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6/28/2011

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COUNTY C.  
HARRIS CO

**SECRETARY'S CERTIFICATE  
OF CORPORATE RESOLUTION**

**FOR**

**THE PINES CONDOMINIUM ASSOCIATION, INC.**  
A Texas Non-profit corporation

Relating to: Amendment of Parking Rules

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This Resolution amends the Rules and Regulations for **The Pines Condominium Association, Inc.**, as filed in the Real Property Records of Harris County, Texas on June 26, 2002, under County Clerk's file No. V894327.

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The undersigned, being the duly acting and qualified Secretary of THE PINES CONDOMINIUM ASSOCIATION, a Texas non-profit corporation (the "Association"), the Association set forth and described in that certain "Condominium Declaration for The Pines Condominiums," recorded in Volume 48, Page 38 of the Condominium Records of Harris County, Texas, together with all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"); the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the following is a true and correct copy of the resolution of this Association amending the Rules and Regulations adopted by the Board of Directors (the "Board") of the Association at a duly called and constituted meeting of the Board of Directors held on (i) April 15, 2009, and (ii) June 15, 2011:

**WHEREAS**, the Association is responsible for governance and maintenance of THE PINES CONDOMINIUM as described in the Declaration and applicable law; and

**WHEREAS**, the Association exists pursuant to State Law and its governing documents; and

**WHEREAS**, the Association is authorized to adopt, amend, and enforce reasonable rules and regulations in the use, occupancy, maintenance, repair, modification, and appearance of the units and common elements, to the extent the regulated actions affect common elements or other units; and

**WHEREAS**, on June 26, 2002, a "Secretary's Certificate of Corporate Resolutions (for) The Pines Condominium Association, Inc. was filed under County Clerk's File Number V894327, which had attached the RULES AND REGULATIONS FOR THE PINES CONDOMINIUM, as revised and as in effect as of April, 2002; as amended by (i) that certain "Secretary's Certificate of Corporate Resolution for The Pines Condominium Association Inc." filed for record under County Clerk's File Number 20080563145, and (ii) that certain "Secretary's Certificate of Corporate Resolution for The Pines Condominium Association, Inc." filed for record under Film Code 210076 of the Real Property Records (Condominium Records) of Harris County, Texas (said Rules and Regulations, as amended, being hereinafter referred to as the "Rules and Regulations"); which said Rules and Regulations continue to be in full force and effect; and

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**WHEREAS**, the Board has deemed it desirable and necessary to amend Section G, "Parking" of such Rules and Regulations, effective immediately, by adding thereto a new sub-paragraph numbered "6" thereto;

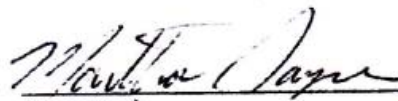
**NOW, THEREFORE, BE IT RESOLVED**, that the Board, on behalf of the Association, hereby amends the Rules and Regulations of the Association as follows and makes this policy a matter of record:

Effective immediately, the Rules and Regulations of the Association shall be deemed amended by adding to "**Section G, Parking**", of the existing Rules and Regulations, a new sub-paragraph "**6**" as follows:

"6. Annual Fee for more than two Vehicles. In accordance with sub-paragraph 1 hereof, all resident vehicles must be registered with the Management office and must display a valid Pines parking sticker affixed to the driver's side of the rear window. There is no charge for the registration of a maximum of two (2) resident vehicles per Unit. There shall be an annual fee of \$120.00 per parking sticker in excess of two vehicles per Unit, effective June 1, 2009. For bookkeeping purposes, residents will be asked to pay on a bi-annual or an annual basis. Further, if a Unit owner or resident fails or refuses to register his/her/their vehicle(s), or fails or refuses to register his/her/their vehicles in excess of two (2) vehicle(s): the Association, acting by the Board, shall have the authority to levy fines against the Owner of the unit in the amount of \$25.00 per vehicle for each month that such vehicle(s) is/are not registered; and the Association shall impose the annual fee of \$120.00 per vehicle in excess of two (2) vehicles per Unit against the Unit and Unit Owner."

The above Rule is being recorded in the Public Records of Harris County, Texas pursuant to the requirements of Section 202.006 of the Texas Property Code.

The undersigned has hereunto set his/her hand at Houston, Texas this 15 day of June, 2011.

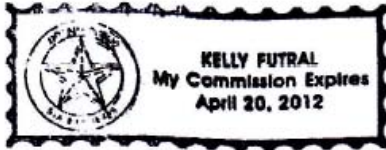
  
\_\_\_\_\_  
(signature)  
Martha Sayre  
\_\_\_\_\_  
(name printed)  
Secretary of THE PINES CONDOMINIUM  
ASSOCIATION, a Texas non-profit  
Corporation

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THE PINES  
SECRET  
RESOLI

ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the 15<sup>th</sup> day of June, 2011, by Martha Sayre, Secretary of THE PINES CONDOMINIUM ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Kelly Futral  
Notary Public in and for the State of Texas

Record & Return to!  
FRANK, ELMORE, LIEVENS, CHESNEY,  
& TURET, LLP  
ATTN: R Lievens  
9225 KATY FREEWAY, SUITE 250  
HOUSTON, TEXAS 77024-1521

M RECORDS OF COUNTY CLERK

210226

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DOMINIUM ASSOCIATION, INC.  
CERTIFICATE OF CORPORATE  
RELATING TO: AMENDMENT  
OF PARKING RULES

2E 1 OF 1 PAGES

SCANNER KM-4850w

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6/28/2011 airp1 \$10.00

FILED

6/28/2011 8:00 AM

*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY

ANY PROVISION HEREIN WHICH RESTRICT THE  
SALE, RENTAL OR USE OF THE DESCRIBED  
REAL PROPERTY BECAUSE OF COLOR OR RACE  
IS INVALID AND UNENFORCEABLE UNDER  
FEDERAL LAW

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DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property  
of Harris County, Texas on



JUN 28 2011  
*Stan Stewart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

6/3/2011

8:00 AM

*Stuart Stewart*  
COUNTY CLERK  
HARRIS COUNTY

**SECRETARY'S CERTIFICATE  
OF CORPORATE RESOLUTION**

**FOR**

**THE PINES CONDOMINIUM ASSOCIATION, INC.**  
A Texas Non-profit corporation

---

This Resolution amends the Rules and Regulations for **The Pines Condominium Association, Inc.**, as filed in the Real Property Records of Harris County, Texas on June 26, 2002, under County Clerk's file No. V894327.

---

The undersigned, being the duly acting and qualified Secretary of THE PINES CONDOMINIUM ASSOCIATION, a Texas non-profit corporation (the "Association"), the Association set forth and described in that certain "Condominium Declaration for The Pines Condominiums," recorded in Volume 48, Page 38 of the Condominium Records of Harris County, Texas, together with all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"); the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the following is a true and correct copy of the resolution of this Association amending the Rules and Regulations adopted by the Board of Directors (the "Board") of the Association at a duly called and constituted meeting of the Board of Directors held on Wednesday, 5-18 2011:

**WHEREAS**, the Association is responsible for governance and maintenance of THE PINES CONDOMINIUM as described in the Declaration and applicable law; and

**WHEREAS**, the Association exists pursuant to State Law and its governing documents; and

**WHEREAS**, the Association is authorized to adopt, amend, and enforce reasonable rules and regulations in the use, occupancy, maintenance, repair, modification, and appearance of the units and common elements, to the extent the regulated actions affect common elements or other units; and

**WHEREAS**, on June 26, 2002, a "Secretary's Certificate of Corporate Resolutions (for) The Pines Condominium Association, Inc. was filed under County Clerk's File Number V894327, which had attached the RULES AND REGULATIONS FOR THE PINES CONDOMINIUM, as revised and as in effect as of April, 2002; as amended by that certain "Secretary's Certificate of Corporate Resolution for The Pines Condominium Association Inc." filed for record under County Clerk's File Number 20080563145 (said Rules and Regulations, as amended, being hereinafter referred to as the "Rules and Regulations"); which said Rules and Regulations continue to be in full force and effect; and

**WHEREAS**, the Board has deemed it desirable and necessary to amend Section C, "Animals" of such Rules and Regulations, effective immediately, by adding thereto a new sub-paragraph numbered "7" thereto;

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6/3/2011

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\$10.00

**NOW, THEREFORE, BE IT RESOLVED**, that the Board, on behalf of the Association, hereby amends the Rules and Regulations of the Association as follows and makes this policy a matter of record:

Effective immediately, the Rules and Regulations of the Association shall be deemed amended by adding to "**Section C, Animals**", of the existing Rules and Regulations, a new sub-paragraph "**7**" as follows:

"7. Not later than sixty (60) days after the date of the recording of this Certificate in the Real Property Records (Condominium) of Harris County, Texas (the "Compliance Date"), every resident ("Resident", whether an owner or a tenant of an owner) who owns, maintains, keeps, or harbors a dog or dogs at the property must register such dog(s) with the Association. Registration shall consist of the Association listing the Unit Number, name of Resident, name of the Owner of the Unit (if different from the Resident), number of dog(s) registered as to such Resident, the name of the dog(s) so registered, and a description of such dog(s) so registered (breed, sex, color, approximate weight, and age). At the time of such registration, each such Resident shall pay to the Association an initial registration fee ("Registration Fee") of \$25.00. There shall be only one Registration Fee due and owing with respect to each Unit irrespective of the number of dog(s) within such Unit. The Registration Fee is not a deposit and is non-refundable, and shall be utilized by the Association to help defray the cost of cleaning the common areas and the like. Failure of any Resident to register his/her/their dog(s) with the Association prior to the Compliance Date shall result in an initial fine of \$25.00 and additional fines of \$25.00 for each month thereafter which shall be levied against the Owner of the Unit (notwithstanding that such Owner may not be the actual Resident) until such time that such dog(s) are registered.

The initial Registration Fee shall cover a period of not less than one year. After the expiration of such one year period, there shall be and continue an annual renewal Registration Fee for each such Unit, and such annual renewal Registration Fee shall be charged annually to each and every Owner of a Unit where either such Owner or Resident of such Unit owns, keeps, maintains, or harbors a dog or dogs on the Property. After the payment of the initial Registration Fee, the annual renewal of such Registration Fee will be invoiced to the Owner of the Unit each year. The Association, acting by and through the Board, may establish the annual renewal date(s) for the levy of the annual Registration Fee (so that, if desired by the Board, all renewals will be invoiced at the same time annually). Such annual renewal Registration Fee shall be invoiced to the Owner of the Unit irrespective of whether the Owner resides in the unit or whether such Owner is the owner of such pet (the Owner shall be solely responsible for the payment of such annual renewal Registration Fee with full rights to reimbursement from his/her/its tenant residing in the Unit). All renewal Registration Fees shall be charged to the Owner's account as an assessment by the Association.

After the effective date hereof, if any existing Resident (whether an owner or a tenant of an Owner) acquires a new dog or dogs; or if a new Resident (whether an owner or a tenant of an Owner) takes occupancy of a Unit (by virtue of the purchase or lease of such Unit) and such new Resident has a dog or dogs, such Resident shall be required to register each such dog(s) within thirty (30) days of the date such Resident purchases or leases the Unit, and such Resident shall be required to pay the Registration Fee set forth herein (such Registration Fee may be pro-rated so as to coincide with the annual renewal Registration Fees levied against all other owners of dog[s]). Failure of such Resident to register his/her/their dog(s) shall result in the imposition of fines against the Owner of such Unit (notwithstanding that such Owner may not be the actual Resident)."

The above Rule is being recorded in the Public Records of Harris County, Texas pursuant to the requirements of Section 202.006 of the Texas Property Code.

The undersigned has hereunto set his/her hand at Houston, Texas this 18 day of May, 2011.

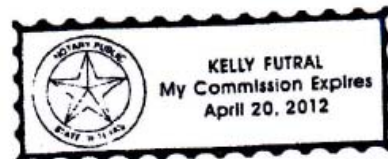
Martha Sayre  
(signature)  
Martha Sayre  
(name printed)  
Secretary of THE PINES CONDOMINIUM  
ASSOCIATION, a Texas non-profit  
Corporation

ACKNOWLEDGEMENT

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 18<sup>th</sup> day of May, 2011, by Martha Sayre, Secretary of THE PINES CONDOMINIUM ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral  
Notary Public in and for the State of Texas



OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 210076

THE PINES CONDOMINIUM ASSOCIATION, INC.  
SECRETARY'S CERTIFICATE OF CORPORATE  
RESOLUTION

THIS IS PAGE 1 OF 1 PAGES

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THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property  
of Harris County, Texas on



JUN 03 2011  
*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM

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