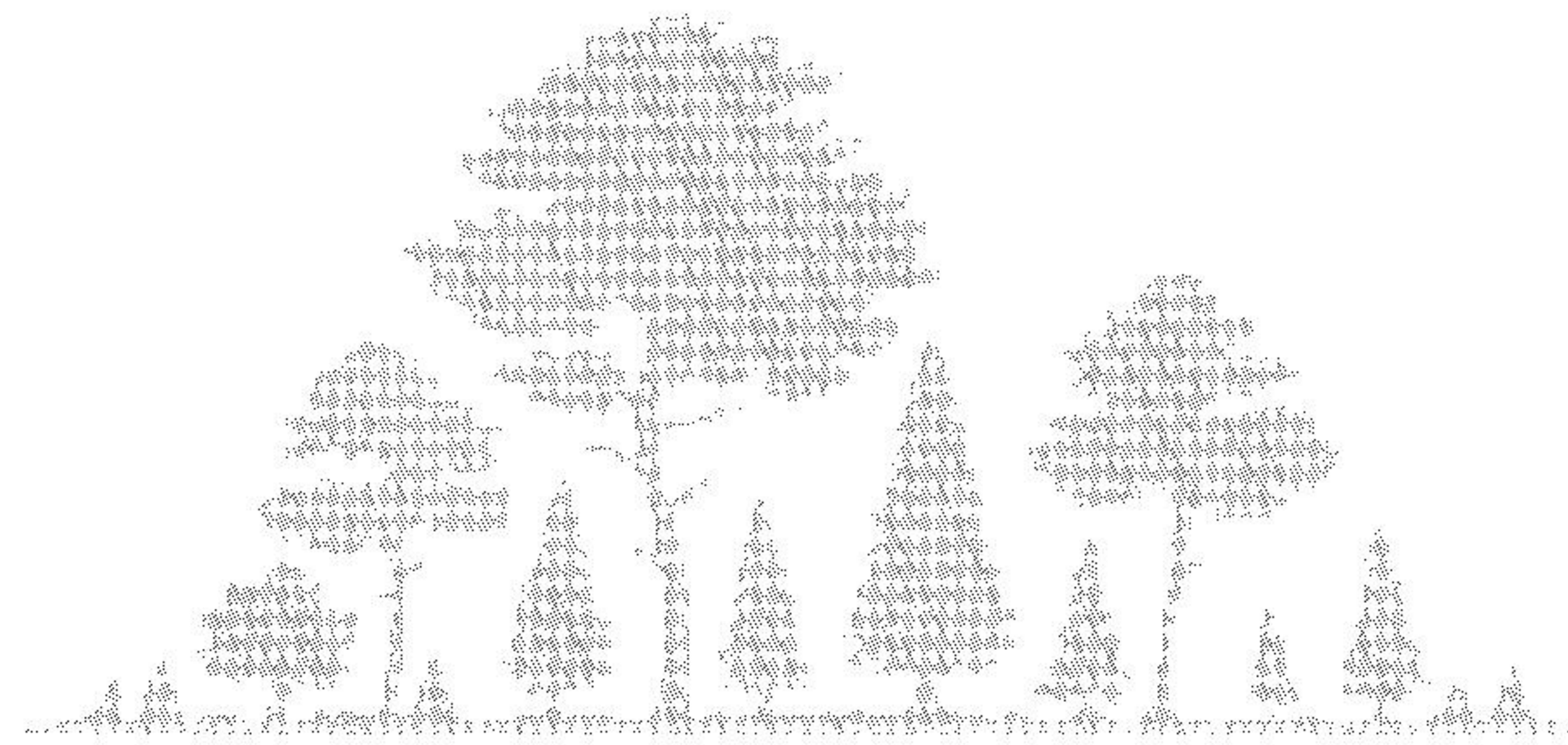
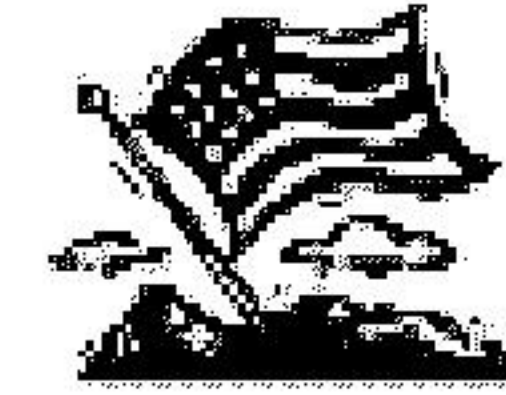


