

**ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS
ASSOCIATION, INC.**

EXTERIOR LIGHTING POLICY

To assist Royal Oaks Residential Community Owners Association, Inc. (the "Association") to more effectively enforce the Declaration of Covenants, Conditions, and Restrictions for Royal Oaks Residential Community (the "Declaration"), as well as other rules and regulations adopted from time to time by the Board of Directors of the Association (the "Board"), this Exterior Lighting Policy (this "Policy") is being established and adopted by the Board.

WHEREAS, the Board is charged with administering and enforcing those certain covenants, conditions, and restriction encumbering the Association; and

WHEREAS, Article V, Section 5.6 of the Declaration authorizes the New Construction Committee or the Modification Committee to require certain exterior illumination on each Lot be equipped with sensors which cause such lights to illuminate automatically. Further, should such sensors be required, each Owner shall cause the same to be maintained in good working condition at all times and shall insure that all light bulbs (or other illumination devices) to which the same are affixed are similarly in good working condition at all times; and

WHEREAS, Sections 6.1.17 and 7.2.6 of the Design Guidelines Version 5, adopted September 16, 2002 (the "Design Guidelines"), and as amended on July 3, 2008, require front yard landscape lighting and subtle, low-level lighting of facades from dusk to sunrise, installation of landscape lighting outside of brick walls or fencing on the side of lots which are adjacent to streets, and the lighting of address plaques; and

WHEREAS, Article III, Section 3.23 of the Bylaws of the Royal Oaks Residential Community Owners Association, Inc. (the "Bylaws"), provide that the Board shall have the power to impose reasonable fines, which shall constitute a lien upon the Lot of the violator and to suspend an owner's right to use the Common Area, for the violation of any duty imposed under the Declaration, Bylaws, or any rules or regulations duly adopted under the Declaration or Bylaws; and

WHEREAS, Article IV, Section 4.4 of the Declaration, authorizes the Association to impose sanctions for violations of the Declaration, the Bylaws, or rules in accordance with procedures set forth in the Bylaws, including imposing reasonable monetary fines; and

WHEREAS, Article III, Section 3.11 of the Bylaws provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on August 27, 2013 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly adopted the Policy;

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Rules set forth below. The Enforcement Rules are effective as of the date of the Adoption Meeting and supplement the Governing Documents as they may pertain to the enforcement of the Governing Documents which may have previously been in effect for the Association, unless the Governing Documents are in conflict with the Enforcement Rules, in which case the terms in the Enforcement Rules will control. The Enforcement Rules are as follows:


1. Compliance with Governing Documents. All lot owners and his or her occupants, guests and invitees must comply with the terms and provisions of the Governing Documents.
2. Violations. An action is initiated under the Enforcement Rules when a member of the Board notes a violation of the Governing Documents Declaration. The violation may also be noted by the Association's management company, any neighborhood representative, or other agent for the Association. The management company is also authorized to send any or all of the notices described by the Enforcement Rules.
3. Occupants, Guests, and Invitees. The Association is authorized to pursue the applicable remedies provided for herein as to any owner in violation, and/or as to any occupant, guest, or invitee in violation. The owner is also responsible for insuring the compliance of his or her occupants, guests, and invitees. If the Association deems it to be appropriate, the Association is authorized to send any notice provided for hereunder to any occupant, guest, or invitee.
4. Notice. If a violation is noted, the Association shall send a notice to the owner by certified mail, return receipt requested (the "Notice"), describing the violation and demanding that the violation be cured, unless the owner has previously been given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months. The Notice will inform the owner that the Association will levy a fine against the owner if the violation is not cured within thirty (30) days from the date of the Notice. The Notice will also inform the owner that the Association will deactivate the owner's EZ Tags and Transponders if the violation is not cured within thirty (30) days from the date of the Notice. The Notice will allow the owner a reasonable period to cure the violation and avoid the Association levying a fine and/or deactivating the owner's EZ Tags and Transponders.
5. Hearing. The Notice will inform the owner that the owner has a period of thirty (30) days from receipt of such notice to make a written request for a hearing before the Board regarding the violation. If the owner makes a timely written request for a hearing, a notice shall be sent to the owner informing the owner as to the date, time, and place for the hearing before the Board. The hearing shall take place, even if the owner does not attend the hearing.
6. Fines. If the violation is not cured within thirty (30) days from the date of the Notice, the Association may impose a fine in an amount as set forth in the applicable Governing Document. The Association also reserves the right to increase the amount of the fine for a given violation, if deemed appropriate by the Board due to severity, seriousness, extent, or wrongful nature of the applicable violation. Fines which may be levied by the Association as a result of a violation will be charged to an owner's account and will be secured by a lien against the owner's property. All fines shall be collected in accordance with the Governing Documents.

7. Deactivation of EZ Tag and Transponders. If the violation is not cured within thirty (30) days from the date of the Notice, the Association shall deactivate the owner's EZ Tags and Transponders. During the time the EZ Tags and Transponders are deactivated, the owner and any occupants shall be required to utilize the main gate for ingress and egress to the community. EZ Tags and Transponders may be reactivated after an Association representative has confirmed the violation has been resolved and all fines and charges incurred by the Association in connection with the owner's violation of the Governing Documents has been paid in full.

8. Miscellaneous. The Association will not send any notice to the owners in a situation in which the Association seeks expedited relief in the form of a temporary restraining order or a temporary injunction. In such situations, the Association reserves its rights to file suit and seek such relief from the court without any prior notice to the owner and/or occupant.

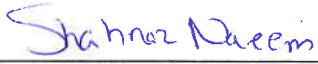
EXECUTED on the date of the acknowledgement set forth herein below, to be effective as set forth above.

**ROYAL OAKS RESIDENTIAL
COMMUNITY OWNERS
ASSOCIATION, INC.,** a Texas non-profit
corporation

By: 
Dan Tarpey, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 25, 2013, by Dan Tarpey, President of **ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Jonathan H. Clark
Hoover Slovacek LLP
5847 San Felipe, Suite 2200
Houston, Texas 77057

