

BIRCH CREEK FOREST PROPERTIES, INC.

HOA RULES AND REGULATIONS POLICY

Purpose:

The following Rules and Regulations assist with the enforcement of situations not specifically or clearly addressed in the Deed Restrictions, Bylaws or other governing documents and shall serve as a supplement to any other policies in effect.

1. **Dump Facility**- All Owners and their renter/tenants, guests, family and friends shall abide by the Dump Facility rules posted on the gate and listed below. All Members are required to sign a *Dump Facility Use Agreement Policy*. The Dump Facility is monitored by cameras at all times. Violating the rules of the dump, will result in an immediate fine as indicated in the *Enforcement, Fines and Fees Policy* and will be charged to the Owner of the property associated with the access card used. In addition to immediate fine being assessed, if the Board determines corrective action is not possible or feasible, a 30-day suspension of the Owner's access card will be imposed. Use of another Member's access card is strictly prohibited and will result in an immediate fine and deactivation of the Owner's access card. All fines and the reactivation fee must be paid before the access card will be reactivated.

Dump Rules: Dumpsters are for **household garbage only**. Burn area is for small trees, limbs, brush, and no trees/branches over 4" in diameter. Absolutely NO petroleum products, shingles, tires, sheetrock, batteries, metal, pallets, treated or regular lumber, furniture, appliances, mattresses, TV's, chemicals, paint, fuel, or cement boards allowed in the dumpsters or burn pile. Leaves must be emptied from any bags and no leaves are allowed in the dumpsters. Cardboard boxes **MUST** be collapsed prior to putting them in the dumpsters. All dump rules will be strictly enforced.

2. **Violation Hearings**- All Owners are entitled by state law to request a hearing before the Board of Directors within 30 days of the date of a violation notice. The Association will follow the procedures and guidelines for the hearing as set forth in the **Texas Property Code Chapter 209, Section 209.007** and the Association's *Board Hearing Policy and Procedures*.
3. **Complaint/Grievances**- All complaints or grievances must be submitted in writing, signed by the Owner, and must include the Owner's address. Complaints must identify the specific Deed Restriction or Association policy the Owner believes has been violated. Complaints involving properties located in any section without applicable deed restrictions, or involving matters outside the Association's legal authority or complaints unsupported by evidence will be dismissed. All complaints will be reviewed in executive session to determine whether the matter falls within the Association's authority under the applicable Deed Restrictions and state law. The

Association is not required to provide updates, outcomes, or further communication to the submitting Member.

4. **Swimming Pool**- All Owners and their renters/tenants, guests, family and friends are required to follow the rules of the swimming pool as indicated by the signs on the swimming pool gate. The swimming pool is monitored by cameras at all times. Violating the rules of the swimming pool will result in an immediate fine as indicated in the *Enforcement, Fines and Fees Policy* which will be charged to the Owner of the access card used in connection with the violation. In addition to the immediate fine being assessed, if the Board determines corrective action is not possible or feasible, a 30-day suspension of the owners' access card will be imposed. Use of another Owner's access card is strictly prohibited and will result in an immediate fine and deactivation of the Owner's access card. All fines and the reactivation fee must be paid before the access card will be reactivated.
5. **Other Outdoor Common Areas**- Owners, residents, and guests must conduct themselves safely and respectfully in all outdoor areas located within the subdivision, including but not limited to parks, roadways, drainage easement areas, ponds, and any other outdoor locations accessible to the community. Reckless driving, disruptive behavior, vandalism, unsafe activities, or any conduct that endangers persons or property is prohibited and may result in enforcement action under the *Enforcement, Fines, and Fees Policy*. Conduct that constitutes a criminal offense may also be referred to law enforcement.
6. **Community Center**- All Owners are required to use proper and normal care during any use of the community center. When renting the community center for a private event, all property owners are required to follow all rules indicated on the *Community Center Rental Agreement* required for all such rentals. Misuse of the community center will result in the loss of any deposits paid. Any damage to the community center in excess of any deposits received, will be the sole financial responsibility of the property owner to pay.
7. **Golf Cart/Utility Vehicle Usage**- All golf carts and utility vehicles must display a visible "Slow Moving Vehicle" sign and an individual with a valid Texas driver's license must be on board when being operated. Operators must obey all applicable road laws and traffic signs and may not exceed a speed of 25 miles per hour at any time. Owners must comply with the full *Golf Cart and Utility Vehicle Policy*.
8. **Property Maintenance**- All properties within the subdivision with applicable Deed Restrictions must be maintained in a clean, safe, and orderly manner consistent with the standards established in those deed restrictions. Owners are responsible for keeping lawns mowed and free of overgrown vegetation, removing dead trees or excessive debris, and maintaining homes in good repair, including exterior surfaces, siding, and windows. Non-operational or unregistered vehicles may not be stored in driveways or visible areas where the deed restrictions prohibit such storage. The Association will act

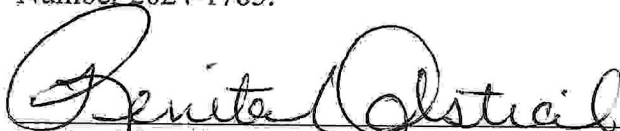
only on matters for which it has clear legal authority under the applicable deed restrictions and state law.

9. **Contractor Bids-** Texas Property Code Section 209.0052 requires competitive bids **only** for contracts exceeding \$50,000.00 or involving a Board member or a relative within the third degree. When bids are required under the statute, they are required only to the extent that is reasonably available in the community. The Board, at its discretion, may request bids or estimates when it determines doing so is in the best interest of the Association. The Board may negotiate contract renewals and rate adjustments, with existing contractors based on performance, availability, and the needs of the Association. All Independent Contractors are required to carry insurance as specified by the Board.

The Association reserves the right to amend, change or add to the above list of Rules and Regulations from time to time, as deemed necessary or to comply with changing State Laws.

CERTIFICATION


We, the undersigned officers of Birch Creek Forest Properties, Inc., hereby certify that this HOA Rules & Regulations Policy was approved and adopted by the Board of Directors on June 06, 2026. It has been entered into the official books and records of the Association and shall be recorded in the Official Public Records of Real Property of Burleson County, Texas as an amended and restated version of the HOA Rules & Regulations Policy recorded under Document Number 2024-1785.



Renita Odstrcil, President



Thomas Scott Howard, Vice-President



John Dunkleman, Secretary



Ann Marie Gallagher, Treasurer



Dennis Shook, Assistant Secretary/Treasurer

PRESIDENT'S CERTIFICATION

I, Renita Odstrcil, the duly elected President of Birch Creek Forest Properties, Inc., hereby certify that the foregoing HOA Rules and Regulations Policy was approved by the Board of Directors of Birch Creek Forest Properties, Inc. in accordance with the Association's governing documents and applicable Texas law, and that this instrument is authorized for recording in the Official Public Records of Burleson County, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day, June, 2026

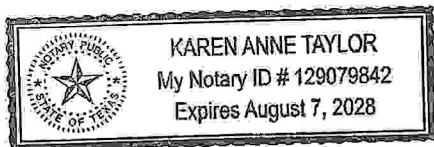

Renita Odstrcil, President
Birch Creek Forest Properties, Inc.


STATE OF TEXAS

COUNTY OF BURLESON

Before me, the undersigned notary public, on this 9th day, June, 2026 personally appeared Renita Odstrcil, President of Birch Creek Forest Properties, Inc. who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

WITNESS my hand and official seal.




Notary Public in and for the State of Texas



VG-5711-2026-2643

Burleson County
Anna L. Schielack
Burleson County Clerk

Instrument Number: 2643

Real Property Recordings

RESTRICTIONS

Recorded On: June 09, 2026 04:21 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2643
Receipt Number: 20260609000023
Recorded Date/Time: June 09, 2026 04:21 PM
User: Erin Z
Station: Clerk02

Record and Return To:

RENITA ODSTRCIL
7147 COUNTY ROAD 224

CALDWELL TX 77836



STATE OF TEXAS

Burleson County

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 Public Records of Burleson County, Texas

Anna L. Schielack
Burleson County Clerk
Burleson County, TX