

6/28/2011 tir

FILED

6/28/2011

Stan St.
COUNTY CLERK
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

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 (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

✓ **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;

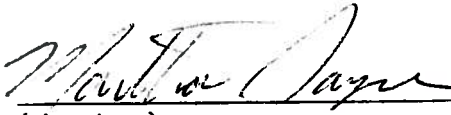
NOW, THEREFORE, BE IT RESOLVED, that the Board, on behalf of the Association, hereby amends the Rules and Regulations of the Association as follows and makes this policy a matter of record:

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.

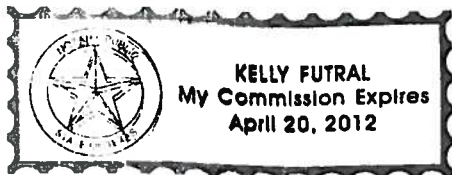

(signature)
Martha Sayre
(name printed)
Secretary of THE PINES CONDOMINIUM
ASSOCIATION, a Texas non-profit
Corporation

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ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15th 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, L.L.P.
ATTN: R Lievens
9225 KATY FREEWAY, SUITE 250
HOUSTON, TEXAS 77024-1521

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

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6/28/2011 Hrp1 \$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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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.