

**** Electronically Filed Document ****

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Parties:

Direct- THE VILLAS OF SOUTH PADRE
Indirect- THE PUBLIC

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***** 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.



A handwritten signature in black ink, appearing to be "J. S. H.", is located below the seal.

HOA OPEN RECORDS PRODUCTION & COPYING POLICY

SUBDIVISION: The Villas of South Padre, as described on Exhibit "A" hereto.
ASSOCIATION: The Villas of South Padre Owners Association, Inc.

The purpose of this Policy is to comply with the requirement of Texas Property Code Section 209.005(i) enacted by the 82nd Texas Legislature as House Bill 2761, effective Jan. 1, 2012.

Authority. If an Open Records request is made to the Association, the Association may charge the requestor all reasonable costs of materials, labor, and overhead for compiling, producing, and reproducing the requested information.

Charges. The rates which the Association may charge an owner are the same as the maximum permitted rates published in Section 70.3 of the Texas Administrative Code (Title 1, Part 3, Chapter 70). The charges shown on Exhibit "B" hereto are some of the T.A.C. rates in effect on the date this Policy is adopted and will be deemed to change automatically with changes in the State's maximum permitted rates for Public Information requests.

Savings Clause. Notwithstanding anything to the contrary in any writing or communication made by the Association, the Association will not in any event be entitled to receive or collect Open Records charges from an owner in amounts greater than the maximum amounts permitted by applicable law. If from any circumstances whatsoever the Association charges or receives an amount in excess of the maximum charges permitted by law, the excess amount will be reimbursed to the owner.

Waiver. The Association may reduce or waive some or all of the charges addressed by this Policy on a request-by-request basis, without waiving the right to charge such fees on future requests.

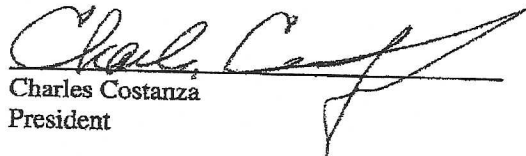
Payment. The Association may require advance payment of the estimated charges addressed by this Policy. Within 30 business days after delivering the requested information, the Association will provide the owner with an invoice of the actual costs. If the actual costs are less than the prepaid estimated charges, the Association will refund the difference to the owner within 30 business days after sending the invoice. If the actual costs are greater than the prepaid estimated charges, the difference is due and payable to the Association by the owner within 30 business days after the invoice is sent to the owner, after which time the Association may add the unpaid amount to the owner's assessment account.

By signing below, the undersigned certifies that the Board of Directors of The Villas of South Padre Owners Association, Inc. adopted this Policy to ensure that the Association complies with requirements of State Law and that the Board of Directors instructed the undersigned to execute this Policy and effects its recording on behalf of the Association.

CERTIFICATION OF PRESIDENT

I hereby certify that, as President of the Villas of South Padre Owners Association, Inc., the foregoing HOA Open Records Production and Copying Policy was approved on the 3rd of November 2012, at a meeting of the Board of Directors at which a quorum was present.

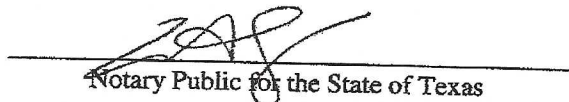
DATED, this the 3rd day of November, 2012.


Charles Costanza
President

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

BEFORE ME, on this day personally appeared Charles Costanza, the President of the Villas of South Padre Owners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 3rd day of November, 2012.


Notary Public for the State of Texas

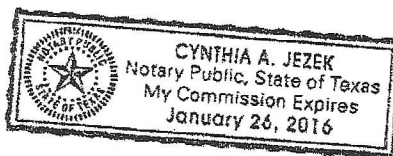


EXHIBIT "A"
TO
HOA OPEN RECORDS PRODUCTION & COPYING POLICY

DESCRIPTION OF SUBDIVISION

Lot Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 25, 26, 32, 39, 40, 33A, 33B, 34A, 34B, 35A, 35B, 42A, 42B, 43A, 43B, 44A, 44B, 45A, and 45B, Block Number Three (3), THE VILLAS OF SOUTH PADRE, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet I, Page 1594-B and Amended in Cabinet I, Page 1697-A, Map Records of Cameron County, Texas; and

Lot Numbers 11, 13, 14, 15, 17, 19, 20, 21, 23, 24, 27A, 27B, 28A, 28B, 30A, 30B, 31, 41, 42, 43, and 44, Block Number Three (3), THE VILLAS OF SOUTH PADRE, a Subdivision in the Town of South Padre Island, Cameron County, Texas, according to the Map or plat thereof recorded in Cabinet I, Pages 1886A & B, Map Records of Cameron County, Texas.

EXHIBIT "B"
TO
HOA OPEN RECORDS PRODUCTION & COPYING POLICY

PRESCRIBED COSTS TO OWNER

Copy Charges:

Electronic image transmitted by email - no copy charge
Electronic image downloaded to USB drive - actual cost of drive
Standard paper copy or scan (letter or legal size) - \$0.10 per page (double sided is 2 pages)
Oversize paper copy or scan (such as 11x17) - \$0.50 per page
Diskette or CD - \$1.00
DVD - \$3.00

Labor Charge:

No labor charge if the request is for 50 or fewer pages of information, unless the records must be retrieved from a storage facility that is remote from the processor's office.

\$15.00 per hour, in 1/4 hour increments, for actual time to locate, compile, manipulate data, reproduce information, and (if necessary) redact confidential information, for requests of more than 50 pages and for records in remote storage.

No labor charge for time spent to review the requested information to determine if the information qualifies for an exemption from Open Records.

Overhead Charge:

No overhead charge if the request is for 50 or fewer pages of information. Otherwise, the overhead charge is 20 percent of the labor charge.

Remote Document Retrieval Charge:

If the requested information is stored with a commercial records storage company that charges a fee to deliver and return stored records, the Association may seek reimbursement of the third-party fee from the owner if the request otherwise qualifies for a labor charge.

Other Charges:

Actual postage and shipping charges if necessary to transmit the reproduced information to the owner.

Actual cost of miscellaneous supplies, such as boxes, if used to produce the requested information.

No sales tax.