

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.**

## HOA DOCUMENT RETENTION POLICY

**SUBDIVISION:** Ranchos del Sol Unit Four Correction Plat and Ranchos del Sol Unit Five Amending Subdivision Plat, as described on Exhibit "A" hereto.

**ASSOCIATION:** Ranchos Property Owners' Association.

The Board of Directors of Ranchos Property Owners' Association, a Texas property owners association as defined by Prop. Code Chapter 209, has resolved that it is the best interests of the Association to adopt this Policy, and has instructed the undersigned to execute and effect recording of this instrument on behalf of the Association.

**PURPOSE.** The purpose of this Policy is to comply with the minimum requirements of Prop. Code Sec. 209.005(m) enacted by the 82nd Texas Legislature as House Bill 2761, effective January 1, 2012, which requires a property owners' association composed of more than 14 lots to adopt and comply with a document retention policy.

**EFFECTIVE DATE.** This Policy is adopted by the Board of Directors to be effective date from January 1, 2012.

**DOCUMENT RETENTION REQUIREMENTS.** At a minimum, the Association will retain the documents required by Prop. Code Sec. 209.005(m), for the periods of stated required by Prop. Code Sec. 209.005(m), which on the Effective Date consist of the documents identified on Exhibit "B" hereto.

**CONSTRUCTION.** The Policy may not be construed to prevent the Board of Directors from adopting, amending, and restating, from time to time, one or more additional administrative policies pertaining to the retention of documents, records, and information of the Association, including, without limitation, policies relating to the storage and destruction of the items identified on Exhibit "B", and policies pertaining to the retention, storage, and destruction of other types of documents, records, and information of the Association. This provision may not be construed as a duty of the Board of Directors to adopt such additional administrative policies.

**APPLICABILITY.** Pursuant to SECTION 6(b) of House Bill 2761, this Policy applies only with respect to books and records of the Association generated on or after January 1, 2012, the effective date of the law enacted by House Bill 2761.

**PUBLIC RECORDING.** In case this administrative Policy is construed to be a "dedicatory

instrument" within the meaning of Prop. Code Sec. 202.001(1) it will be publicly recorded in El Paso County, Texas, pursuant to Prop. Code Sec. 202.006(b). All amendments, restatements, and supplements to this Policy must also be publicly recorded in El Paso County, Texas, unless and until State law clarifies that public recording of administrative policies, such as this Policy, is not required. This provision and the act of recording may not be construed as an assertion by the Association that this Policy, which is administrative in nature, is a "dedicatory instrument."

By signing below, the undersigned certifies that the Board of Directors of Ranchos Property Owners' Association adopted this Policy and instructed the undersigned to execute this Policy and effect its recording on behalf of the Association.

SIGNED on the 4th day of April, 2012.

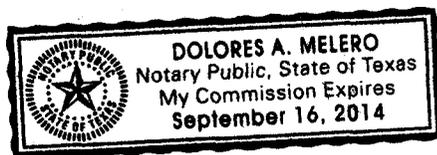
RANCHOS PROPERTY OWNERS'  
ASSOCIATION, a Texas property owners  
association

By: DANA Properties, Inc., a Delaware  
Corporation, its managing agent

By:   
Sheldon Wheeler, Association Manager

THE STATE OF TEXAS §  
§  
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 4th day of April, 2012 by Sheldon Wheeler, Association Manager of DANA Properties, Inc., a Delaware Corporation, on behalf of the sole proprietorship in the capacity as managing agent of Ranchos Property Owners' Association, a Texas property owners association, on behalf of the association.



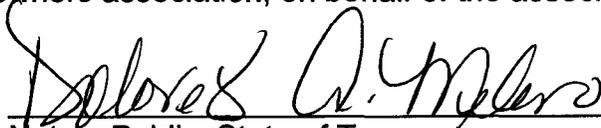
  
Notary Public, State of Texas

EXHIBIT "A" TO  
HOA DOCUMENT RETENTION POLICY

DESCRIPTION OF SUBDIVISION

Being all of the real property that is subject to the Declaration of Covenants, Conditions and Restrictions for Ranchos del Sol Unit Four, filed in the Real Property Records of El Paso County, Texas, in Volume 2873, Page 1869, Supplemental Declarations of Covenants, Conditions and Restrictions Governing Ranchos del Sol Unit Five, filed in the Real Property Records of El Paso County, Texas, in Volume 3641, Page 1712, and Supplemental Declarations of Covenants, Conditions and Restrictions Ranchos del Sol Units Four and Five, filed in the Real Property Records of El Paso County, Texas, under Clerk's File No. 20010041254, including the property platted as follows:

The plat of the Subdivision is recorded in Volume 70, Page 52, and Volume 74, Page 67, Plat Records, El Paso County, Texas.

EXHIBIT "B" TO  
HOA DOCUMENT RETENTION POLICY

MINIMUM STATUTORY REQUIREMENTS

Effective January 1, 2012, the Ranchos Property Owners' Association will retain the following documents for the below-stated periods of time, being the stated requirements of Prop. Code Sec. 209.005(m):

- (1) certificates of formation, bylaws, restrictive covenants, and all amendments to the certificates of formation, bylaws, and covenants shall be retained permanently;
- (2) financial books and records shall be retained for at least seven years;
- (3) account records of current owners shall be retained for at least five years;
- (4) contracts with a term of one year or more shall be retained for at least four years after the expiration of the contract term;
- (5) minutes of meetings of the owners and the board shall be retained for at least seven years; and
- (6) tax returns and audit records shall be retained for at least seven years.

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#Pages 4 #NFPages 1  
4/5/2012 9:04:53 AM  
Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$28.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

*Delia Briones*