

## COMMUNICATION POLICY

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DENTON

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WHEREAS the Wellington of Flower Mound Residential Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, the *Master Declaration of Covenants, Conditions, and Restrictions for Wetherstone*, was filed on January 11, 1993, as Instrument No. 1744, and recorded in Volume 3423, Pages 200 et seq. of the Real Property Records of Denton County, Texas, and said document was amended by that certain *Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound*, dated January 16, 1995 and files on February 1, 1995, as Instrument No. 6513 in the Real Property Records of Denton County, Texas, together with each and every amendment and supplement thereto (hereinafter referred to as the "Declaration"); and

WHEREAS chapter 209 of the Texas Property Code was amended effective January 1, 2012, to amend Section 209.005 ("Section 209.005") thereto regarding owner access to Association documents and records ("Records"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to establish a policy for communication consistent with Section 209.005 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Communication Policy* to establish guidelines governing communications via the Association website, Association newsletter, and other mediums.

### Website

The Board of Directors authorizes one website as the official Wellington of Flower Residential Association, Inc. website. The website is located at <http://www.wellintonhoa.net>.

Purpose: To provide a platform to distribute official Association messages and information to homeowners in a timely, cost-efficient manner.

Access: Permission to the private pages of the website is restricted to Association and the Woods of Wellington\* homeowners and is subject to adherence to the Terms and Conditions of Use (see below).

Content: The Association reserves the right to monitor the website form submissions, questions and other postings for material not appropriate or that may be considered offensive, inflammatory, or illegal. Website administrators are authorized to edit or remove posted content deemed inappropriate.

### Terms and Conditions of Use:

- i. Failure to abide by the Terms and Conditions of Use is grounds for denial of access to the website.
- ii. By requesting a login ID, the user agrees to abide by the Terms and Conditions of Use.
- iii. Users must be logged in to post classifieds or homes for sale and to reserve amenities.

- iv. Users are expected to demonstrate respect for others and for the Association. They are expected to refrain from: profanity, name-calling, taunting, threats, personal attacks, or the posting of any other statement or statements that may reasonably be considered offensive, inflammatory, or illegal.
- v. The information contained in the address book is privileged and confidential. Use of this information for business, marketing or mailing purposes by any business or individual other than the Wellington of Flower Mound Residential Association, Inc. is not permitted.
- vi. Posting or uploading of materials that might infringe upon the intellectual property rights, privacy rights, rights of publicity, or other proprietary rights of others is prohibited.
- vii. Posts containing viruses, Trojan horses, time bombs, or any other harmful programs or elements are prohibited.
- vii. Impersonating another user and/or accessing or attempting to access another user's account is prohibited.

\*Access to the amenities of the Association by the Woods of Wellington HOA is governed by contractual agreement.

### **Newsletter**

The Board of Directors authorizes one newsletter, The Wellington Word, as the official newsletter of the Wellington of Flower Mound Residential Association, Inc.

Purpose: To distribute news of interest and Association information to homeowners. It is designed to complement information found on the Association website.

Publication: The newsletter is published quarterly. Deadlines for submission of articles or ads may be found on the Association website.

#### **Content:**

- i. The newsletter may contain properly attributed reprints of news articles, commentary from Association leadership, Association notices, and other items of interest to the community.
- ii. The newsletter shall not contain material that may reasonably be considered offensive, inflammatory, or illegal.
- iii. Material that might infringe upon the intellectual property rights, privacy rights, rights of publicity, or other proprietary rights shall not be permitted.
- iv. Accuracy of information shall be reviewed and articles may be rejected if content cannot be verified.
- v. Advertising is not necessary for publication of the newsletter and is accepted at the discretion of the Association.

### **Email Correspondence**

#### **Terms and Conditions of Use:**

Homeowners are expected to demonstrate respect for others and for the Association. They are expected to refrain from: profanity, name-calling, taunting, threats, personal attacks, or statements that may reasonably be considered offensive, inflammatory, or illegal. Sending repeated electronic communications in a manner reasonable likely to harass, annoy, alarm, abuse, torment, embarrass or offend another is prohibited.



This Policy is effective upon recordation in the Public Records of Denton County, and supersedes any policy regarding communication which may have previously been in effect. Except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 23 day of January 2015.

Kelly S. May  
Kelly May, President – Board of Directors

David Johnson  
David Johnson, Vice President – Board of Directors

Mark Graft  
Mark Graft, Secretary – Board of Directors

Wade Long  
Wade Long, Treasurer – Board of Directors

Frank Matera  
Frank Matera, At Large Member – Board of Directors

STATE OF TEXAS

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COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared Kelly May, President, David Johnson, Vice President, Mark Graft, Secretary, Wade Long, Treasurer, and Frank Matera, At Large Board Member of Wellington of Flower Mound Residential Association, Inc., a Texas corporation, known to me to be the persons and officers 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 23 day of January, 2015.

Gail Dwight  
Notary Public, State of Texas

Gail Dwight  
Printed Name

My commission expires: 10/8/16

