

**Swimming Pool Enclosure Guidelines for the  
Stillwater Canyon Homeowners Association, Inc.**

STATE OF TEXAS                    §  
   §  
COUNTY OF DALLAS COUNTY                    §

Pursuant to the Bylaws of the Stillwater Canyon Homeowners Association, Inc. (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Stillwater Canyon Homeowners Association, Inc. a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Swimming Pool Enclosures

WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.022 precludes associations from adopting or enforcing a restrictive covenant which prohibits or restricts a property owner from installing on a property owner's property a swimming pool enclosure that conforms to applicable state or local safety requirements; and
2. Pursuant to Section 202.022(b)(2) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the installation of a Swimming Pool Enclosure.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.022 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the installation of a Swimming Pool Enclosure.
  - a. A "swimming pool enclosure" means a fence that:
    1. Surrounds a water feature, including a swimming pool or spa;
    2. consists of transparent mesh or clear panels set in metal frames;
    3. is not more than six feet in height; and
    4. is designed to not be climbable.
  - b. The swimming pool enclosure shall be black in color and consist of transparent mesh set in metal frames.

EFFECTIVE DATE: \_\_\_\_\_

9/1/2021

Authorized Board Member Signature: \_\_\_\_\_

[Handwritten Signature]

Date: \_\_\_\_\_

12/10/2021

Religious Item Display Guidelines for the  
Stillwater Canyon Homeowners Association, Inc.

STATE OF TEXAS                               §  
  §  
COUNTY OF DALLAS COUNTY               §

Pursuant to the Bylaws of the Stillwater Canyon Homeowners Association, Inc. (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Stillwater Canyon Homeowners Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Religious Displays

WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.018 precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and
2. Pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on the display of religious items.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines to govern the display of religious symbols.
  - a. The religious item cannot threaten public health or safety.
  - b. The religious item cannot violate the law other than a law prohibiting the display of religious speech.
  - c. The religious item cannot contain language, graphics or other display that is patently offensive to a passerby for reasons other than its religious content.
  - d. The religious item shall not be installed on property:
    - i. owned or maintained by the Association; or
    - ii. owned in common by members of the Association.
  - e. The religious item cannot violate any applicable building line, right-of-way, setback or easement.
  - f. The religious item cannot be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
2. In the event of any conflict between these provisions and any religious item display restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Religious Item Display Policy controls.

EFFECTIVE DATE: 9/1/2021

Authorized Board Member Signature: *Debra Brown*

Date: 12/10/2021

**Bid Solicitation Process for the  
Stillwater Canyon Homeowners Association, Inc.**

STATE OF TEXAS                                    §  
  §  
COUNTY OF DALLAS COUNTY                   §

Pursuant to the Bylaws of the Stillwater Canyon Homeowners Association, Inc. referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Stillwater Canyon Homeowners Association, Inc. a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Bid Solicitation Process

WHEREAS:

1. Section 209.0052 of the Texas Property Code creates a requirement that an association create a process for bid solicitation when the association proposes to contract for services that will cost more than \$50,000.00.
2. The Association's Board of Directors (the "Board") desires to establish a policy consistent with Section 209.0052.

BE IT RESOLVED THAT the Association may enter into a contract for services that is equal to or exceeds \$50,000 if:

- a. The Association has solicited at least two competitive proposals for the contract;
- b. All Directors have access to the proposals provided by potential vendors before approval by the Board of Directors; and
- c. The Association complies with all requirements of 209.0052.

EFFECTIVE DATE: 9/1/2021

Authorized Board Member Signature: Richard Brown Date: 12/10/2021