

**LAKESIDE IMPROVEMENT ASSOCIATION
ALTERNATE NOTICE POLICY**

The undersigned is an Officer of **Lakeside Improvement Association**, a Texas non-profit corporation (the "Association"), who hereby certifies that, at a duly noticed and open meeting of the Board of Directors of the Association ("Board"), held on the 9th day of October, 2024, at which a quorum of the Board was present, not less than a majority of the Board adopted the following **Lakeside Improvement Association Alternate Notice Policy**, which shall become effective as a dedicatory instrument of the Association on the date the instrument is recorded in the Official Public Records of Real Property of Harris County, Texas:

LAKESIDE IMPROVEMENT ASSOCIATION ALTERNATE NOTICE POLICY

WHEREAS, pursuant to the dedicatory instruments of the Association, including but not limited to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeside Estates and Lakeside Forest, recorded under Harris County Clerk's File No. **20150551169** (the "Declaration"), and the Amended and Restated By-Laws of Lakeside Improvement Association, recorded under Harris County Clerk's File No. **RP-2016-136147** (the "Bylaws"), the Association is the authorized governing body for the subdivision(s) described therein (the "Subdivision"), and is responsible for the administration of the Subdivision;

WHEREAS, TEX. PROP. CODE § 209.0042, entitled "METHODS OF PROVIDING NOTICES TO OWNERS" provides that a property owners' association may use an alternative method of providing notice to its members, as long as the member to whom the notice is provided has affirmatively opted to allow the association to use the alternative method of providing notice to the member;

WHEREAS, the Association seeks to adopt an alternate notice policy so that: (a) the Association may save resources on postage, and (b) members who prefer to receive notices electronically may do so;

NOW, THEREFORE, the Board hereby adopts the following ALTERNATE NOTICE POLICY, applicable to the Subdivision, and formal notice is hereby given to all existing and future Members, Owners of Lots, and any persons utilizing any Lots for any purpose that this ALTERNATE NOTICE POLICY shall be in full force and effect from the date of recording of this instrument:

Any capitalized term used herein below shall have the same meaning as set forth in the Declaration unless specifically designated otherwise.

1. Upon receipt of a **Request for Alternate Notice** form, a copy of which is attached to this Policy as Exhibit A and incorporated herein by reference, filled out and signed by a verified member of the Association, the Association shall thereafter provide notice to said member of the following via the member's submitted **email**

address, rather than by regular mail, certified mail, return receipt requested or registered mail:

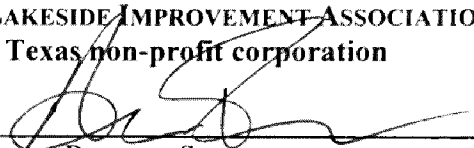
- a. Denial of an application to an architectural review authority, as referenced in Section 209.00505(d) of the Texas Property Code;
 - b. An election or vote, as referenced in Section 209.0056 of the Texas Property Code;
 - c. A solicitation of candidates for a board member election, as referenced in Section 209.00593 of the Texas Property Code;
 - d. A violation or property damage, as referenced in Section 209.006 of the Texas Property Code;
 - e. A delinquency, as referenced in Section 209.0064 of the Texas Property Code;
 - f. A detailed report of all delinquent charges owed, as referenced in Section 209.0065 of the Texas Property Code;
 - g. A hearing before the board concerning an alleged violation, as referenced in Section 209.007 of the Texas Property Code;
 - h. The packet referenced in Section 209.007(f) of the Texas Property Code;
 - i. That attorney's fees and costs incurred by the Association will be charged to the member if the delinquency or violation continues after a date certain, as referenced in Section 209.008(a) of the Texas Property Code;
 - j. An opportunity to cure a delinquency, as referenced in Section 209.0091(a) of the Texas Property Code;
 - k. A delinquency, as provided in Sections 209.0094(d) and (e) of the Texas Property Code; and
 - l. The occurrence of a foreclosure sale and the member's right of redemption, as referenced in Sections 209.010 and 209.011 of the Texas Property Code;
2. A member's election to receive the above-referenced notices via email rather than by the method of notice described in the referenced statute shall not be considered withdrawn, canceled, terminated or revoked by the member unless and until: (a) the member sends an email to the Association, indicating their intent to terminate their election to receive alternate notice and return to the statutory method(s) of notice, and (b) the Association responds to the member, acknowledging the termination of

the election to receive alternate notice. Said termination shall not be effective for any notice pending at the time of the member's notice of termination to the Association.

