

VOL 4177 PG 0329

**Conflict of Interest Policy for the  
The Park at Woodland Oaks Owners Association**

STATE OF TEXAS                           §  
   §  
COUNTY OF GUADALUPE                   §

Pursuant to the Bylaws of the The Park at Woodland Oaks Owners Association and the Declaration of Protective Covenants, the Directors of the The Park at Woodland Oaks Owners Association, a Texas non-profit corporation (referred to as "Association"), adopt the following resolution:

RE: Conflict of Interest Policy

WHEREAS:

1. Section 209.0052 of the Texas Property Code adds limitations relating to an association contracting services from a board member, a board member's Relative, a board member's company, or a board member's Relative's company.
2. The Association's Board of Directors (the "Board") desires to establish a policy consistent with Section 209.0052.

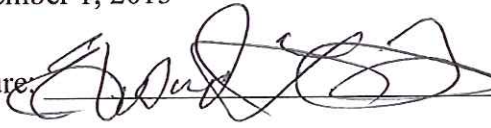
BE IT RESOLVED THAT contracts causing a conflict of interest with a current Director will comply with the following:

1. For purposes of this policy, a Relative is a person related to a current Director within the third degree by consanguinity or affinity. For purposes of this policy, Owned means that a person owns fifty-one percent (51%) or more.
2. The Association may enter into a contract with a current Director, a Relative of a current Director, a company Owned by a current Director, or a company Owned by a current Director's Relative or any benefit above and beyond any benefit received by the entire membership of the community if:
  - a. The Association has received at least two other competitive bids for the contract from persons not associated with the Director, Relative, or company (if reasonably available);
  - b. The applicable Director is not given access to the other bids, does not participate in any Board's discussion regarding the contract, and does not vote on the award of the contract;
  - c. The relationship concerning the applicable Director is disclosed to or known by the Board and the Board, in good faith and with ordinary care, authorizes the contract by affirmative vote of the majority of the Directors who do not have a conflict of interest; and
  - d. The Board certifies by a resolution that the requirements of Section 209.0052 have been met.
3. A conflict of interest shall mean, any contract, transaction, or other action taken in the course of Association business that will benefit a current Director, a Relative of a current Director, a company Owned by a current Director, or a company Owned by a current Director's Relative, or any benefit above and beyond any benefit received by the entire membership of the community.
4. The interest can be either direct or indirect.
5. The benefit is not limited to strictly monetary rewards (e.g. access to information for private gain).
6. If a conflict of interest is discovered after a decision has been made, the pertinent Director must notify the rest of the Board as soon as he or she is aware of a conflict.

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- 7. The other board members must reexamine the issues with the new information in accordance with this policy.
- 8. Contracts entered into in violation of this policy are void and unenforceable.
- 9. A current Director with a conflict of interest will still be counted in determining whether a quorum exists.
- 10. The Board certifies through this resolution that the requirements of Section 209.0052 have been met.

EFFECTIVE DATE: September 1, 2013

Authorized Board Member Signature:  Date: 9/1/2013

FILED FOR RECORD  
 13 DEC 26 PM 3:00  
 TERESA KIEL  
 COUNTY CLERK GUADALUPE COUNTY  
 BY Hernandez

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I certify this instrument was FILED on the  
 date and at the time stamped thereon and  
 was duly recorded in the Official Public  
 Records of Guadalupe County, Texas.



*Teresa Kiel*  
 TERESA KIEL  
 Guadalupe County Clerk