AFTER RECORDING RETURN TO:
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HARRINGTON TRAILS

FOURTH SUPPLEMENT TO COMMUNITY MANUAL

ADOPTION OF ADVISORY COMMITTEE CHARTER

Montgomery County, Texas

Cross-reference to (i) Harrington Trails Amended and Restated Master Covenant [Residential], recorded as Document No. 2022061485, Official Public Records of Montgomery County, Texas (as amended or supplemented, the "Covenant"); and (ii) Harrington Trails Community Manual, recorded as Document No. 2020029822, Official Public Records of Montgomery County, Texas (as amended or supplemented, the "Community Manual").

SUPPLEMENTAL POLICIES

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PLEASE NOTE THAT THESE POLICIES AND RULES ARE NOT ALL OF THE RESTRICTIONS, RULES, OR POLICIES FOR THE ASSOCIATION.

INTRODUCTION

This Fourth Supplement to the Community Manual (this “**Supplement**”) is made by **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, (“**Declarant**”) and is as follows:

A. Declarant is the Declarant under that certain Harrington Trails Amended and Restated Master Covenant [Residential], recorded as Document No. 2022061485 in the Official Public Records of Montgomery County, Texas, as amended from time to time (the “**Covenant**”) and that certain Harrington Trails Community Manual, recorded as Document No. 2020029822 in the Official Public Records of Montgomery County, Texas, as amended by that certain Harrington Trails First Supplement to Community Manual, recorded as Document No. 2021141439 in the Official Public Records of Montgomery County, Texas, as further amended by that certain Harrington Trails Second Supplement to Community Manual, recorded as Document No. 2023117093 in the Official Public Records of Montgomery County, Texas, and as further amended by that certain Harrington Trails Third Supplement to Community Manual, recorded as Document No. 2023122271 in the Official Public Records of Montgomery County, Texas, as amended from time to time (the “**Community Manual**”).

B. Pursuant to *Article 1* of the Covenant, Declarant reserved the right to amend or supplement the Community Manual during the Development Period (as defined in the Covenant). The Development Period has not yet expired.

C. Declarant now desires to amend the Community Manual with the policies attached hereto. This Supplement may be amended by the Declarant during the Development Period and, thereafter, by a Majority of the Board.

D. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Covenant and the Community Manual.

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

[SIGNATURE PAGE FOLLOWS]

TAB A

HARRINGTON TRAILS RESIDENTIAL COMMUNITY, INC.

ADVISORY COMMITTEE CHARTER

Terms used but not defined in this Charter will have the meanings ascribed to such terms in that certain Harrington Trails Amended and Restated Master Covenant [Residential], recorded as Document No. 2022061485 in the Official Public Records of Montgomery County, Texas, as amended, and in those certain Advisory Committee Rules, as amended from time to time.

Advisory Committee Responsibilities:

The primary responsibility of this Committee is to advise the Board of Directors of the Association (the “Board”), in a reasonable and productive manner, certain matters set forth herein (the “Advisory Committee”). In accomplishing these goals, the Board shall assign the Advisory Committee with tasks from time to time, which may include but not be limited to the following:

- Make recommendations to the Manager and the Board of Directors as it relates to Common Area amenities and Common Area amenity rules.
- Make recommendations to the Manager and the Board of Directors as it relates to an annual calendar of community social events.
- Make recommendations to the Manager and the Board of Directors for committees or subcommittees when needed.
- Make recommendations to the Manager and the Board of Directors, on issues tasked from time to time by the Manager or the Board of Directors.
- Make recommendations to the Board to facilitate transition and turnover of control of the Association from Declarant, and if instructed by the Board, work cooperatively with the Manager and the Declarant on specific transition matters.

