

**CERTIFICATE OF SECRETARY**  
*of*  
**ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.**  
*regarding*  
**BOARD RESOLUTION**  
*adopting*  
**AMENDED AND RESTATED UNAPPROVED MODIFICATION FINE SCHEDULE**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Kurt Prohl, Secretary of Royal Oaks Residential Community Owners Association, Inc. (the "Association"), do hereby certify that at a meeting of the Association's Board of Directors (the "Board") duly called and held on the 15 day of December, 2016, with at least a majority of the members of the Board being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

**RECITALS**

1. The property encumbered by this Amended and Restated Unapproved Modification Fine Schedule is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Royal Oaks Residential Community, recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. U257546, as same has been or may be amended from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Royal Oaks Residential Community Owners Association, Inc. (the "Association"); and

2. Article IV, Section 4.4, of the Declaration provides, in pertinent part:

4.4 Enforcement. The Association may impose sanctions for violations of this Declaration, any applicable Supplemental Declaration, the By-Laws, or rules in accordance with procedures set forth in the By-Laws, including reasonable monetary fines ...

3. Article III, Sections 3.16 and 3.17, of the By-Laws of Royal Oaks Residential Community Owners Association, Inc. ("By-Laws") provide, in pertinent part:

3.16. Powers. The Board of Directors shall have all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all the rights of the Association as set forth in the Declaration, these By-Laws, the Articles

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and as provided by law. ...

3.17. Duties. The duties of the Board shall include, without limitation:

- (f) making and amending rules and regulations;
- (i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association; ...

4. Article III, Section 3.23, of the By-Laws provides, in pertinent part:

3.23 Enforcement. In addition to such other rights as are specifically granted under the Declaration, the Board shall have the power to impose reasonable fines, which shall constitute a lien upon the Lot of the violator

...

5. The Board deems 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.

6. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

**WITNESSETH:**

NOW THEREFORE, the Board hereby adopts this Amended and Restated Unapproved Modification Fine Schedule ("Policy"), which runs with the land and is binding on all Owners and Lots within the subdivision. This Policy is established for non-compliance with the restrictive covenants with respect to any modification or alteration requiring the advance approval of the Modifications Committee or New Construction Committee. Capitalized terms used in this Policy have the same meaning as ascribed to such terms in the Declaration.

**UNAPPROVED MODIFICATION FINE SCHEDULE**

Any Lot Owner that fails to acquire written approval before work commences, as required by Article XI of the Declaration, for an exterior modification or an interior modification that affects the exterior appearance of the structures and is visible from the outside boundaries of the Lot will be fined 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.

The amount of the fine will be determined in the sole discretion of the Board. The Board may consider the severity of the violation, the cost of construction of the Unapproved Modification, and any prior Unapproved Modifications by the Owner in determining the amount of the fine.

CERTIFICATION

I hereby certify that, as Secretary of the Royal Oaks Residential Community Owners Association, Inc., the foregoing Amended and Restated Unapproved Modification Fine Schedule was approved on the 15 day of December 2016, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 15 day of December, 2016.

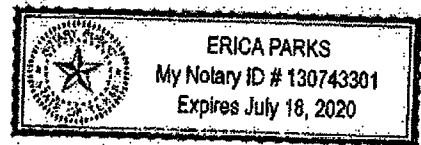
Kurt Hill  
\_\_\_\_\_  
Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, on this day personally appeared Kurt Hill, the Secretary of the Royal Oaks Residential Community Owners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 15 day of December, 2016.

Erica Parks  
\_\_\_\_\_  
Notary Public - State of Texas



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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

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