

**SECRETARY'S CERTIFICATE  
WATERMAN CROSSING CONDOMINIUM ASSOCIATION, INC.  
A Texas Non-Profit Corporation**

**Resolution Regarding Assessments for Violation of Rules and Regulations**

---

The undersigned, being the duly elected, qualified and acting Secretary of Waterman Crossing Condominium Association, Inc., a Texas non-profit corporation (the "Association"), and the keeper of the minutes and records of the said corporation, does hereby certify that the following is a true and correct resolution of this corporation as adopted by the Board of Directors (the "Board") at a duly called meeting held on July 24, 2008.

WHEREAS, the Association is responsible for governance and maintenance of Waterman Crossing Condominium Association, Inc. as described in the "Condominium Declaration for Waterman Crossing Condominium" filed under County Clerk's File Number H235139, Volume 121, Page 1, et seq. of the Condominium Records of Harris County, Texas and any and all amendments thereto (the "Declaration").

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the interest of the community, pursuant to state and its governing documents; and

WHEREAS, there is a need for a policy with regard to assessments for violation of the rules and regulations of Waterman Crossing Condominium Association, Inc.,

AND WHEREAS, the Board of Directors of Waterman Crossing Condominium Association, Inc., wishes to make this policy a matter of record,

NOW THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of Waterman Crossing Condominium Association, Inc. sets the policy as follows:

The unit owner will be sent a First Notice upon inspection of a said violation requesting immediate cure of same. If the matter is not cured immediately, the unit owner will be sent a Second Notice;

The Second Notice will advise the unit owner that he has the right to request a hearing before the Board of Directors. Said request for a hearing must be received in writing within 30 days from the date of the letter. It will also advise him that a violation assessment ranging from \$25.00 to \$200.00 will be imposed if the violation is not cured. If said violation is not cured within 30 days, the unit owner will be sent a Third Notice;

\$10.00

The Third Notice will impose a violation assessment in the amount of \$50.00 for each infraction of the Deed Restrictions for Waterman Crossing Condominium Association, Inc.;

The Fourth Notice will impose a violation assessment in the amount of \$100.00 for each infraction of the Deed Restrictions for Waterman Crossing Condominium Association, Inc.;

The Fifth Notice, and each notice thereafter, will impose a violation assessment in the amount of \$200.00 for each infraction of the Deed Restrictions for Waterman Crossing Condominium Association, Inc.

Should the violation not be cured after processing the Fifth Notice, the Unit and Violation will be discussed among the Members of the Board at a Board of Directors Meeting in order to determine the next step to be taken in deed restriction enforcement.

If said violation is not cured upon imposing the initial violation fine, the Association will follow through with any remedy available to have the violation corrected, this will include, but not be limited to, employing an attorney to file a lawsuit against the owner.

Payment for all costs incurred will become the responsibility of the owner.

Rebecca Bashaw  
Rebecca Bashaw, Secretary for  
Waterman Crossing Condominium  
Association, Inc.  
a Texas Non-Profit Corporation

17 October 2008  
Date

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

This instrument was acknowledged before me on the 17<sup>th</sup> day of October, 2008, by Rebecca Bashaw, Secretary of Waterman Crossing Condominium Association, Inc., a Texas non-profit Corporation, on behalf of said corporation.

Kelly Futral  
Notary Public in and for the State of Texas

Record and Return to: Waterman Crossing Condominium Association, Inc.  
c/o Creative Management Company  
8323 Southwest Freeway, Suite #330  
Houston, TX 77074



Resolution Regarding Assessments for Violation of Rules and Regulations  
for  
Waterman Crossing Condominium Association, Inc.

FILED

Page 2 of 2

10/29/2008 8:00 AM

Beaucliff B. King  
COUNTY CLERK  
HARRIS COUNTY

20080537424

10/29/2008 ltirp2 \$10.00

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 204217

WATERMAN CROSSING CONDOMINIUM  
ASSOCIATION, INC., SECRETARY'S  
CERTIFICATE, RESOLUTION REGARDING  
ASSESSMENTS FOR VIOLATION OF  
RULES AND REGULATIONS

THIS IS PAGE 1 OF 1 PAGES

SCANNER KM-4850w

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.

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 on

OCT. 29, 2008



*Bessie L. Kayman*

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.