

**THIRTEENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS FOR
ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Atascocita Community Improvement Association, a property owner's association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Atascocita Community Improvement Association" ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 3, 2000 under Clerk's File No. U153832, the "First Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "First Supplemental Notice"), recorded in the Official Public Records of Real Property of Harris County, Texas on January 6, 2006 under Clerk's File No. Z012914, the "Second Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Second Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 9, 2011 under Clerk's File No. 20110331747, the "Third Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Third Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 6, 2012 under Clerk's File No. 20120009036, the "Fourth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 20, 2012 under Clerk's File No. 20120028618, the "Fifth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on July 17, 2012 under Clerk's File No. 20120318522, the "Sixth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 10, 2019 under Clerk's File No. RP-2019-12264, the "Seventh Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Seventh Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on February 15, 2019 under Clerk's File No. RP-2019-62887, the "Eighth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Eighth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on September 2, 2020 under Clerk's File No. RP-2020-411617, the "Ninth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Ninth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on August 27, 2021 under Clerk's File No. RP-2021-490844, the "Tenth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Tenth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2021 under Clerk's File No. RP-2021-703931, the "Eleventh Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement Association" (the "Eleventh Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on May 5, 2023 under Clerk's File No. RP-2023-191954, and the "Twelfth Supplemental Notice of Dedicatory Instruments for Atascocita Community Improvement

RP-2026-70563

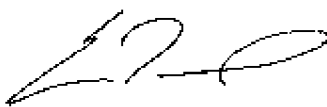
Association" (the "Twelfth Supplemental Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on June 11, 2025 under Clerk's File No. RP-2025-222624, which instruments were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice and all previously recorded Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- **Atascocita Community Improvement Association, Inc. (ACIA)**
Investment Policy for Assessment Funds.

This Thirteenth Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

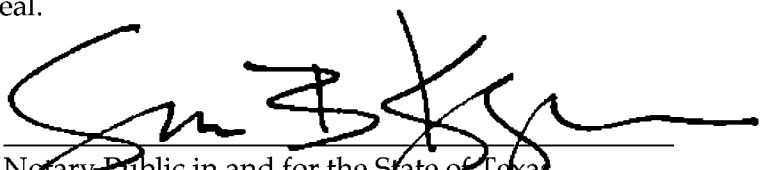
ATASCOCITA COMMUNITY
IMPROVEMENT ASSOCIATION

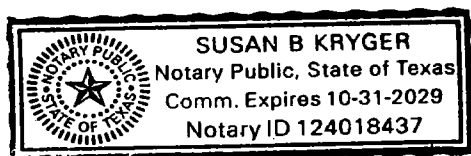
By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Atascocita Community Improvement 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 25th day of February, 2026, to certify which witness my hand and official seal.


Notary Public in and for the State of Texas



Atascocita Community Improvement Association, Inc. (ACIA) Investment Policy for Assessment Funds

1. Purpose and Scope

This Investment Policy ("Policy") establishes objectives, authorized investment types, internal controls, and reporting requirements for the investment of ACIA funds derived from homeowner assessments including operating funds and reserve funds.

2. Governing Authority and Standard of Care

ACIA is a Texas nonprofit corporation. The Board of Trustees ("Board") will administer this Policy consistent with ACIA's dedicatory instruments, bylaws, rules and applicable Texas law. The Board will discharge their duties in good faith, with ordinary care, and in the best interest of the corporation (Tex. Bus. Orgs. Code §22.221). The Board members are not considered trustees of a trust with respect to ACIA property (§22.223). The Board may delegate investment authority to qualified advisors as permitted by §22.224.

Because ACIA assessment funds are generally private association funds (not "public funds" held by a state agency or local government), the Public Funds Investment Act (Tex. Gov't Code Ch. 2256) typically does not apply. However, ACIA may use public-funds best practices (e.g., safety, liquidity, yield priority) as a governance benchmark.

