

**Rolling Fork Owners Committee, Inc.**  
**BID SOLICITATION POLICY FOR CONTRACTS EXCEEDING \$50,000**  
under §209.0052, Texas Property Code

2021-10-19-5

A. Application.

For contracts anticipated to exceed \$50,000 ("Large Contracts"), the Association will employ the bid solicitation process set out in this policy.

B. Three Bids.

The Association will attempt to obtain three (3) bids for Large Contracts from eligible contractors or vendors.

C. Eligible Contractors or Vendors.

The Association will select contractors or vendors which the Board believes are qualified and capable of completing the project in a reasonable time and for a reasonable price. If possible, the Board will require bidders to provide evidence that they have experience with the scope of work anticipated and have the resources to finish the work on time.

D. Core Requirements.

Contractors or vendors will be required to be fully licensed and insured in amounts consistent with the size of the project.

E. Less Than Three Bidders.

If after a diligent search, the Association is unable to locate three qualified bidders within 30 days, the Board may select from among two qualified bidders. If only one qualified bidder can be located within another 15 days, the Association may select that bidder if it is otherwise qualified.

F. Emergencies.

In the event of an actual emergency, the Board may hire a qualified contractor without requiring more than one bidder to the extent necessary to deal with the emergency.

G. Selection of Winning Bid.

The Board will select the winning bid from among the bidders based on a combination of price, experience and expertise. However, the Board will not be required to select a contractor or vendor based solely on being the lowest bidder.

RP-2022-83810

**CERTIFICATION**

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: 10/19/2021

Rolling Fork Owners Committee, Inc.

[Signature]  
Bob Duerer, President

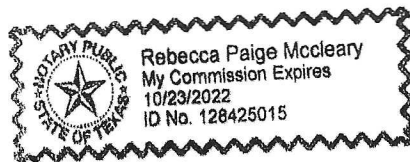
STATE OF TEXAS

COUNTY OF HARRIS

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Before me, the undersigned authority, on this day personally appeared Bob Duerer, President of the Rolling Fork Owners Committee, Inc., a Texas nonprofit 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 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 19 day of October, 2021.



[Signature]  
Notary Public, State of Texas

7123.000

Return to: Action Property Management, Inc.  
11118 Cypress North Houston  
Houston, TX 77065