time, and place of the hearing no later than the 10th day before the date of the hearing. Notwithstanding the foregoing, either the Board or the Owner may request a postponement of the hearing, which postponement must be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of and subject to the postponement timeline agreed to by the parties. The hearing may be held by virtual or telephonic means, in which case the access information for the virtual or telephonic hearing is the "place" of the hearing for purposes of the notice.

4. Hearing Procedure. During the hearing, the Board or the Association's designated representative and the Owner or the Owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the Owner's application or request for the construction of an improvement, and the changes, if any, requested by the ARC in the Denial Notice provided to the Owner. Following the hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the ARC as consistent with the Dedicatory Instruments and in the Board's sole discretion. The Association, the Owner, or both, may make an audio recording of the hearing.

Owners are entitled to one hearing, unless the Board, in its sole and absolute discretion, agrees to allow additional hearings. In accordance with Section 209.007(e) of the Texas Property Code or its successor statute, an Owner or the Board may use alternative dispute resolution services.

[SIGNATURE PAGE FOLLOWS]

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CERTIFICATION

I certify that, as President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Architectural Review Committee Solicitation and Board Hearing Policy was approved on the 19th day of August, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 19th day of August, 2026.

Serenity Pines Residential Association, Inc.,
a Texas nonprofit corporation

By: _____
Print Name: Kevin Campbell
Title: President

THE STATE OF TEXAS §
§
COUNTY OF Liberty §

BEFORE ME, the undersigned notary public, on this 19th day of August, 2026 personally appeared Kevin Campbell, the President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

SANDRA LOPEZ MARTINS NOTARY PUBLIC STATE OF TEXAS ID 125675759 EXP. 07-31-2030

_____
Notary Public in and for the State of Texas

After Recording Please Return to:
Lisa L. Gambrell
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

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THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2026025960 NOT
08/25/2026 10:29:08 AM Total Fees: $41.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas