

Fox Meadow Homeowners Association

903 S. Texas Ave
College Station TX 77845
979-764-2500

The Homeowner's Association of Fox Meadows requests your attendance at the 2021 Annual Homeowner's Membership Meeting to be held Thursday, October 28, 2021 at 6:00 pm at Beal Properties, 903 S Texas Avenue, College Station Texas 77840. The meeting will also be held via Zoom for those who do not wish to attend in person.

Fox Meadow Homeowners Association, Inc. **2021 Annual Meeting Agenda**

1. Call Meeting to Order
2. Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Election of directors
 - Open floor for Nominations
 - Introduction of Candidates
 - Voting
- Announcement of New Directors
7. Unfinished Business
8. New business
9. Adjournment

2021 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
or (circle one)

Jessica Carroll Aleksa Greenawalt Beal Properties, LLC

As agent for me, and in my name and stead to vote as my Proxy at the 2021 Annual Meeting of the Fox Meadow Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the October 28, 2021 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Address

Fox Meadows HOA Annual Meeting Minutes

3.18.2019

6:25PM

Looked over minutes from 2018 and approved

Went over Financial report and expense distribution page from 2018

Went over delinquency accounts

Went over projection budget for 2019

- Income about \$4,800 in dues (collecting from all but one house) + \$140 for late fees
- Expenses
- \$640 for 17 mows of front area
- \$1,400 for insurance
- Taxes
- \$3,000 for management fees
- \$500 legal fees for the delinquent accounts of \$2,000.
- 10% into a reserve account which comes out to \$500/year.
- \$50 MISC.
- Operating over -\$1,000

Question

Why did the management fees increase by \$800 from last year to this year?

Answer

BVPM didn't start until about April 2018 and not at the beginning of the year.

Suggestions from BVPM

1. Increase dues to where they were in the beginning.
2. Terminate management and take it back over.
3. Dissolve the HOA, meaning have no HOA

Whichever route we choose, BVPM will help guide us.

Question

If we get rid of management will BVPM still help us with pursuing the legal actions for the delinquent accounts.

Answer

BVPM can't. But they can give us the name and information of their attorney.

Question

Will going to the attorney on our own be more expensive?

Answer

Yes

Question

Dues, what do we really need them for?

Answer

Went over expenses and what it cost to maintain the common area. Lawn care, insurance, taxes. Management fees, legal fees.

Comment from the Board

Originally when the neighborhood was established and we first met with BCR when they had control over the HOA, we voted to take the yearly fees from \$350 to \$200 because it was something everyone could afford. Not knowing that it would keep us from having the funds to get a sign in the front, light at the mailbox after all expenses paid out. BCR never mentioned anything about not having enough funds after expenses paid to be able to add on things to our street.

Comment from homeowner

Still battling with the dues because its not like all the houses are 3,000 square feet. And as far as the light is concerned, it's a city's responsibility.

Comment from the Board

When the City was called they told us that it was our responsibility because the mailbox is our property. And if someone was to come plow through our mailbox that it would be the HOA's responsibility to fix it.

Comment from the Board

Don't get me wrong, I'm the cheapest person there is but what I'm scared about is if we terminate the HOA then when I get ready to sell it's going to lower my property value by not having an HOA.

Comment from homeowner

If we don't have an HOA then our street will turn to crap

Comment from the Board

I don't necessarily think our street will go to crap but it will lower our property value.

Comment from homeowner

It's just frustrating because if we dissolve our HOA then the people who have been paying every year they will lose money. And the people who haven't paid save all that we have lost.

Comment from BVPM

The people who still owe from previous years are being turned over to the attorney this month. We have already budgeted that money into this year's expense and hopefully it will get resolved within the next few months.

Question

If we were to dissolve the HOA would we still have to pay for insurance?

Answer

Not sure of answer but will look into it if decided on dissolving the HOA.

Comment from the Board

The reason why we have it is because if someone were to fall into it or have any sort of accident in it, that person could sue each house individually. The insurance saves that from happening.

Question

If we were to dissolve the HOA what would happen the money that is in the account?

Answer

Something BVPM would have to look into once again because they have never had to dissolve an HOA before.

Comment from the Board

We could split it between all the houses who have paid each year or just throw it all towards a front sign.

Question

Would the mailbox and common area be taken care of by the city if there isn't and HOA?

Answer from BVPM

If there's no HOA then the city normally takes care of the mailboxes. The city will not keep up with the common area and you would have to just let it go.

Suggestion from BVPM

We could sell the common area.

Comment from homeowners

Stylecraft screwed our neighborhood development. -many agreed

Comment from BVPM

They have reached out to Stylecraft many times about getting a sign in our neighborhood and they said that they cannot help us because it wasn't in their original development plans.

Elections and reinstatement of Officers and Directors

Four of the Board members asked to step down because of the tension in the neighborhood just by being on the Board can create. BVPM responded that that would put us in a bind because that leaves us with two Board members. BVPM asked if the Vice President and the other Board Officer was staying on and no one heard from either member so it was voted on that they would still serve since they weren't present to step down. Wife of one Board Officer volunteered to take his place which now makes three Board Members. Secretary volunteered to stay on the Board but with a different position, and Treasurer volunteered to stay on with a different position.

BVPM brought up our last option which would be to raise our dues. To break even, we would need to raise our dues to \$253.00

Question

Would that be including any improvements

Answer

That would not give any money for improvements right away but you would be putting money into a reserve account which would give you funds later on for improvements.

Question

Have we gotten any quotes on what a light at the mailbox would cost?

Answer

Yes, one quote that was around \$500, and another one that was in the thousands. And haven't gotten any bids on a sign because there haven't been any decisions on design.

Comment from Homeowner

They were hesitant this year to pay dues because there haven't been any improvements but just by attending this meeting, they see why we haven't been able to afford improvements and think that a lot of the other homeowners who weren't at the meeting probably felt the same way.

Comment from Homeowner

What if we raised our dues to \$270, would that give us enough for improvements?

Comment from the Board

We would all agree on it because we all just heard the truth, but then we still have almost 20 other houses who probably wouldn't be on board with the raise of dues.

Comment from BVPM

With dues at \$270/year, that would give us with an extra \$425/year. Whoever let us lower our dues in the first place to \$200 from \$350 really put the HOA in a bad spot. And if raising your dues for a few years until you were able to afford a light at the mailbox and a sign then you could talk about lowering the dues because there wouldn't be anything else left to do other than lawn care, insurance, and taxes.

Comment from the Board

What if we were to raise the dues to \$230 this year and then increase it to \$250. -Many agreed.

Board member asked if there was an increase percentage that we had to follow.

BVPM, read over our deed and it says that Board of Directors is to find out what they need for that year and assign the assessments. It says nothing about percentage. Obviously, they wouldn't advise anything more than what the HOA needs that year.

Question from Board

If we were to raise the dues this year, how would it work for the people who have already paid their dues?

Answer

Homeowners would have to pay an additional \$53.00.

Question

Why can't we use any of the money that's already in the account for improvements?

Answer

BVPM wouldn't advise using any of that money for improvements until we get the money from the delinquent accounts because we don't know how much funds it will take depending on far they take it. They advise to see what we can collect after the lawyer letters are sent out and then go from there.

Question

Are the dues getting raised?

BVPM, the Board can vote now on that if you all want.

Comment from the Board

I'd rather we have everyone here vote on it because God forbid it be just the Board, again voting on something that doesn't include the homeowners. -Many agreed

It was voted from all Homeowners that the dues would be raised to \$235 and that Homeowners have 90 days to pay the additional \$35.

Comment from Homeowner

Can it be included that in the email, letter sent out that the reason for raised dues is for future improvements.

BVPM, yes they will include but it will also be in the minutes and they can read it there too.

7:07pm Meeting adjourn

Unfinished business

- -Send out email/letters to homeowners about raised dues
- -Set date for the next Board Member meeting

Fox Meadows Homeowner's Association

Board of Director's Meeting Minutes

February, 2, 2021 7:00pm

Called to Order at 7:30pm

Present: Jessica Carroll, Aleksa Greenawalt, Ashley Quinones

Quorum established (3/5)

Introduction of Lara Lewis, new employee with Beal who will be helping to manage the HOA.

New Management Contract – Small increase in management fee for 2021. Jessica motions, Aleksa second, all vote in favor. Contract is approved.

Board Member Titles – Not designated at last meeting. Jessica Carroll-President, Aleksa Greenawalt-Treasurer, Ashley Quinones-Secretary.

Annual Meeting – Date scheduled for July 20, 2021. (Later changed by Board to July 27, 2021) There will be an election of Board Members. Current three Board members will stay on until that time.

Financial Report – Report given by Lara Lewis. (Posted with meeting packet)

Management Report – Report given by Lara Lewis.

- Delinquency of Dues status reviewed. 2 homeowner's currently significantly past due. One is on a payment plan structured by the attorney. 2nd will be turned over to the attorney for collection.

- Proposed 2021 budget reviewed and approved by Board. Aleksa motioned, Ashley second, all in favor. Budget approved.

- Aleksa discussed need for more enforcement for violations. Jessica and Ashley also wanted to know how frequently drives were being done for violations. Beal explained that Stacie was moved to another department, leaving violations vacant. Lara hired to take over those duties. Lara assured the Board that regular drives for violations would begin again.

- Projects discussed as part of 2021 budget – Lights near the mailbox stand and a monument sign for the neighborhood. Beal will get quotes on the lights and sign so the Board can make decisions. Board wants to look at some different designs for the sign. There is a 5' City of Bryan zoning restriction on the height of the sign. Board wants the sign in the median, with some sort of stonework. Board would also like to design an HOA logo. Aleksa mentioned that a homeowner might have some masonry experience and could help with the sign. Board also wants to be sure that the sign is lit. City would require it to be lit anyway, because of the sign being at curb level.

- New Beal sign will be used at entrance of neighborhood to announce HOA meetings. Agenda and meeting information will be posted on the website and emailed to homeowners.

- Legal fees – Aleksa brought up a concern about legal fees for pursuing delinquencies. Those legal fees are paid by the HOA, but are charged back to the homeowner. Beal recommends that the HOA establish a reserve (savings) account to help with unexpected expenses.

- Discussion regarding vacant home. Beal will look into it and report back.

Meeting Adjourned – 8:25pm



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Fox Meadow HOA Board Meeting

April 27, 2021 @ 6pm Beal Properties

1. Call Meeting to Order

-Called to order at 6:00 PM

2. Roll Call

-Ashley not present. Two Board Members present so quorum exists.

3. Approval of Minutes

*-Motion for approval of minutes made by Aleksa. Seconded by Jessica.
Board rules in favor.*

4. Financial Review

-Beal Properties reviewed financial documents. Legal fees exceed budgeted amount.

5. Management Report

-Previously, Board expressed concern about regularly checking for violations. Beal now does this regularly, but received some unacceptable responses from Homeowners.

6. Old Business

-Monument Sign

- Solar lights to light up sign on median not advised. Discussed further options for signs and lighting.*
- Sign will need to be added to insurance.*

-Lights for Mailboxes

- Beal will have electrician look at what can be done to run meter to area. Next, bids will be collected from masonries and others.*

7. New Business

-Architectural Control Committee

- Need to form a committee for this.*

-Rules and Regulations

- Beal needs a copy of Rules and Regulations if one exists. If not, once committee is formed, or volunteers are found, Rules and Regulations will be created.*

8. Adjournment

-Adjourned at 6:38 PM

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Cash Flow

Beal Properties

Properties: Fox Meadows HOA - Mariposa Court Bryan, TX 77805

Date Range: 01/01/2020 to 12/31/2020 (Last Year)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	74.74	1.13	74.74	1.13
Late Fees\NSF Rent	305.00	4.62	305.00	4.62
Homeowners Association Dues	6,227.56	94.25	6,227.56	94.25
Total Operating Income	6,607.30	100.00	6,607.30	100.00
Expense				
Collections	-200.00	-3.03	-200.00	-3.03
General Maintenance	45.00	0.68	45.00	0.68
Insurance	947.00	14.33	947.00	14.33
Legal Fees	400.00	6.05	400.00	6.05
Management Fee	2,400.00	36.32	2,400.00	36.32
Postage	-13.28	-0.20	-13.28	-0.20
Property Taxes	3.62	0.05	3.62	0.05
Total Operating Expense	3,582.34	54.22	3,582.34	54.22
NOI - Net Operating Income	3,024.96	45.78	3,024.96	45.78
Total Income	6,607.30	100.00	6,607.30	100.00
Total Expense	3,582.34	54.22	3,582.34	54.22
Net Income	3,024.96	45.78	3,024.96	45.78
Other Items				
Prepayments	924.03		924.03	
Net Other Items	924.03		924.03	
Cash Flow	3,948.99		3,948.99	
Beginning Cash	3,305.73		3,305.73	
Beginning Cash + Cash Flow	7,254.72		7,254.72	
Actual Ending Cash	7,254.72		7,254.72	

Cash Flow

Beal Properties

Properties: Fox Meadows HOA - Mariposa Court Bryan, TX 77805

Date Range: 01/01/2021 to 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	10.28	0.19	10.28	0.19
Late Fees\NSF Rent	10.00	0.19	10.00	0.19
Homeowners Association Dues	5,318.00	98.57	5,318.00	98.57
CCR Enforcement - Property Damage	57.00	1.06	57.00	1.06
Total Operating Income	5,395.28	100.00	5,395.28	100.00
Expense				
Insurance	947.00	17.55	947.00	17.55
Legal Fees	200.00	3.71	200.00	3.71
Management Fee	2,200.00	40.78	2,200.00	40.78
Total Operating Expense	3,347.00	62.04	3,347.00	62.04
NOI - Net Operating Income	2,048.28	37.96	2,048.28	37.96
Total Income	5,395.28	100.00	5,395.28	100.00
Total Expense	3,347.00	62.04	3,347.00	62.04
Net Income	2,048.28	37.96	2,048.28	37.96
Other Items				
Prepayments	-906.96		-906.96	
Net Other Items	-906.96		-906.96	
Cash Flow	1,141.32		1,141.32	
Beginning Cash	7,254.72		7,254.72	
Beginning Cash + Cash Flow	8,396.04		8,396.04	
Actual Ending Cash	8,396.04		8,396.04	

Expense Distribution

Active Properties Owned By: Fox Meadow HOA

Payees: All

Bill Date Range: 01/01/2020 to 12/31/2020 (Last Year)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6455 - General Maintenance											
2015	09/02/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Robert Walker	2200	45.00	0.00	123870	09/08/2020	
6470 - Insurance											
0001	03/26/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal & Winn Insurance Agency, LLC	2200	947.00	0.00	123350	03/27/2020	Insurance for 2020
6473 - Legal Fees											
19-1265.2	07/16/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	123699	07/16/2020	
43252	07/16/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	123699	07/16/2020	
							400.00	0.00			
6540 - Management Fee											
	01/03/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123575	06/02/2020	Management Fee for 06/2020
	07/05/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123636	07/05/2020	Management Fee for 07/2020
	08/03/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123730	08/03/2020	Management Fee for 08/2020
	09/01/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123828	09/01/2020	Management Fee for 09/2020
	10/02/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123907	10/02/2020	Management Fee for 10/2020

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	11/02/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	123989	11/02/2020	Management Fee for 11/2020
	12/01/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124063	12/01/2020	Management Fee for 12/2020
							2,400.00	0.00			

6710 - Property Taxes

369065	03/26/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Kristeen Roe, Tax A/C	2200	2.40	0.00	123362	03/27/2020	
369065	04/16/2020	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Kristeen Roe, Tax A/C	2200	1.22	0.00	123427	04/17/2020	taxes on common property
							3.62	0.00			
Total							3,795.62	0.00			

Expense Distribution

Active Properties Owned By: Fox Meadow HOA

Payees: All

Bill Date Range: 01/01/2021 to 09/30/2021

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6470 - Insurance											
44CL9001996	03/15/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	American Hallmark Insurance Company of Texas	2200	947.00	0.00	124361, 124361, 124370	03/24/2021, 03/24/2021, 03/24/2021	General Liability Insurance
6473 - Legal Fees											
19-1265.3	03/08/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	124342	03/08/2021	
6540 - Management Fee											
	01/03/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124718	09/03/2021	Management Fee for 09/2021
00001	09/13/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	400.00	0.00	124743	09/14/2021	\$50.00 Increase in Management Fees - Feb thru September
							2,200.00	0.00			
Total							3,347.00	0.00			



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October 28, 2021

Fox Meadows HOA Management Report

Delinquency Report: As of today, there are 7 homeowners with a balance due. Total amount due the HOA is \$2,949.74. This amount is made up of \$2,010.00 in unpaid dues. The rest of the delinquent amount is legal expenses and administrative costs (certified mail). This does not include late fees or interest. 4 homeowners have unpaid 2021 dues. 2 homeowners owe 4+ years of dues.

Violation Report: 13 current active violations. These are primarily for lawn/yard maintenance, trash cans, and rubbish and debris/unsightly articles. Property drives are occurring every 2 weeks at this time.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/27/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Beal & Winn Insurance Agency, LLC 3207 Briarcrest Drive Bryan TX 77802	CONTACT NAME: Sandy Whitaker PHONE (A/C, No, Ext): (979) 268-1500 FAX (A/C, No): (979) 846-1979 E-MAIL ADDRESS: sandy@bealinsurance.com														
INSURED Fox Meadows Homeowners Association c/o BVP Management, Inc 903 S. Texas Ave. College Station TX 77840	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: American Hallmark Insurance Company</td><td></td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: American Hallmark Insurance Company		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: American Hallmark Insurance Company															
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** CL21102709768**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			44-CL-009001996-01	04/07/2021	04/07/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Directors & Officers Liab \$ \$1,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dallas A. Winn, AC

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Need a REALTOR? What About BOB?

CMA 1 - Line

Listings as of 10/27/21 at 1:03 pm

Prepared By: Bob Walker

Property Type is 'Residential' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 10/27/2021 to 04/30/2021 Status is 'Under Contract' Status Contractual Search Date is 10/27/2021 to 04/30/2021 Subdivision Code is 'Fox Meadows'

Residential											
Sold Properties											
MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price
21011046	3737 Mariposa Court	3	3	2/-	2	2	Fox Meadows	2014	1,483	\$145.58	\$215,900
21009721	3729 Mariposa Court	3	3	2/-	2	2	Fox Meadows	2015	1,856	\$123.92	\$230,000
# LISTINGS:		2									
			Medians:								
			Minimums:								
			Maximums:								
			Averages:								
				2015	1,670	\$134.75	\$222,950	\$227,500	\$137.49	102.04	37
				2014	1,483	\$123.92	\$215,900	\$220,000	\$126.62	101.90	36
				2015	1,856	\$145.58	\$230,000	\$235,000	\$148.35	102.17	37
				2015	1,670	\$134.75	\$222,950	\$227,500	\$137.49	102.04	37

Quick Statistics (2 Listings Total)

	Min	Max	Average	Median
List Price	\$215,900	\$230,000	\$222,950	\$222,950
Sold Price	\$220,000	\$235,000	\$227,500	\$227,500

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.