

ADDITIONAL DEDICATORY INSTRUMENTS
for
BRITTANY LAKES HOMEOWNERS 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 **BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.** Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Policy Regarding Denial of Access to Amenities for Delinquent Assessments

DATED this 6th day of July, 2026

BRITTANY LAKES HOMEOWNERS
ASSOCIATION, INC.

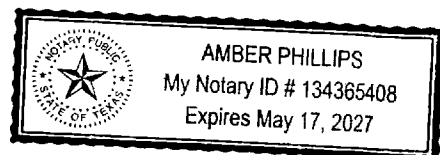
BY: Trisha Taylor Farine
Trisha Taylor Farine, attorney

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 6th day of July, 2026, by **Trisha Taylor Farine**, attorney for **BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Amber Phillips
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.
POLICY REGARDING DENIAL OF ACCESS TO
AMENITIES FOR DELINQUENT ASSESSMENTS**

WHEREAS, the Board of Directors, of BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC., (the "Association"), a Texas non-profit corporation, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS Article V, Section K. of the Declaration of Covenants, Conditions and Restrictions for Brittany Lakes, as amended and supplemented (hereinafter the "Declaration"), allows the Board of Directors of the Association, to adopt and amend reasonable rules and regulations concerning enforcement of the covenants and restrictions, including those restrictions requiring payment of maintenance assessments;

WHEREAS, Section 204.010(a)(6) provides that the Board of Directors has the power to regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision;

WHEREAS, Section 204.010(a)(9) provides that the Board of Directors has the power to impose and receive payments, fees, or charges for the use, rental or operation of the common area and for services provided to property owners; and

WHEREAS, the timely payment of maintenance assessments is necessary in order to properly maintain subdivision amenities for the use and enjoyment of members and residents.

NOW, THEREFORE, BE IT RESOLVED, that the following Policy Regarding Denial of Access to Amenities for Delinquent Assessments is hereby adopted:

**POLICY REGARDING DENIAL OF ACCESS TO
AMENITIES FOR DELINQUENT ASSESSMENTS.**

In the event that any Owner is delinquent in the payment of assessments levied by the Association, such Owner shall be prohibited from accessing and using any community amenities, including but not limited to the swimming pool and recreational facilities, until such time as the delinquency is fully cured. The Association shall provide written notice to the delinquent Owner specifying the nature of the delinquency and the amenities access restriction. The restriction shall remain in effect until the Owner has paid all outstanding assessments, including any applicable late fees and interest, in full. The Board of Directors of the Association shall have the authority to enforce this policy and may take any necessary legal action to ensure compliance.

This policy shall not serve as the sole remedy for owners' nonpayment of assessments, and the Association may also avail itself of any other available legal remedy contained in the Association's governing documents or in state law.

This policy shall not affect owners who are debtors in an active bankruptcy proceeding.

The Board of Directors of the Association has established this Policy in accordance with the authority granted to it by the provisions of the Declaration and Texas law.

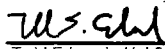
This policy may be amended by the Board of Directors from time to time as it deems necessary and appropriate.

This Policy is effective upon the recordation in the Public Records of Galveston County, Texas.

CERTIFICATION

I, Todd S. Edwards, Director of BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 22nd day of June, 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, this POLICY REGARDING DENIAL OF ACCESS TO AMENITIES FOR DELINQUENT ASSESSMENTS was duly approved by at least a majority vote of the members of the Board present at said meeting.

**BRITTANY LAKES HOMEOWNERS
ASSOCIATION, INC.**

BY: 
Todd Edwards (Jul 6, 2026 11:12:20 CDT)
(Signature)

PRINT NAME: Todd S. Edwards
Director, Board of Directors

FILED AND RECORDED

Instrument Number: 2026031920

Recording Fee: 33.00

Number of Pages: 4

Filing and Recording Date: 7/6/2026 3:05:58 PM

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 cursive script, reading "Dwight D. Sullivan". The signature is written in black ink 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.*