

204282  
CERTIFICATE OF SECRETARY

of

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION

regarding

FIRST AMENDMENT

to

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION

COMPLETE POA POLICY MANUAL

SIXTH EDITION Correction to 204199 Vol 1153

[Adopted November 25, 2024] pg 342

THE STATE OF TEXAS  
COUNTY OF TRINITY

I, Ronald Auvenshine, Secretary of Westwood Shores Property Owners' Association (the "Association"), do hereby certify that at a meeting of the Board of Trustees of the Association (the "Board") duly called and held on the 28<sup>th</sup> day of July, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

WHEREAS, the "Sixth Consolidated Restated and Amended Bylaws of Westwood Shores Property Owners' Association" was recorded in the Official Public Records of Real Property of Trinity County, Texas under Clerk's File No. 158105 as amended (the "Bylaws"); and

WHEREAS, the "Westwood Shores Property Owners' Association Complete POA Policy Manual Sixth Edition [Adopted November 25, 2024]" was recorded in the Official Public Records of Real Property of Trinity County, Texas under the Clerk's File No. 201926 (the "Policy Manual"); and

WHEREAS, Article II, Section I(s) of the Bylaws provides the Association, acting through its Board, may adopt and amend rules and regulations, affecting the Common Property and Building Sites;

WHEREAS, the Board desires to amend the Policy Manual by superseding and replacing, in its entirety, Article 23 entitled "Garbage Policy" which affects the Common Property and Building Sites.

WHEREAS, the Article 23 entitled "Garbage Policy" of the Policy Manual is superseded and replaced with the below Article 23.

NOW, THEREFORE, pursuant to the authority granted to the Board by the Bylaws, Article 23 of the Policy Manual entitled "Garbage Policy" is superseded and replaced, in its entirety, with the following:

## Garbage Policy

The Westwood Shores POA provides weekly household garbage service to property owners.

This service is expensive and provided for in the annual POA Budget; cost containment efforts are made on this, as in other areas of the budget. Bagged trash left out is subject to being torn apart and strewn all over the street by animals. To pick up trash in this condition increases time and effort (cost) to provide this service. Trash scattered in the street is also unsanitary and unsightly.

- All household (weekly) garbage must be bagged and placed in a hinged-lid garbage can at the end of the driveway.
- Property owners should obtain/use a hinged-lid garbage can large enough to hold their household garbage; if two garbage cans are needed, two garbage cans should be obtained/used.
- All garbage cans are to be returned from the driveway to the house at the end of the day by the homeowner.

Boxes/cartons (cardboard) will be picked up once a month. These are to be broken down and bound together prior to pick up for ease of pick up and storage in the maintenance yard. Cardboard drop-off will also be available on the same dates and times as the vegetative debris drop-off.

The Westwood Shores POA provides “heavy haul” drop off available at the Maintenance facility to property owners twice a month on a pre-defined schedule. However, bulky/heavy items place an undue expense on this service. To offset the cost of this service to the community, property owners shall be charged individually per item for drop off or pickup of bulky/heavy items.

- Bulky/heavy items include any appliance (refrigerator of any size, microwave oven, washer, dryer, range, under counter ice machine, trash compactor, water heater, 50” or larger TV, and dishwasher) outdoor grill, fire pit, mattress, box spring, recliner, sofa, love seat, side chair, table, dresser, night stand, head board, lawn mower and large outdoor furniture/patio sets.
- To drop off one of these items at the Maintenance facility, property owners will incur a \$20 per item charge. The charge shall be paid at the time of the drop off. All payments will be by credit or debit card as no checks or cash shall be accepted.
- If the property owner is unable to make the drop off themselves, a home pick up may be scheduled through the POA office for a fee of \$40 for the first item and \$20 per item for up to two other items for a maximum of three items per home pick up. The fee will be payable at the time of scheduling. All home pick up items must be brought to the street for pick up.
- The two-yearly or semi-annual heavy haul pickups throughout the community following

Garage Sale weekend shall continue. However, bulky/heavy items must still be scheduled through the POA Office, and the charge shall be reduced to \$20 per bulky/heavy item during these two community pickup times only.

Tires, paint, batteries, and any lawn, pool, or other chemicals are not allowed in household or heavy-haul trash.

All other provisions of the Policy Manual of the Association remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing amendment was approved by a majority of Board of Trustees as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 31st day of July, 2025.

WESTWOOD SHORES PROPERTY  
OWNERS' ASSOCIATION

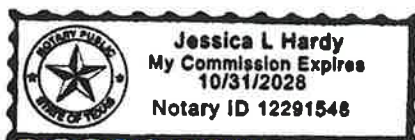
By: [Signature]

Printed: Ronald Auvenshine

Its: Secretary

STATE OF TEXAS  
COUNTY OF TRINITY

This instrument was acknowledged before me on the 31st day of July, 2025 by Ronald Auvenshine, Secretary of Westwood Shores Property Owners' Association on behalf of said corporation.



THE STATE OF TEXAS  
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

[Signature]  
Shasta Bergman  
County Clerk, Trinity County  
Deputy



Jessica L. Hardy

Notary Public in and for the State of Texas

at 10:05 FILED o'clock A M

AUG 12 2025

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
By: [Signature] Deputy

Certificate of President regarding First Amendment to POA Policy Manual  
for Westwood Shores Property Owners' Association