

NOTICE

CERTIFICATION

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an Agent for Laurel Creek Neighborhood Association, Inc. a Texas non-profit corporation;
- (2) An Instrument titled: **“Resolution of the Board of Directors” (establishing a fine policy)**, is attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

Laurel Creek, Sections, 1, 2, 3, 4 and 5, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s File Nos. S524319, S977664, T539799/V566435, U084146, and U103659, respectively, along with any amendments, supplements, replats, annexations and any other property brought into the jurisdiction of the Association now or in the future;

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- (4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have subscribed my name on this 17<sup>th</sup> day of April, 2014.

By: [Signature]  
Luke P. Tollett, Agent for Laurel Creek Neighborhood Association, Inc.

1OR

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for the Laurel Creek Neighborhood Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 17<sup>th</sup> day of April, 2014.  
[Signature]  
Notary Public, State of Texas

After recording return to:  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



ER 055 - 98 - 1829

**RESOLUTION OF THE BOARD OF DIRECTORS OF**

**LAUREL CREEK NEIGHBORHOOD ASSOCIATION, INC.**

Pursuant to Article XI, Section 1, of the Declaration of Covenants, Conditions and Restrictions for Laurel Creek Neighborhood Association, Inc. (hereinafter the "Association") recorded in the Real Property Records of Harris County (hereinafter the "Declaration"), the Board of Directors (hereinafter the "Board") is vested with the authority to impose reasonable fines against the Owner (as that term is defined in the Declaration), for violations of restrictive covenants contained in the Dedicatory Instruments (as that term is defined in the Texas Property Code) for the Association.

Upon violation of any of the Association's Dedicatory Instruments, the Board may give the violating Owner written notice describing the violation and the amount of fine to be imposed, if any. The Board shall give the Owner a reasonable period of time to cure the violation and avoid the fine, unless the Owner has been given written notice and opportunity to cure a similar violation within the previous six months.

The Board shall inform the Owner that the Owner may request in writing a hearing before the Board, or designated committee, on or before the 30<sup>th</sup> day after the date the Owner receives the notice. The Board shall advise the Owner that if the hearing is held before a designated committee, that the Owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board.

If a hearing is requested by the Owner, the Board shall hold a hearing within 30 days from the date of the receipt of the Owner's request for a hearing. The Board will notify the owner of the date, time and place of the hearing not later than the 10<sup>th</sup> day before the hearing. If a postponement of the hearing is requested by either the Board or the Owner, such postponement must be granted for a period of not more than 10 days. Any additional postponements may be granted by agreement of the parties. After an affirmative decision by the Board, or after the expiration of the written notice, the Association, through the Board, is hereby authorized to impose fines according to the following schedule for violations of any provisions of the Association's Dedicatory Instruments:

**FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS**

**NOT AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS**

\*Fine amounts are for Violations when the second violation letter is sent

|                       |          |
|-----------------------|----------|
| First Violation*      | \$ 25.00 |
| Second Violation      | \$ 50.00 |
| Subsequent Violations | \$100.00 |

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**FINES FOR VIOLATIONS OF THE ASSOCIATION'S DEDICATORY INSTRUMENTS**

**AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS**

For violations of the Association's Dedicatory Instruments affecting the use and enjoyment of Owners, the Board of Directors may reasonably set the amount of the fine as it reasonably relates to the violation of the dedicatory instruments and the number of Owners affected by the violation.

BE IT FURTHER RESOLVED: The Association through its Board of Directors is hereby authorized to impose lesser fines or no fine at all for violations of the Bylaws, Rules and Regulations, Covenants, Conditions and Restrictions, or other Dedicatory Instruments of the Association as determined by the Board of Directors in its sole and absolute discretion.

ADOPTED: by Laurel Creek Neighborhood Association, Inc. on the 16th day of January, 2014 and to be effective June 1, 2014.

Rebecca Ray  
Date 1/16/14

**CERTIFICATE OF SECRETARY**

I hereby certify that as Secretary of Laurel Creek Neighborhood Association Inc. that the foregoing resolution of the Board of Directors was approved at a properly noticed meeting of the Board of Directors at which a quorum was present

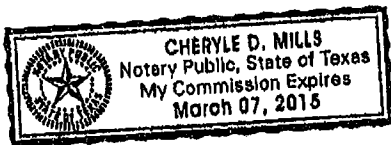
Vincent Burch, Secretary  
Date 1/16/14

STATE OF TEXAS §

ACKNOWLEDGEMENT

COUNTY OF HARRIS §

This instrument was acknowledged before me on January 16, 2014 by Becky Lacy as PRESIDENT of LAUREL CREEK NEIGHBORHOOD ASSOCIATION, INC. on behalf of said corporation.



Cheryle D. Mills  
Notary Public in and for the State of Texas

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ER 055 - 98 - 1832

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04/22/2014 12:48:26 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the 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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS