

**Annual Fee Policy
For
Circle D Civic Association**

THE STATE OF TEXAS

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3 pgs

202122220

MISCELLANEOUS

COUNTY OF BASTROP

I, Christian Pope, President of Circle D Civic Association (the "**Association**"), certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly noticed, and held on the 9th day of October, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Annual Fee Policy (this "**Policy**") was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The properties encumbered by this Annual Fee Policy are those properties restricted by the following:

- i. Reservations and Restrictions of Circle "D" Country Acres, East, recorded in Volume 206, Page 187, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- ii. Reservations and Restrictions of Circle "D" Country Acres, Section 1, recorded in Volume 194, Page 8 *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- iii. Reservations and Restrictions of Circle "D" Country Acres, Section 2, recorded in Volume 194, Page 32 *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- iv. Reservations and Restrictions of Circle "D" Country Acres, Section 3, recorded in Volume 199, Page 649, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- v. Reservations and Restrictions of Circle "D" Country Acres, Section 4, recorded in Volume 205, Page 278, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- vi. Reservations and Restrictions of Circle "D" Country Acres, Section 5, recorded in Volume 200, Page 823, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- vii. Reservations and Restrictions of Circle "D" Country Acres, Section 6, recorded in Volume 202, Page 407, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- viii. Reservations and Restrictions of Circle "D" Country Acres, Section 7, recorded in Volume 201, Page 681, *et. seq.*, of the Real Property Records of Bastrop County, Texas;
- ix. Reservations and Restrictions of Circle "D" Country Acres, Section 8, recorded in Volume 202, Page 251, *et. seq.*, of the Real Property Records of Bastrop County, Texas; and
- x. Subdivision Restrictions of Circle "D" Country Acres, Section Nine, recorded in Volume 293, Page 221, *et. seq.*, of the Real Property Records of Bastrop County, Texas;

as same has been or may be amended and/or supplemented from time to time (collectively, the "**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. The "Maintenance Charge" section of the Declaration grants to the Association the power and authority to enforce all covenants, conditions and restrictions set forth in the Dedicatory Instruments.

3. According to the Dedicatory Instrument under "Maintenance Charge": "The Civic Association may increase or reduce the maintenance charge from time to time by action applying uniformly to all parcels in the Subdivision. The Civic Association may also from time to time reduce the maintenance charges payable by owners of two or more parcels by action applying uniformly to all owners of two or more parcels."

4. The Board desires to adopt an annual fee to be paid by each owner in Circle D regardless of the number of lots they own. Stipulations for owners with multiple lots are included in the policy.

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

ANNUAL FEE PARAMETERS

The Annual Fee Policy will be assessed by owner to state that one fee would be paid by each property owner no matter how many lots they own. The lots do not need to be contiguous, and the lots do not have to have a house on them.

This policy will stay in effect unless revised by a future Board of Directors.

The following criteria will be used:

1. The fee will be assessed against the parcel (or lot) where the property owner lives or has a dwelling. If no dwelling exists on any of their lots, the fee will be assessed against the lower parcel or lot number which is located in the lowest numbered section or Tract represented by the property owner.
2. The annual fee will be waived on the other lots owned by the exact same person whose name is on the deed. If a husband and wife own one lot but only the wife owns the second lot that will be considered two separate lots and will be assessed two separate annual fees.
3. Should the owner sell any of the parcels (or Lots) on which the fees were waived, the new owner will be assessed their pro-rata share of the Annual Maintenance Fee based on the balance of the year after the date of purchase.
4. The owner of more than one lot whose fees are being waived will still be entitled to as many votes as they own lots at the time of the election.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Annual Fee Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bastrop County, Texas.

TO CERTIFY which witness my hand this the 12th day of October, 2021.

CIRCLE D CIVIC ASSOCIATION

By: Christian Pope

Printed: Christian Pope

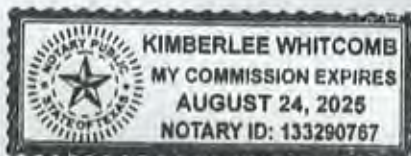
Its: President

THE STATE OF TEXAS §

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COUNTY OF BASTROP §

BEFORE ME, the undersigned notary public, on this 12th day of October, 2021 personally appeared Christian Pope, President of Circle D Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Kimberlee Whitcomb
Notary Public in and for the State of Texas

C D C I A
P.O. Box 852
Bastrop TX 78602

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



IRENEB

Rose Pietsch

ROSE PIETSCH, County Clerk
Bastrop Texas

October 13, 2021 10:16:08 AM

FEE: \$30.00

MISCELLANEOUS

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