

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

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

20080613827  
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: Certificate of Committee Resolution [regarding The Royal Oaks Country Club Design Guidelines Sections 6.1.17 and 7.2.6 only (approved July 1, 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 9<sup>th</sup> day of December, 2008.

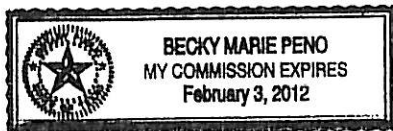
Joseph A. Flynn  
Printed Name: JOSEPH A. FLYNN  
Position Held: President

**VERIFICATION**

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

**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 9<sup>th</sup> day of December, 2008.



Becky Marie Peno  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**ROYAL OAKS RESIDENTIAL COMMUNITY NEW  
CONSTRUCTION COMMITTEE**

2500 Wilcrest, Suite 300

Houston, Texas 77042

Telephone (713) 954-4889 • Facsimile (713) 954-4890

www.rorcoa.com

**CERTIFICATE OF COMMITTEE RESOLUTION**

I CERTIFY THAT: I am the duly qualified and acting Secretary of ROYAL OAKS RESIDENTIAL COMMUNITY NEW CONSTRUCTION COMMITTEE (the "NCC").

The following is a true copy of a resolution duly adopted by the NCC at a meeting legally held on July 1, 2008, and entered in the minutes of such meeting in the minute book of the NCC:

RESOLVED that, effective immediately, Sections 6.1.17 and 7.2.6 only of The Royal Oaks Country Club Design Guidelines (Version 5, dated September 16, 2002, which are applicable to all fourteen Sections of Royal Oaks Country Club Subdivision, heretofore recorded in the Official Records of Real Property of Harris County, Texas under County Clerk's File Nos. W117940 and Z216237) are supplemented, amended and/or changed by the NCC so as to provide as follows:

**Design Guidelines Section 6.1.17. Exterior Lighting**

To create a unique and beautiful night scene at Royal Oaks, street lights are not used and landscape and building façade lighting is used to light the community. Front yard landscape lighting and subtle, low-level lighting of facades is required, as is the installation of landscape lighting outside of brick walls or fencing on the side of lots which are adjacent to streets. All landscape lighting shall comply with the requirements outlined in Section 7.2.6 of these Design Guidelines. The lighting of address plaques is also required.

Front yard landscape lighting, building façade lighting, and address plaque lighting are required to be connected to a photocell which will turn the lights on at dusk and off at sunrise. The use of timers or switches for front yard landscape lighting, building façade lighting, and address plaque lighting is prohibited.

The use of gas-lit building façade lighting is subject to the approval of the MC or NCC, with the installation of supplemental landscape lighting to compensate for the lack of electric builder façade lighting being required in most cases.

Floodlights to illuminate the Residence, an Accessory Structure, or the yard are not permitted.

All lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent possible, do not extend beyond Lot boundaries. No lighting that causes glare, discomfort or disruption to any visual environment of neighboring Residences, Golf Course or the street is permitted.

Light fixtures with cut-off or concealed light sources are preferred. These types of fixtures may include wall sconces, recessed lighting, soffit lighting and directional lighting. Lighting may be mounted on the Residence or Accessory Structures at heights not to exceed 10 feet.

FILED FOR RECORD  
8:00 AM

DEC 29 2008

*Donna L. Hayden*  
County Clerk, Harris County, Texas

Recessed lighting (i.e., soffit lights) incorporated into the architecture of the Residence may occur at heights exceeding 10 feet. Any lights mounted higher than 6 feet off the ground must be pointed downward and away from neighboring Residences, Golf Course and streets.

No light on any Residence, Accessory Structure, tree, or any other vertical element within a Lot may be located higher than the eaves of the Residence.

**Design Guidelines Section 7.2.6 Landscape Lighting**

Landscape lighting is required in all front yards and outside of brick walls and fencing on the side of lots that are adjacent to the street. Only indirect low voltage or line voltage lighting is permitted. Landscape lighting may not exceed eighteen inches (18") in height, must be located in a landscape bed and not in hardscape or turf, and low voltage fixtures may not have bulbs with wattages greater than 50 watts. Inset lighting in steps and pathway directional lighting is permitted to illuminate steps and walkways subject to it meeting the requirements of these Design Guidelines. Solar lighting, hanging light fixtures, and pagoda lighting are not permitted. In all cases, landscape lighting fixtures are subject to the approval of the MC or NCC.

Landscape lighting is to highlight landscape features (including trees and decorative shrubs), and the lighting source (e.g., bulb) should be inconspicuous and not visible from the street.

Landscape lighting in front yards and outside of brick walls and fencing of lots that are adjacent to the street is required to be connected to a photocell which will turn the lights on at dusk and off at sunrise. The use of timers or switches for the aforementioned landscape lighting is prohibited.

All landscape lighting shall be located, directed, and shielded so that light rays and glare, to the greatest extent possible, do not extend beyond Lot boundaries. No landscape lighting that causes glare, discomfort or disruption to any visual environment of neighboring Residences, Golf Course or the street is permitted.

The above resolution has never been modified or repealed, and is now in full force and effect.

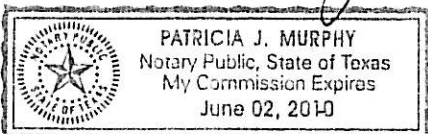
Printed Name: Joe Flynn  
Office Held: Secretary



THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

I, the undersigned authority, a Notary Public in and for the State of Texas, do hereby certify that on this the 3<sup>rd</sup> day of July, 2008, personally appeared before me Joe Flynn, a person known to me, who being by me first duly sworn, declared that he is the person who signed the foregoing document as Secretary of ROYAL OAKS RESIDENTIAL COMMUNITY NEW CONSTRUCTION COMMITTEE, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.



*Patricia J. Murphy*

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Page 2 of 2 Pages

*Michael J. Gainer*  
*Box 501 Northside #200*  
*Houston TX 77050*

11-10-08

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

DEC 29 2008



*Bevly B. Layman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS