



# AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS            )  
                                          )  
COUNTY OF GALVESTON    )

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Pirates Property Owners' Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Galveston County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Pirates Property Owners' Association which have not been previously filed in the public records of Galveston County are attached hereto, including:

Pirates Property Owners' Association DOCUMENT RETENTION POLICY

FURTHER, other dedicatory instruments of the Pirates Property Owners' Association have already been filed in the public records of Galveston County and these documents supplement the previously filed documents.

SIGNED on this 28th day of November, 2011.

Signature: *Susan Gonzales*  
By: Susan Gonzales  
Title: CKM Property Management, Managing Agent for  
Pirates Property Owners' Association

STATE OF TEXAS            )  
                                          )  
COUNTY OF GALVESTON    )

This instrument was acknowledged before me on this 28th day of November, 2011 by Susan Gonzales.

Signature: *Linda Schaefer*  
By: Linda Schaefer  
Title: Notary in and for the State of Texas  
My commission expires on 05/15/14



Return to: CKM Property Management, Inc.  
P.O. Box 160  
Tomball, TX 77377-0160  
Phone: 281-255-3055 Fax: 281-255-3056

**Pirates Property Owners' Association  
DOCUMENT RETENTION POLICY**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF GALVESTON

§

§

WHEREAS, the Pirates Property Owners' Association ("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, chapter 209 of the Texas Property Code was amended effective January 1, 2012, to add Section 209.005(m) ("Section 209.005") thereto regarding retention of Association documents and records ("Documents"); and

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

NOW, THEREFORE, the Board has duly adopted the following *Document Retention Policy*.

1. Association Documents may be maintained in paper format or in an electronic format this can be readily transferred to paper.
2. Association Documents shall be retained for the durations listed below:
  - a. certificate of formation or articles of incorporation, bylaws, restrictive covenants, other dedicatory instruments and any amendments to same shall be retained permanently; and
  - b. financial books and records, including annual budgets, reserve studies, monthly financial statements and bank statements, shall be retained for seven (7) years (for example the July 2011 financial statements shall be retained until July 31, 2018); and
  - c. account records of current owners shall be retained for five (5) years (for example, invoice, payment and adjustment records on an owner's account with a transaction date of 08/15/2011 will be retained until 08/15/2016 subject to section (d) below); and
  - d. account records of former owners shall be retained as a courtesy to that former owner for one (1) year after they no longer have an ownership interest in the property; and
  - e. contracts with a term of one year or more shall be retained for four (4) years after the expiration of the contract term (for example, a contract expiring on 06/30/2011 and not extended by amendment must be retained until 06/30/2015); and
  - f. minutes of meetings of the owners and the Board shall be retained for seven (7) years after the date of the meeting (for example, minutes from a 07/20/2011 board meeting must be retained until 07/20/2018); and
  - g. tax returns and CPA audit records shall be retained for seven (7) years after the last date of the return or audit year (for example, a tax return for the calendar year 2011 shall be retained until 12/31/2018); and
  - h. decisions of the Architectural Review Committee or Board regarding applications, variances, waivers or related matters associated with individual

properties shall be retained for seven (7) years from the decision date (for example, an application for a swimming pool approved on 10/31/2011 must be retained until 10/31/2018).

3. Any Documents not described above may be retained for the duration deemed to be useful to the purpose of the Association, in the discretion of the Board, its attorney or its managing agent.
4. Upon expiration of the retention period listed above, the Documents shall no longer be considered Association records and may be destroyed, discarded, deleted, purged or otherwise eliminated.

This Policy is effective upon recordation in the Public Records of GALVESTON County, and supersedes any policy regarding document retention 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 8<sup>th</sup> day of October 2011.

  
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Martin Baker  
President  
Pirates Property Owners' Association

STATE OF TEXAS           §  
                                          §  
COUNTY OF GALVESTON   §

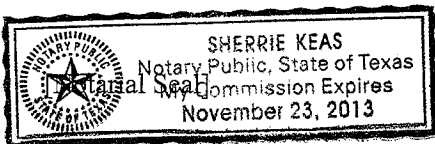
Before me, the undersigned authority, on this day personally appeared Martin Baker, President of Pirates Property Owners' Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the 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 16<sup>th</sup> day of November, 2011.

  
\_\_\_\_\_  
Notary Public, State of Texas

SHERRIE KEAS  
\_\_\_\_\_  
Printed Name

My commission expires: 11/23/13





**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dwight D. Sullivan*

2011061628

December 07, 2011 09:05:06 AM

FEE: \$24.00

Dwight D. Sullivan, County Clerk  
Galveston County, TEXAS