

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 176950

ERecordings-RP

MISCELLANEOUS

Recorded On: September 27, 2021 02:46 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 176950  
Receipt Number: 20210927000586  
Recorded Date/Time: September 27, 2021 02:46 PM  
User: Darcey B  
Station: Station 21

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

# **BELLE CREEK VILLAGE HOMEOWNERS ASSOCIATION, INC.**

## **ARCHITECTURAL REVIEW COMMITTEE POLICY**

**Whereas**, it is in the best interest of the property owners and the Belle Creek Village Homeowners Association to have a committee to assist in preserving, and maintaining a uniform architecturally sound appearance for the Association; and

**Whereas**, SECTION 11. Chapter 209, Property Code, has been amended by adding Section 209.00505;

**NOW THEREFORE LET IT BE RESOLVED** that the Board of Directors for Belle Creek Village Homeowners Association does hereby establish, by this resolution, an Architectural Review Committee (ARC) policy

### **MEMBERSHIP ON THE ARC COMMITTEE**

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 member's household.

### **APPEALING A DECISION OF THE ARC COMMITTEE**

Any decision by the architectural review authority denying an application or request by an owner for the construction of improvements in the subdivision may be appealed to the board.

If an appeal is requested, the board shall hold a hearing not later than the 30th day after the date the board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. Only one hearing will be granted.

During the hearing, the board or the designated representative of the property owners' association 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 improvements, and the changes, if any, requested by the architectural review authority in the notice provided to the owner.

The board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of both parties. The property owners' association or the owner may make an audio recording of the meeting. The board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the subdivision's declaration.

**The Board of Directors reserves the right to amend this Architectural Control Committee policy at any time as needed.**

**\*\*\* Signature Page to Follow \*\*\***

**BELLE CREEK VILLAGE HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL REVIEW COMMITTEE POLICY**

(The State of Texas) (County of Denton)

Executed this 10<sup>th</sup> day of September, 2021 by *Brian Clark*, Brian Clark  
*Signature* *Print Name*  
President of the Belle Creek Village Homeowners Association

Sworn to me on this 10<sup>th</sup> day of September, 2021 by Brian W. Clark  
President of the Belle Creek Village Homeowners Association *Print Name*



*Maria Beaujean*  
Notary Public – The State of Texas

My Commission expires: 5/28/25