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STONE RIDGE
FIRST SUPPLEMENT TO COMMUNITY MANUAL

FLAG POLICY & RESOLUTION ESTABLISHING
ARCHITECTURAL CONTROL COMMITTEE

Grimes County, Texas

Cross-reference to (i) Declaration of Covenants, Conditions and Restrictions for Stone Ridge, recorded as Document No. 00223408, Official Public Records of Grimes County, Texas (as amended or supplemented, the “Declaration”); and (ii) Stone Ridge Community Manual, recorded as Document No. 2024-343286, Official Public Records of Grimes County, Texas (as amended or supplemented, the “Community Manual”). These policies and rules amend and supplement all previously adopted dedicatory instruments, governing documents, rules, and resolutions. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Covenant.

INTRODUCTION

This First Supplement to the Amended and Restated Community Manual (this “**Supplement**”) is made by **STONE RIDGE, PHASE I, HOA, INC.**, a Texas nonprofit corporation (the “**Association**”), acting by and through its Board of Directors (the “**Board**”), and is as follows:

A. The Association is the nonprofit corporation created under the Declaration of Covenants, Conditions and Restrictions for Stone Ridge, recorded as Document No. 00223408, Official Public Records of Grimes County, Texas (as amended or supplemented, the “**Declaration**”) to exercise the authority and assume the powers described in the Declaration. The Association previously adopted the Stone Ridge Community Manual, recorded as Document No. 2024-343286, Official Public Records of Grimes County, Texas (as amended or supplemented, the “**Community Manual**”).

B. The Association now desires to supplement the Community Manual with the policies and resolutions contained in this Supplement.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED to be effective as of the date this Supplement is Recorded.

STONE RIDGE, PHASE I, HOA, INC.,
a Texas nonprofit corporation

By: _____
Printed Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025, by
_____, as _____ of STONE RIDGE, PHASE I, HOA, INC., a Texas
nonprofit corporation, on behalf of said corporation.

(SEAL)

Notary Public Signature

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FLAG POLICY

STONE RIDGE, PHASE I, HOA, INC.

WHEREAS the STONE RIDGE, PHASE I, HOA, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration; and

WHEREAS chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto regarding the display of flags; and

WHEREAS, the Board of Directors ("Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

NOTE: Texas statutes presently render null and void any restriction in the Declaration which prohibits the display of certain flags or the installation of certain flagpoles on a residential lot in violation of the controlling provisions of Section 202.011 of the Texas Property Code or any federal or other applicable state law. The Board and/or the architectural approval authority under the Declaration has adopted this policy in lieu of any express prohibition against certain flags and flagpoles, or any provision regulating such matters which conflict with Texas law, as set forth in the Declaration.

A. ARCHITECTURAL REVIEW APPROVAL REQUIRED

1. Approval Not Required. In accordance with the general guidelines set forth in this policy, an owner is permitted to display the flag of the United States of America, the flag of the State of Texas or an official or replica flag of any branch of the United States Military ("Permitted Flag") and permitted to install a flagpole affixed to a front porch or back deck ("Permitted Flagpole") on a residential lot without approval by the Architectural Control Committee (ACC) under the Declaration
2. Approval Required. Approval of the ACC is required prior to installing vertical freestanding flagpoles installed in the front or back yard area of any residential lot ("Freestanding Flagpole"). The ACC is not responsible for (i) errors in or omissions in the application submitted to the ACC for approval; (ii) supervising installation or construction to confirm compliance with an approved application; or (iii) the compliance of an approved application with governmental codes and ordinances.

B. PROCEDURES AND REQUIREMENTS

1. Approval Application: To obtain ACC approval of any Freestanding Flagpole, the owner shall provide the ACC with the following information: (a) the location of the flagpole to be installed on the property; (b) the type of flagpole to be installed; (c) the dimensions of the flagpole; and (d) the proposed materials of the flagpole (the "Flagpole Application"). A

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Flagpole Application may only be submitted by an owner UNLESS the owner's tenant provides written confirmation at the time of submission that the owner consents to the Flagpole Application.

2. Approval Process: The decision of the ACC will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. A Flagpole Application submitted to install a Freestanding Flagpole on property owned by the Association or property owned in common by members of the Association will not be approved. Any proposal to install a Freestanding Flagpole on property owned by the Association or property owned in common by members of the Association must be approved in advance and in writing by the Board of Directors of the Association, and the Board need not adhere to this policy when considering any such request.

Each owner is advised that if the Flagpole Application is approved by the ACC, installation of the Freestanding Flagpole must: (i) strictly comply with the Flagpole Application; (ii) commence within thirty (30) days of approval, and (iii) be diligently prosecuted to completion. If the owner fails to cause the Freestanding Flagpole to be installed in accordance with the approved Flagpole Application, the ACC may require the owner to (i) modify the Flagpole Application to accurately reflect the Freestanding Flagpole installed on the property; or (ii) remove the Freestanding Flagpole and reinstall the flagpole in accordance with the Approved Flagpole Application. Failure to install a Freestanding Flagpole in accordance with the approved Flagpole Application or an owner's failure to comply with the post-approval requirements constitutes a violation of this policy and may subject the owner to fines and penalties. Any requirement imposed by the ACC to resubmit a Flagpole Application or remove and relocate a Freestanding Flagpole in accordance with the approved Flagpole Application shall be at the owners' sole cost and expense.

3. Installation, Display and Approval Conditions: Unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Flagpole Application, must comply with the following:
 - (a) No more than one (1) Freestanding Flagpole OR no more than two (2) Permitted Flagpoles are permitted per residential lot, on which only Permitted Flags may be displayed;
 - (b) Any Permitted Flagpole must be no longer than five feet (5') in length and any Freestanding Flagpole must be no more than twenty feet (20') in height;
 - (c) Any Permitted Flag displayed on any flagpole may not be more than four feet in height by six feet in width (4'x6');
 - (d) With the exception of flags displayed on common area owned and/or maintained by the Association and any lot which is being used for marketing purposes by a builder, the flag of the United States of America must be displayed in accordance with 4

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U.S.C. Sections 5-10 and the flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;

- (e) The display of a flag, or the location and construction of the flagpole must comply with all applicable zoning ordinances, easements and setbacks of record;
- (f) Any flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
- (g) A flag or a flagpole must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;
- (h) Any flag may be illuminated by no more than one (1) halogen landscaping light of low beam intensity which shall not be aimed towards or directly affect any neighboring property or street traffic; and
- (i) Any external halyard of a flagpole must be secured so as to reduce or eliminate noise from flapping against the metal of the flagpole.

TAB A

RESOLUTION ESTABLISHING ARCHITECTURAL CONTROL COMMITTEE

STONE RIDGE, PHASE I, HOA, INC.

Terms used but not defined in this Resolution will have the meanings ascribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions for Stone Ridge, recorded as Document No. 00223408, Official Public Records of Grimes County, Texas (as amended or supplemented, the "Declaration")

WHEREAS, Art. I, Sec. H of the Declaration defines "Architectural Control Committee" as "Patrick Johnson, Rebecca L. Johnson, and Bruce Johnson, all of Grimes County, Texas, and their successors, who shall act as the Stone Ridge, Section One Architectural Control Committee as provided in Article VI hereof."

WHEREAS Art. VI, Section A of the Declaration provides that "[t]he duties and power of the Architectural Control Committee, their successors and the designated representatives as provided for herein below shall cease on and after ten (10) years from the date of this instrument, or they shall serve until such time as all Lots subject to the jurisdiction of the Association have houses thereon occupied as residences, at which time the Architectural Control Committee shall resign and thereafter its duties shall be fulfilled and its powers exercised by the Board of Directors of the Association.

WHEREAS, all Lots subject to the jurisdiction of the Association have houses thereon occupied as residences.

WHEREAS chapter 209 of the Texas Property Code was amended in 2021, to add Section 209.00505 regarding individuals qualified to be serve on an architectural review authority; Sec. 209.00505(c) provides as follows: "[a] person may not be appointed or elected to serve on an architectural review authority if the person is: 1) a current board member; 2) a current board member's spouse; or 3) a person residing in a current board members household." Such individuals may serve on the architectural review authority if a vacancy(ies) remain after Members are solicited regarding their interest in serving on the architectural review authority.

WHEREAS, the Board of Directors ("Board") of the Association has determined that the Architectural Control Committee's authority has vested in the Association per the terms of the Declaration albeit per applicable law the Board of Directors cannot automatically serve on the Architectural Control Committee.

NOW THEREFORE, the Board hereby establishes the Architectural Control Committee in accordance with the following terms and conditions.

AUTHORITY OF THE COMMITTEE

The Architectural Control Committee (the "ACC") for Stone Ridge, Phase I, HOA, Inc. (the "Association") is hereby established by Resolution of the Board. The ACC shall have jurisdiction afforded under the Declaration over modifications, additions, or alterations of all Lots, including existing structures, after completion of the initial construction.

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SIZE AND COMPOSITION OF THE ACC; TERMS

The ACC shall consist of at least three (3) but no more than seven (7) persons appointed by the Board from among those Members who have responded to the solicitation of candidates. Should a vacancy remain after each eligible person who timely notifies the Association is appointed, any person may be appointed including a current Board member, a current Board member's spouse, or a person residing in a current Board member's household. A Committee Member need not be an Owner or occupant. A Committee Member takes office upon the adjournment of the meeting at which such Committee Member is appointed and, absent death, ineligibility, resignation, or removal, will hold office until a successor is elected or appointed. Committee Members serve at the pleasure of the Board. The Board may appoint and remove Committee Members with or without cause.

BOARD LIAISON

Whereas the Board of Directors is charged with managing the affairs of the Association, and the Community Manager is charged with managing the day-to-day operations of the Association, the Community Manager shall provide administrative oversight to the ACC, and serve as a liaison between the ACC and the Board of Directors.