3. Investment Objectives In Priority Order

1. Preservation and safety of principal.
2. Liquidity sufficient to meet reasonably anticipated operating and reserve needs.
3. Yield/return consistent with safety and liquidity constraints.

4. Funds Classification

- Operating Funds: monies needed for near-term obligations (e.g., routine operating expenses).
- Reserve Funds: monies accumulated for long-term repair, replacement, and capital needs.

5. Delegation, Roles, and Approvals

- The Board will designate an Investment Officer(s) under Board supervision to execute transactions within this Policy.
- Any investment account opening, account titling changes, or new financial institution relationship requires Board approval.
- All investment transactions require two-authorizer approval (e.g., Treasurer + President, or Treasurer + one additional officer).

- If the Board retains an outside investment advisor/manager, the engagement must be documented in a written contract and reviewed at least annually; delegation must remain consistent with Tex. Bus. Orgs. Code §22.224.

6. Authorized Investments

Unless a stricter limitation exists in ACIA's governing documents, the following are authorized when held in ACIA's name:

- FDIC-insured demand deposit accounts, savings accounts, and money market deposit accounts at U.S. banks/credit unions.
- FDIC-insured certificates of deposit (CDs), including laddered CDs; balances should be structured to maximize FDIC coverage where practicable.
- U.S. Treasury securities (Bills/Notes/Bonds) purchased directly or held in custody through a U.S. financial institution.

7. Prohibited Investments

- Stocks or equity funds/ETFs
- Corporate bonds below investment grade, private placements, limited partnerships, hedge funds, or illiquid alternatives.
- Derivatives, options, futures, commodities, margin/leverage, short selling.
- Cryptocurrency or crypto-linked products.
- Annuities or products with surrender charges/illiquidity without Board-approved legal review.

8. Maturity, Liquidity, and Concentration Limits

- Operating Funds: target liquidity to cover at least three (3) months of expected operating expenses in cash or same/next-day available funds.
- Operating Funds: maximum maturity for any single instrument: 12 months.
- Reserve Funds: maximum maturity for any single instrument: 24 months.
- No more than 25% of total funds at any one financial institution, except for U.S. Treasury securities held in custody.
- Investments must be laddered or structured so that cash becomes available on a schedule consistent with projected expenses.

9. Safekeeping, Titling, and Custody

- All investment accounts must be titled in the Association's legal name and federal tax ID; no accounts in an individual's name.
- Statements and trade confirmations must be delivered to both the Investment Officer and an independent reviewer (e.g., President or Finance Committee).

10. Ethics and Conflicts of Interest

- No director, officer, manager, or contractor may personally benefit from ACIA investment transactions.
- Gifts, kickbacks, or compensation tied to ACIA investments are prohibited except as disclosed and approved consistent with ACIA policies and law.
- Related-party transactions must be disclosed and handled under ACIA's conflict-of-interest procedures.

11. Internal Controls and Oversight

- Segregation of duties: initiation, authorization, and reconciliation should be performed by different individuals where practicable.
- Monthly bank reconciliations are required; variances must be explained in writing.
- The Board will review a monthly investment report (balances, maturities, rates, and compliance with this Policy).
- The Board will review this Policy at least annually and update thresholds/limits as needed.

12. Records and Owner Access

ACIA will maintain investment records (statements, confirmations, maturity schedules, policies, and Board reports) as association records. Owner access to books and records, including financial records, will be handled consistent with Texas Property Code §209.005.

13. Adoption

RESOLVED, that the Board of Trustees of the Atascocita Community Improvement Association adopts this Investment Policy effective January 26, 2026. The Treasurer is authorized to implement this Policy and to take actions consistent with it, subject to the approval thresholds and reporting requirements stated herein.

"I, the undersigned, being the President of the Atascocita Community Improvement Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Atascocita Community Improvement Association, Inc.'s Board of Directors."

By: Judith Campbell, President

Date: January 27, 2026

Print Name: JUDITH CAMPBELL

RP-2026-70563
Pages 6
02/25/2026 02:07 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2026-70563