The Advisory Committee is not authorized to sign contracts for services or approve vendors.

Notwithstanding the foregoing, the Board may, by written resolution or unanimous consent, authorize use of a debit card or credit card by an Advisory Committee Member to pay for goods or services authorized to be procured and purchased. The resolution or unanimous consent may contain additional restrictions that supplement this rule.

Eligibility:

Advisory Committee candidates and Advisory Committee Members shall be Owners in good standing. Good standing shall be defined as the absence of any liens, privilege penalty,

assessment delinquency, or pending legal action with **Harrington Trails Residential Community, Inc.**, a Texas nonprofit corporation.

Appointment and Terms:

The Board shall invite Owners to express their desire to be an Advisory Committee Member of the Advisory Committee through the newsletter, email, word of mouth, announcement at a Board meeting, or by any other means deemed appropriate by the Board.

Owners must submit a written request to the Manager to be considered to be an Advisory Committee Member. Advisory Committee Members in good standing are eligible for reappointment. Advisory Committee Members shall serve staggered terms up to a maximum of one (1) year and may serve an unlimited number of consecutive terms. If an Advisory Committee Member resigns, a successor may be appointed by the Board. An Advisory Committee Member may be removed with or without cause by a Majority vote of the Board.

Chairperson:

The Board shall appoint the Chairperson of the Advisory Committee. Advisory Committee Members may make recommendations to the Board for the appointment of a Chairperson. Other officers of the Advisory Committee may be elected by the Advisory Committee Members. At a minimum, the Advisory Committee shall elect a Secretary, who will be responsible for recording accurate minutes of the Advisory Committee's meetings and submitting them to the Board in a timely manner. The Chairperson, or his or her designee, shall be responsible for chairing meetings of the Advisory Committee. In the interest of ensuring strong communications between the Board and the Advisory Committee, it is expected that the Chairperson, or his or her designee, will submit a written report of goals and accomplishments to the Board in advance of the Annual Meeting of the Members. The Chairperson will present Advisory Committee bi-monthly recommendations, update the Board on status of pending Advisory Committee tasks, request assistance from the Board as needed and answer any questions the Board may have regarding Advisory Committee assignments. Any Advisory Committee recommendations that require formal Board action should be submitted to the Manager.

Meetings:

The Advisory Committee shall meet at least once each quarter and at such other times as the Chairperson calls an Advisory Committee meeting. All Advisory Committee meetings shall be open to all Members. The Chairperson may adjourn any meeting of the Advisory Committee and reconvene in closed executive session, excluding non-Advisory Committee Members, to discuss matters of a sensitive nature, such as pending or threatened litigation, personnel matters, and other matters as appropriate under executive session.

The Chairperson or the Manager shall give notice of the time and place of the Advisory Committee meeting at least three (3) business days before the date of the meeting. Such notice may be in person, by telephone, mail and/or email, or via posting on the Association's website.

If it is necessary for the Advisory Committee to reschedule or cancel a meeting, the Chairperson shall notify the Manager at the earliest possible time so that the Members can be reasonably notified. The Chairperson or the Manager shall be responsible for contacting the Members regarding rescheduled or canceled meetings. A limited time period shall be designated on each meeting agenda for Member input.

The total number of Advisory Committee Members is five (5). A Majority of Advisory Committee Members is three (3). A Majority of the Advisory Committee Members must be present to convene a meeting or conduct formal voting procedures. A Majority vote of Advisory Committee Members shall constitute a decision of the Advisory Committee.

All Advisory Committee meetings shall be conducted generally in accordance with the Advisory Committee Rules.

Communications:

The Advisory Committee may communicate with the Members via the Manager.

E-FILED FOR RECORD

09/29/2025 03:48PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/29/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas