

Royal Oaks Residential Community Owners Association, Inc.

**POLICY RESOLUTION
UNAPPROVED MODIFICATION FINE SCHEDULE**

WHEREAS the Royal Oaks Residential Community Owners Association, Inc., keeps correct and complete books and records of account and Minutes of the proceedings of its members and Board of Directors;

AND WHEREAS Article III, Section 3.23 of the By-Laws and Article X, Section 10.6 of the Declaration of Covenants, Conditions, and Restrictions ("Declaration") of the Royal Oaks Residential Community Owners Association, Inc., provides that the Board of Directors shall have the power to impose reasonable fines for the violation of any duty imposed under the Declaration, By-Laws, or any rules or regulations adopted under the Declaration or By-Laws;

AND WHEREAS the Board of Directors has deemed it necessary to impose reasonable fines to preserve design continuity throughout the community and encourage compliance with the requirements included in Article XI of the Declaration and Design Guidelines;

NOW THEREFORE BE IT RESOLVED that the following fine schedule is hereby established for non-compliance with the deed restrictions with respect to any modification or alteration requiring the advance approval of the Modifications or New Construction Committees.

FINE SCHEDULE

Any Lot Owner that fails to acquire approval for the construction of hardscape (i.e., driveways, retaining walls, or other paved surfaces), pools, or remodeling projects before work commences shall be fined **\$1,000** after the Lot Owner has been provided with notice and an opportunity to be heard before the Association's Board of Directors or designated committee.

Handwritten notes:
Michael J. Gairde
5100 Westfield
Lester N. [unclear]

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §


20080613828
12/29/2008 RP2 \$24.00

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH A. FLYNN, who, being by me duly sworn according to law, stated the following under oath:

“My name is JOSEPH A. FLYNN. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation (the “Association”). I am also a custodian of the records for the Association and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

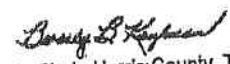
The Association is a “property owners’ association” as that term is defined in *Title 11 of the Texas Property Code*. The Association’s jurisdiction includes, but may not be limited to, the residential properties/Lots located in Sections One (1) through Fourteen (14) of Royal Oaks Country Club Subdivision, inclusive, per the map(s) or plat(s) thereof heretofore recorded in the Map Records of Harris County, Texas, under Harris County Clerk’s Film Code Nos. 427086, 439069, 439073, 452070, 477141, 449126, 457094, 489060, 526741, 489064, 519188, 522077, 526245 and 534068, respectively), such properties/Lots being described in those certain Declarations of Covenants, Conditions and Restrictions for Royal Oaks Residential Community, being recorded under Harris County Clerk’s File No. U257546, and the Annexations of the other delineated Sections recorded under Harris County Clerk’s File Nos. U613505, U997123, V184018, V478496, V822476, W086247, W381250, W460605, X559524 and 20070703772, respectively, as such Declaration may have been or may be supplemented, modified or amended. Attached hereto is the original of, or a true and correct copy of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded in the Real Property Records: *Policy Resolution Unapproved Modification Fine Schedule* (approved October 28, 2008). The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association, C/O Principal Management Group of Houston, 2500 Wilcrest, Suite 300, Houston, Texas 77042, Telephone No. 713.954.4889 and Telefax No. 713.954.4890.”

SIGNED on this the 9th day of December, 2008.


Printed Name: JOSEPH A. FLYNN FOR RECORD
Position Held: President
8:00 AM

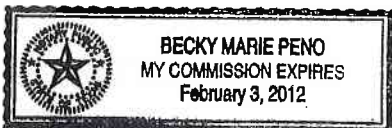
THE STATE OF TEXAS §
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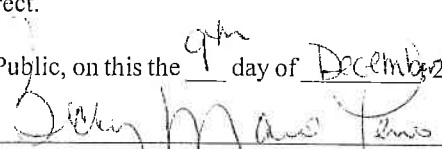
VERIFICATION

DEC 29 2008

County Clerk, Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH A. FLYNN, who, after being duly sworn stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 9th day of December, 2008.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS