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White Oak Ranch Subdivision Homeowners Association, Inc.
Board of Directors
Operations Budget & Spending Control Policy

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF MONTGOMERY

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WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for to provide for control over the expenditures of White Oak Ranch Subdivision Homeowners Association, Inc.(Association);

NOW, THEREFORE, the Board has duly adopted the following *Operations Budget & Spending Control Policy*.

1. The Board of Directors will develop and approve, by a majority vote of the Directors, an Operations Budget at the beginning of each calendar year. The budget will contain the following budgeted line items, additional line items can be added at the discretion of the Board.

Landscape Maintenance of common areas (including Pond and Pump)
Electricity
Front gate maintenance and repair
Irrigation System maintenance & repair
Legal and Administrative expenses
Taxes
Insurance
Annual Picnic
Contingency Expenditures
Emergency Contingency Reserve Funding

2. The Board of Directors requires two Directors to sign every check. By signing the check the Directors are giving final approval of the expenditure.
3. The Board of Directors authorizes any Director to approve budgeted expenditures, except for Contingency Expenditures, as long as such expenditure does not exceed the applicable budgeted line item amount.
4. The Board of Directors authorizes the President or Vice President to approve a Contingency Expenditure, provided such expenditure does not exceed \$1,000 and such expenditure does not exceed the remaining balance of the budgeted Contingency Expenditure line item amount. All other Board Members are authorized to approve a Contingency Expenditure provided such expenditure does not exceed \$500 and such expenditure does not exceed the remaining balance of the budgeted Contingency Expenditure line item amount.
5. The Board of Directors requires that any expenditure that will exceed the applicable budgeted line item amount must be approved by the majority of the Board of Directors.
6. The Board of Directors recognize that changes to the budget may be required during the year, however any changes to budgeted line item amounts during the year must be approved by a majority vote of the Directors.





Approved and adopted by the Board on this 15th day of December 2011.

Richard D. Rees - Secretary
White Oak Ranch Subdivision Homeowners Association, Inc.

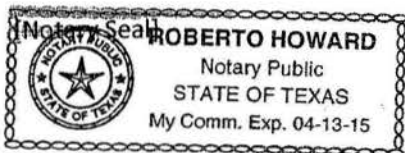
STATE OF TEXAS §

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COUNTY OF MONTGOMERY §

Before me, the undersigned authority, on this day personally appeared Richard D. Rees, Secretary of White Oak Ranch Subdivision Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27TH day of JANUARY, 2012.

Notary Public, State of Texas

ROBERTO HOWARD
Printed Name

My commission expires: 04-13-15

After Recording Return To:
Richard D. Rees
12305 Oak Cove Pt
Conroe, TX 77304

FILED FOR RECORD

01/04/2012 3:07PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

01/04/2012



Mark Turnbull

County Clerk
Montgomery County, Texas