

ADDITIONAL DEDICATORY INSTRUMENTS
for
SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Trisha Taylor Farine**, who, being by me first duly sworn, states on oath the following:

"My name is **Trisha Taylor Farine**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the attorney for SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC. Pursuant to the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**Board Resolution for Adopting the Amended Policies and Procedures for Authorizing
Community Access Through Resident-Only Gates**

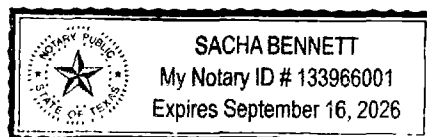
DATED this 20th day of August, 2025.

SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC.

BY: *Trisha Taylor Farine*
Trisha Taylor Farine, Attorney

SUBSCRIBED AND SWORN TO BEFORE ME by the said Trisha Taylor Farine, on this
the 20th day of August, 2025.

S. Bennett
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



South Shore Harbour Community Association

BOARD RESOLUTION FOR ADOPTING THE AMENDED POLICIES AND PROCEDURES FOR THE AUTHORIZING COMMUNITY ACCESS THROUGH RESIDENT-ONLY GATES

WHEREAS, SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (hereafter referred to as the "ASSOCIATION") through its Board of Directors has the authority under Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, Texas Property Code Section 204.010(a)(21) authorizes a property owners' association to exercise other powers necessary and proper for the governance and operation of the property owners' association;

WHEREAS, Texas Business Organization Code ("TBOC") Section 22.201 provides that "[e]xcept as provided by Section 22.202, the affairs of a corporation are managed by a Board of Directors" and Section 22.202(b) of the TBOC provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation and the absence of a provision to the contrary and the certificate of formation;"

WHEREAS, Article V, of the Associations Declaration of Covenants, Conditions, and Restrictions (hereafter referred to as the "Deed Restrictions") filed of record under Clerk's File No. 8222944, 001-80-1952 in the Office of the County Clerk of Galveston County, Texas provides that "the Community Association may adopt, amend, repeal, and enforce Rules and Regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of the Community Declaration, the operation of the Community Associate, the use and enjoyment of the Community Association Property and the use of any property within the Community Association Area, including Privately Owned Sites;

WHEREAS, the Board of Directors is empowered to govern the affairs of the Association pursuant to Article V, Section 5.01 of the Associations Deed Restrictions;

WHEREAS, pursuant to the Texas Property Code and the Association's Certificate of Formation and Deed Restrictions (collectively, the "Governing Documents"), the Board of Directors (the "Board") of the Association hereby adopts this Policy in an effort to provide homeowners a system for deed restriction enforcement and fines;

WHEREAS, the Association's Deed Restrictions are in place for the purpose of keeping the development of said real property for the mutual benefit and pleasure of the owners in said subdivision, and for the protection of such property value of the subdivision;

WHEREAS, property values in the subdivision are affected by the appearance of the subdivision and specifically violations of deed restrictions therein; and

WHEREAS, the Board of Directors deems it to be in the best interests of the Community Association to adopt a uniform policy and systematic procedure for dealing with the authorization of community access through resident-only gates via vehicle-installed radio frequency identification (RFID) tags;

NOW THEREFORE, BE IT RESOLVED that in consideration of the above factors, the South Shore Harbour Community Association Board of Directors hereby resolves to adopt and publish the following amended Rules, Regulations, Policies, Procedures and Guidelines regarding the authorization of community access through resident-only gates via vehicle-installed RFID tags:

Requests for access through resident-only gates shall only be approved/ granted/authorized for licensed vehicle possessing a single installed RFID tag (any single tag shall not be used for more than one vehicle).

Only vehicle applications submitted by property owners and/or residents living within the South Shore Harbour Community at the time of submission shall be considered. Property ownership or residency shall be verified to be current by The South Shore Harbour Community Association or its agent. Such verification may require applicants to provide proof in the form of first and last page of a current rental agreement, the declaration page of a current homeowner insurance policy, closing disclosure, or the first page of a deed of trust.

RFID tags issued by the Harris County Toll Road Authority (HCTRA), the Texas Department of Transportation (TX-DoT, TXTag), and Precision Technologies, Inc. are acceptable for use to gain access to the community through resident-only gates. RFID tags may be purchased from any of these providers.

Eligible property owners and residents shall apply for access by completing and submitting a Gate Entry Tag Form and proof of property ownership or residence. This application form and instructions can be found on the South Shore Harbour Community Association website (www.sshca.com).

Applicants must acknowledge they understand the instructions for safe gate access and operation, that they will "hold harmless" South Shore Harbour Community

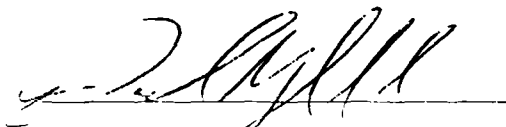
Association, Inc. and/or its Board of Directors or managing agents against damages that might be caused by the access gates, and that the applicant will be held responsible for any and all violations of the law or Deed Restrictions involving the vehicle for which access is being requested.

Incomplete forms will not be processed. Enabling gate access may take up to 5 business days from the date that an access application has been approved.

THEREFORE, BE IT FURTHER RESOLVED that the Board of Directors of the South Shore Harbour Community Association met on the 15th day of July, 15 and adopted by at least a majority of the Board the aforementioned Policies and Procedures for authorizing community access through resident-only gates via vehicle-installed RFID tags, dated DD MMM 20XX.

ATTEST:

SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

Signature: 

Print: David McFarland

Title: President
(President or Secretary)

FILED AND RECORDED

Instrument Number: *2025039143*

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 08/20/2025 3:59PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*