ACC POSITIONS

The ACC shall elect a Chairperson. The Chairperson shall create the agenda for each ACC meeting, approve any changes to the meeting schedule, and facilitate the ACC meeting. The Chairperson shall be the point of contact for the Community Manager and Board of Directors. The Chairperson shall prepare, or authorize an alternate Committee Member to prepare, a monthly written report to the Board of Directors.

The Vice Chairperson shall assume all responsibilities of the Chairperson, in the Chairperson's absence at meetings, or if the Chairperson is otherwise unable to fulfill their role.

The Secretary shall take meeting minutes. Draft minutes shall be sent to the Chairperson and Community Manager within one week after a meeting. Draft minutes will be submitted for ACC approval at the next regularly scheduled meeting.

MEETING SCHEDULE

The ACC shall generally meet monthly. Depending on the amount of work to be accomplished, the ACC may meet more or less frequently but not less than every other month, and shall establish regular meeting times responsive to the needs of the Board and as required to ensure timely reviews of architectural improvement applications.

OPERATIONS

The ACC is not subject to the open meeting requirements that apply to the Association's Board and, therefore, the meetings are not subject to notice requirements; however, the matters presented for consideration and any decision made by the ACC should be documented in the meeting minutes as further described below. The ACC shall operate under Parliamentary Procedures including the then current edition of Roberts Rules of Order; however, it may adopt a relaxed interpretation of Roberts Rules of Order at the discretion of the Chairperson. The ACC shall observe the following procedures:

- The ACC shall maintain Minutes of each meeting. Minutes shall include date, time, and place of

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meeting, as well as attendance, and shall only include actions taken or approved. Meeting Minutes shall be approved by ACC membership at the next regularly scheduled meeting. Approved Minutes shall then be submitted as part of the monthly report to the Board of Directors at their next regularly scheduled meeting.

- Quorum for meetings shall be the majority of members of the ACC. If a quorum is unavailable, the meeting shall be canceled and rescheduled for a future date.
- ACC Members that deal with, or have access to confidential matters, such as members not in good standing, shall keep all information pertaining to those matters, confidential. All ACC Members whose participation affords access to confidential information will be requested to sign a confidentially agreement.

ELIGIBILITY

To be eligible for appointment as a Committee Member or Chairperson, and to retain eligibility once appointed, an individual shall:

- For unexcused absences, Committee Members who miss 25% or more of the regularly scheduled meetings, or four (4) consecutive meetings, without the consent of the Chairperson, are considered to have submitted a request to resign their position on the ACC. The Chairperson may make exceptions to the attendance requirement for serious illness or other good cause.
- Neither be party to a contract with the Association which has a direct relationship to the activities of the ACC, nor provide goods or services to the Association, or otherwise accept any commission, personal profit or compensation of any kind from the Association for providing goods or services to the association or be an employee or principle of a corporation or organization that may directly benefit from an ACC recommendation.

APPOINTMENT OF COMMITTEE OFFICERS

The ACC shall elect a Chairperson, Vice Chairperson, and Secretary at their first regularly scheduled meeting.

REPLACEMENT OF COMMITTEE MEMBERS

If the office of any elected Committee Member shall become vacant by reason of death, resignation, or disability, the Board of Directors shall choose a successor who shall fill the Committee Member seat being vacated.

ETHICS

When serving in their capacity as a Committee Member, Committee Members shall observe the following standards:

- Duty to Act in the Best Interest of the Association. Committee Members shall act in the best interest of the Association and its members, even if the best outcome for the community as a whole would be detrimental to a Committee Member personally. Once a vote is taken, members shall work in support of the majority position of the ACC.

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- Conflict of Interest. Committee Members shall disclose any conflict of interest and refrain from actively participating in the discussion of or voting on any issue which has an effect on them, their immediate family or their business interests, distinct from its effect on residents in general.
- Personal Benefit. Committee Members shall not obtain goods, services or other consideration from the Association that is not generally available to other residents of the community.
- Recusal. Committee Members shall recuse themselves from any vote pertaining to a matter in which the member has a personal or financial interest.

ACC TASKS AND FUNCTIONS

The purpose of the ACC is to approve or disapprove owner applications in accordance with the Governing Documents. The ACC is responsible for architectural review and will consider all issues pertaining to architectural matters, which responsibilities may include, but are not limited to, the right to:

- Evaluate all aspects of construction, landscaping and property use that may adversely affect the general value or appearance of the Properties;
- Pursuant to the terms of the Governing Documents, adopt and maintain detailed application, review, and appeal procedures and design standards governing the Properties consistent with the Governing Documents and applicable law;
- Review and/or vote on applications, plans and specifications of proposed improvements, additions, alterations, installations, modifications, redecorations, and reconstruction;
- Require the applicant to submit additional information or material along with the application, such as, but not limited to, permits, licenses and certificates;
- Impose a fee for the review of plans, specifications and other documents and information submitted to the ACC pursuant to the terms of the Governing Documents;
- Maintain records of all submittals and approvals; and
- Arrange for the inspection of improvements to confirm compliance