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09/17/2008 RP1 \$24.00

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

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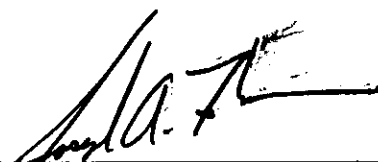
THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

**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. 1 OK  
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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 - Curb and Drainage Repair (approved July 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.” D

SIGNED on this the 27<sup>th</sup> day of August, 2008.

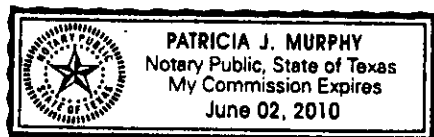
  
\_\_\_\_\_  
Printed Name: JOSEPH A. FLYNN  
Position Held: President

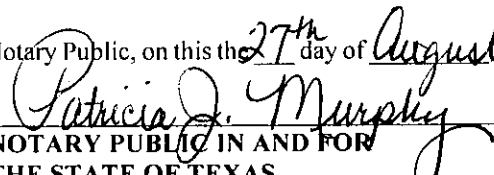
**VERIFICATION**

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 27<sup>th</sup> day of August, 2008.



  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

RP 059-87-2517

Royal Oaks Residential Community Owners Association, Inc.

**POLICY RESOLUTION – CURB AND DRAINAGE REPAIR**

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**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 Association's By-Laws provides, in pertinent part, 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 and/or Regulations duly adopted under the Declaration of Bylaws;

**AND WHEREAS**, Article X, Section 10.6 of the Association's Declaration of Covenants, Conditions, and Restrictions provides that the Board of Directors shall have the power to levy specific assessments for costs incurred in bringing a Lot or Lots into compliance with the Declaration, By-Laws, or any rules or regulations;

**AND WHEREAS**, the Board of Directors has deemed it necessary to impose reasonable fines to encourage compliance with Article V of the Declaration;

**AND WHEREAS**, Lot Owners have installed drainage pipes through the concrete curbs in the community that require repair or replacement of the drainage pipe and curb from time to time;

**NOW THEREFORE BE IT RESOLVED** that the following procedure and fine schedule is hereby established for addressing the necessary repair of concrete curbs resulting from the installation of drainage pipes through the curb.

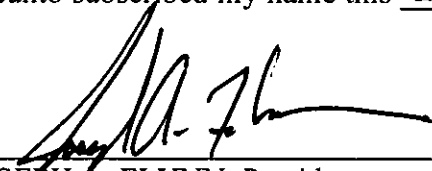
1. The Lot Owner will be sent a first written notice providing the Lot Owner with thirty (30) days to complete the necessary repair or replacement (hereinafter collectively referred to as "work") of the drainage pipe and concrete curb consistent with the Association's guidelines and specifications for the work.
2. If the work is not completed by the deadline established in the first written notice, a second written notice will be sent to the Lot Owner requesting that the work be completed thirty (30) days from the date of the second written notice.
3. If the work is not completed by the deadline established in the second written notice, a third written notice will be sent to the Lot Owner providing the Lot Owner with an additional thirty (30) days to complete the work before the Association will proceed in completing the work and levying a specific assessment against the Lot Owner for the cost of said work along with a \$300 fine for the owner's non-compliance.
4. All fines and specific assessments shall be collected in accordance with the Declaration and Collection Policy Resolution request.

RP 059-87-2510

**CERTIFICATE OF CORPORATE RESOLUTION**

I, the undersigned, do hereby certify: **THAT** I am the duly elected and acting President of ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation (the "Association"); and **THAT** the foregoing Policy Resolution – Curb and Drainage Repair was fully adopted at a duly called meeting of the Association's Board of Directors, held on the 28<sup>th</sup> day of July, 2008.

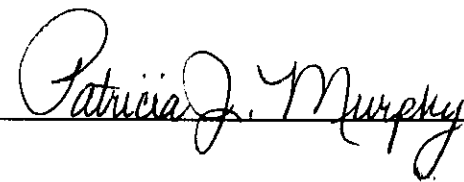
IN WITNESS WHEREOF, I have hereunto subscribed my name this 27<sup>th</sup> day of August, 2008.

  
\_\_\_\_\_  
JOSEPH A. FLYNN, President  
ROYAL OAKS RESIDENTIAL  
COMMUNITY OWNERS ASSOCIATION,  
INC.

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

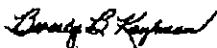
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, do hereby certify that on this the 27<sup>th</sup> day of August, 2008, personally appeared before me JOSEPH A. FLYNN, a person known to me, who being by me first duly sworn, declared that he is the person who signed the foregoing Certificate of Corporate Resolution in his capacity as President of ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, and that the statements therein contained are true.

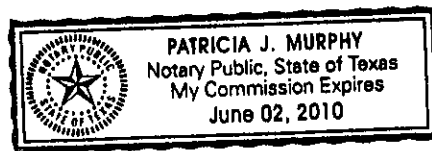
SUBSCRIBED AND SWORN TO BEFORE ME on this the 27<sup>th</sup> day of August, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

FILED FOR RECORD  
8:00 AM

SEP 17 2008

  
County Clerk, Harris County, Texas



RP 059-87-2519

RP 059-87-2520

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL 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

SEP 17 2008



*Beverly L. Kaufman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS