

**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
THE PINES CONDOMINIUM ASSOCIATION, INC.
(LATE CHARGES ON REPAIR CHARGE BACKS)**

A The undersigned Secretary of The Pines Condominium Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on April 18, 2012, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Condominium Declaration for The Pines Condominiums" filed in Volume 48, Page 38 of the Condominium Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), the Association is responsible for the administration and operation of The Pines (the "Property") and the restrictive covenants set forth therein; and

WHEREAS, by this resolution, the Board of Directors wishes to adopt a policy to impose late charges on repair charge backs consistent with the provisions of Section 82.102(a)(12) of the TEXAS PROPERTY CODE, and to provide disclosure of such policy to current and future owners of units at the Property as to same.

NOW THEREFORE, formal notice is hereby given to all current and future owners of units at the Property as to the of the Association, as follows:

**ASSOCIATION POLICY AS TO
LATE CHARGES ON REPAIR CHARGE BACKS**

In accordance with the provisions of the TEXAS PROPERTY CODE, the Association acting through its Board of Directors may impose late charges for late payments of assessments {i.e., the term assessments being defined by Section 82.113 (a) to include fees, charges, and any other amount due to the Association by the unit owner or levied against the unit by the Association}.

If the Association charges back the cost of a repair to a unit owner, the Association shall send the unit owner written notice stating the amount of the repair charge back and demanding payment of such amount be received by the Association within thirty (30) days. If payment on the entire amount of the repair charge back is not received by the Association within the stated time period, then the Association shall impose a late charge of Twenty-five and No/100 Dollars (\$25.00) per month until payment of the entire amount of the repair charge back has been received by the Association. The late charges shall be assessments as defined by the TEXAS PROPERTY CODE, and the payment of the late charges shall be secured by the Association's continuing lien.

THE PINES CONDOMINIUM ASSOCIATION, INC., a
Texas non-profit corporation

By: Martha Sayre
Martha Sayre, Secretary
4/18/12

STATE OF TEXAS

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§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 18th day of April 2012, by Martha Sayre, Secretary of The Pines Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public - State of Texas

RECORDED AND RETURN TO:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024



FILED FOR RECORD
8:00 AM

APR 23 2012

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 Stewart
County Clerk, Harris County, Texas

APR 23 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS