

Exhibit-B
E-mail Registration Policy

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DEDICATORY INSTRUMENT

EAGLE'S NEST HOMEOWNER'S ROAD MAINTENANCE ASSOCIATION, INC.

E-Mail Registration Policy

WHEREAS, as of this 12th day of August 2022, the Board of Directors (the "Board") of Eagle's Nest Homeowner's Road Maintenance Association, Inc. (the "Association") wishes to adopt reasonable guidelines to establish an E-mail Registration Policy for the Association; and

WHEREAS, the Board intends to file these guidelines as a stand-alone dedicatory instrument in the real property records of each county in which the subdivision is located, in compliance with Section 209.005 of the Texas Property Code; and

WHEREAS, this policy may be amended at any time and from time to time by the Declarant during the Declarant Control Period and thereafter by the Board of Directors by Resolution, as a stand-alone policy to comport with industry standards, to amend or revise provisions of the policy as may be deemed necessary and in the best interest of the Association. Any amendment or revision shall be made available to each homeowner and a copy placed on the Association's website if applicable; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines for E-mail Registration Policy are established by the Board:

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Road Maintenance and Covenants, Conditions and Restrictions for Eagle's Nest Recorded in the Official Public Records of San Augustine County, Texas, as the same may be amended from time to time by Resolution of the Board.

1. Purpose. The purpose of this Email Registration. Policy is to facilitate proper notice of Board, Annual, Special, and other meetings of the Board and/or Members pursuant to Section 209.0051(e) of the Texas Property Code. Additionally, e-mail blasts and communications shall be used for the purpose of announcing community events and other community related information and activities of the Association
2. Email Registration. Should the owner wish to receive any and all email notifications of annual and special meetings of members of the Association, it is the owner's sole responsibility to register his/her email address with the Association and to continue to keep the registered email address updated and current with the Association. In order to register an email address, the owner must provide their name, address, phone number and email address through the method provided on the Association's website, if any, and/or to the official contact information provided by the Association for the community manager.
3. Failure to Register. An owner may not receive email notification or communication of annual or special meetings of members of the Association should the owner fail to register his/her email address with the Association and/or properly and timely maintain an accurate email address with the Association. Correspondence to the Association and/or Association manager from an email address or by any method other than the method described in Paragraph No. 2 above will not be considered sufficient to register such email address with the Association.

4. Amendment. The Association may, from time to time, by Resolution of the Board, and as a stand-alone policy without the need to amend the Bylaws, modify, amend, or supplement this Policy or any other rules regarding email registration.

Eagle's Nest Homeowner's Road Maintenance Association,
Inc., a Texas non-profit corporation

By: _____

Marcus Kujawa, President

Date: August 12, 2022

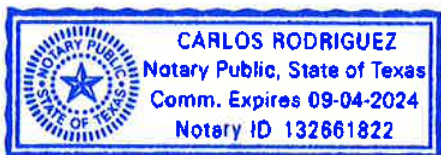
STATE OF TEXAS

COUNTY OF _____

Dallas

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This instrument was acknowledged before me on the 24th day of August 2022, by Marcus Kujawa, President of the Eagle's Nest Homeowner's Road Maintenance Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Essex Association Management, LP
1512 Crescent Dr., Suite 112
Carrollton, TX 75006

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**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
EAGLE'S NEST HOMEOWNER'S ROAD MAINTENANCE ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF SAN AUGUSTINE

This Notice of Filing of Dedicatory Instruments for Eagle's Nest Homeowner's Road Maintenance Association Inc., ("Notice") is made by and on behalf of Eagle's Nest Homeowner's Road Maintenance Association Inc. (the "Association").

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for Eagle's Nest Homeowner's Road Maintenance Association Inc., filed or to be filed in the Real Property Records of San Augustine County, Texas (the "Declaration"), as Eagle's Nest Homeowner's Road Maintenance Association Inc., such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

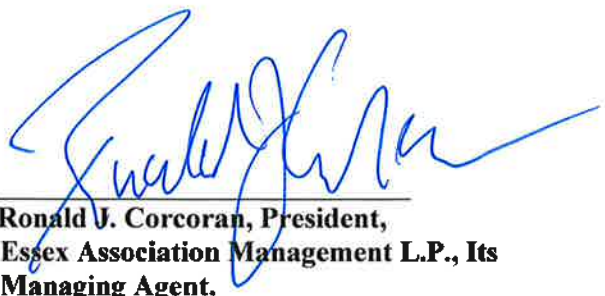
NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- 1. Exhibit A- Records Production, Copying and Retention Policy**
- 2. Exhibit B- E-mail Registration Policy**
- 3. Exhibit C- Alternative Payment Schedule Guidelines for Certain Assessments**

IN WITNESS WHEREOF, the undersigned agent of Eagle's Nest Homeowner's Road Maintenance Association Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

By: _____

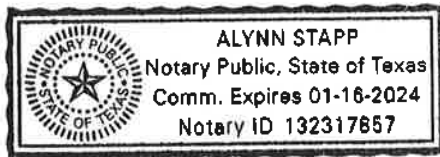

Ronald J. Corcoran, President,
Essex Association Management L.P., Its
Managing Agent.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ronald J. Corcoran, President, Essex Association Management L.P., on behalf of Eagle's Nest Homeowner's Road Maintenance Association Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2022.





Notary Public in and for the State of Texas

Notary Public in and for the State of Texas