- 3. Any provision of this ALTERNATE NOTICE POLICY may be amended or rescinded by a vote of the Board of Directors pursuant to the dedicatory instruments of the Association and Texas law.
- 4. Any provision of this ALTERNATE NOTICE POLICY determined to be illegal or unenforceable shall not affect the validity of any remaining provision(s).

Certified by the Secretary of the Association:


~~LAKESIDE IMPROVEMENT ASSOCIATION,~~
a Texas non-profit corporation



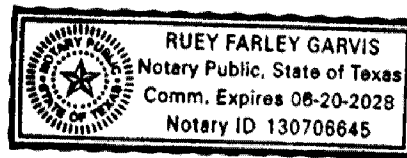
Aaron Romero, Secretary

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this 10th day of October, 2024, by Aaron Romero, the Secretary of Lakeside Improvement Association, a Texas non-profit corporation, on behalf of such corporation.



Notary Public – State of Texas



RP-2024-429381

REQUEST FOR ALTERNATE NOTICE

LAKESIDE IMPROVEMENT ASSOCIATION

I hereby represent to Lakeside Improvement Association (the "Association"), by virtue of my signature below, that the following is true and correct:

1. I own a lot (residential property) in the subdivision governed by the Association;
2. I am a member of the Association;
3. From the date of this Request forward, I wish to receive notices from the Association of ALL of the following items **via email to my email address listed below instead of via the method of notice or service provided by the statute(s) associated with each of the items:**
 - a. Denial of an application to an architectural review authority, as referenced in Section 209.00505(d) of the Texas Property Code;
 - b. An election or vote, as referenced in Section 209.0056 of the Texas Property Code;
 - c. A solicitation of candidates for a board member election, as referenced in Section 209.00593 of the Texas Property Code;
 - d. A violation or property damage, as referenced in Section 209.006 of the Texas Property Code;
 - e. A delinquency, as referenced in Section 209.0064 of the Texas Property Code;
 - f. A detailed report of all delinquent charges owed, as referenced in Section 209.0065 of the Texas Property Code;
 - g. A hearing before the board concerning an alleged violation, as referenced in Section 209.007 of the Texas Property Code;
 - h. The packet referenced in Section 209.007(f) of the Texas Property Code;
 - i. That attorney's fees and costs incurred by the Association will be charged to the member if the delinquency or violation continues after a date certain, as referenced in Section 209.008(a) of the Texas Property Code;
 - j. An opportunity to cure a delinquency, as referenced in Section 209.0091(a)

EXHIBIT A

RP-2024-429381

of the Texas Property Code;

- k. A delinquency, as provided in Sections 209.0094(d) and (e) of the Texas Property Code; and
 - l. The occurrence of a foreclosure sale and the member's right of redemption, as referenced in Sections 209.010 and 209.011 of the Texas Property Code;
4. I understand, acknowledge and agree that the Association, at its sole discretion, may elect to send me notice of any of the above-referenced items by regular mail, certified mail, return receipt requested, registered mail and/or hand-delivery in addition to providing notice to me via email.
5. I understand, acknowledge and agree that my decision to receive the above-referenced notices via email rather than by the method of notice described in the referenced statute(s) shall not be considered withdrawn, canceled, terminated or revoked by me unless and until: (a) I send an email to the Association, indicating my intent to terminate my decision to receive alternate notice and return to the statutory method(s) of notice, and (b) the Association responds to me via email, acknowledging the termination of my decision to receive alternate notice, and that said termination shall not be effective for any notice pending at the time of my notice of termination to the Association.
6. I understand, acknowledge and agree that I am solely responsible for maintaining the email address provided by me below, and that the Association shall not be held liable for failing to provide timely and adequate notice to me of any of the items listed above in the event: (a) the Association's email to me is blocked by a SPAM or "junk" filter; (b) the Association's email to me is mistakenly routed to a SPAM, "junk", deleted or archive folder, and/or (c) the Association's email to me is not delivered to me due to a technical issue associated with my email provider and/or internet service and/or because I have failed to properly maintain my email address and inbox.

Member Information and Signature Memorializing Request for Alternate Notice:

Member Name: _____

Member Address: _____

Member Telephone #: _____

Member e-mail address: _____

Date of Signature

Member Signature

RP-2024-429381

RP-2024-429381
Pages 6
11/18/2024 11:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-429381