

Royal Oaks Residential Community Owners Association, Inc.

POLICY RESOLUTION – OUTDOOR MEDIA EQUIPMENT

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 3.17 of the By-Laws of the Royal Oaks Residential Community Owners Association, Inc., provide that the Board of Directors shall have the power to make and amend rules and regulations and enforce the Declaration, By Laws, and rules;

AND WHEREAS the Board of Directors has deemed it necessary to impose and enforce reasonable guidelines and restrictions regarding the use of Lots to protect each Lot Owner's collective interests and the aesthetics and environment of the community;

NOW THEREFORE BE IT RESOLVED that the following rules and regulations are hereby established concerning outdoor media equipment.

- A. **Outdoor Televisions:** An outdoor television may not have a screen larger than 48 inches; provided, however, that an outdoor television with a screen larger than 48 inches may be approved for installation on a case-by-case basis if the television is not visible from any street, the golf course, or any other Lot. Outdoor televisions shall be black or gray or otherwise blend in with the exterior of the home. Multiple outdoor televisions on a Lot are prohibited. Inflatable television screens are permitted on a temporary basis so long as they are not visible from any street, the golf course, or any other Lot for more than seventy-two (72) hours.
- B. **Outdoor Media Equipment:** All outdoor speakers shall be mounted in the eaves of the home, be pointed towards the home (and not the golf course), and be painted to match the house exterior colors or otherwise be camouflaged from the view of any street, the golf course, or any other Lot. Speaker wires and other outdoor wires or cables for media equipment may not be visible from any street, the golf course, or any other Lot.
- C. **Approval of Outdoor Televisions and Media Equipment:** The installation of outdoor televisions and/or media equipment is subject to review and approval by the Modifications Committee ("MC") pursuant to Article XI of the Declaration of Covenants, Conditions, and Restrictions ("Declaration") and the Design Guidelines. The advance written approval of the MC is required prior to installation.
- D. **Quiet Enjoyment/Association Enforcement:** Pursuant to Article XII, Section 12.7 of the Declaration, any noise that disturbs the peace, quiet, safety, comfort, or

serenity of the occupants of a surrounding property is not permitted. Complaints regarding noise, light and/or related nuisances or annoyances associated with outdoor televisions and/or media equipment shall be addressed by the Association as follows:

1. Residents are encouraged to contact their neighbors directly to request their assistance in addressing objectionable noise and/or light before contacting security or management.
2. Residents shall report noise and/or light nuisances to security at the time the nuisance(s) occur(s).
3. Security shall then investigate and confirm the reported nuisance and attempt to contact the residents and request their voluntary assistance in addressing the matter.
4. If the noise nuisance continues unabated after security has attempted contact, the resident reporting the nuisance shall be advised to contact the Houston Police Department to request assistance.
5. Security shall document all reports of noise and/or light nuisances, and actions taken, in the form of an incident report to be submitted to management within 24 hours of the incident.
6. Noise and/or light nuisances confirmed by security shall be addressed by the Association pursuant to the Deed Restriction Enforcement Policy.
7. Only material approved for public broadcasting is permitted [regardless of: (i) any type of screening from view; and/or (ii) the level of volume or light utilized].

E. Reservation of Rights by Association/Removal of Outdoor Televisions and Media Equipment: The Association reserves the right to require the removal of any outdoor television and/or media equipment that disturbs the peace, quiet, safety, comfort, or serenity of any resident (to be determined at the sole discretion of the Association's Board of Directors).

FILED FOR RECORD
8:00 AM

MAR 14 2008

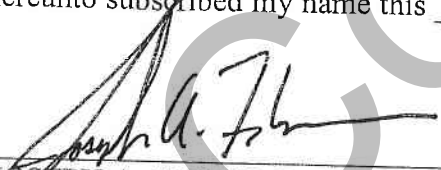
Rebecca B. Kaufman

County Clerk, Harris County, Texas

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 – Outdoor Media Equipment was fully adopted at a duly called meeting of the Association's Board of Directors, held on the 3rd day of December, 2007.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 10th day of January, 2008.




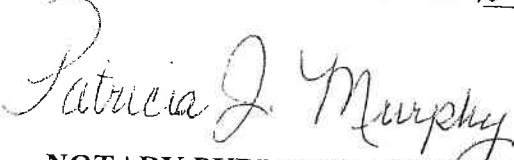
JOSEPH A. FLYNN, President
ROYAL OAKS RESIDENTIAL
COMMUNITY OWNERS ASSOCIATION,
INC.

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 10th day of January, 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 10th day of January, 2008.

 PATRICIA J. MURPHY
Notary Public, State of Texas
My Commission Expires
June 02, 2010





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

*Let W. Michael Flynn
512.438.1111
Houston, TX 77056*

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

MAR 14 2008



COUNTY CLERK
HARRIS COUNTY, TEXAS

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

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

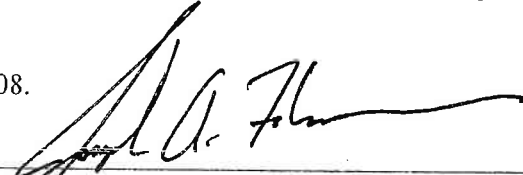
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BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH A. FLYNN, who, being by me duly sworn according to law, stated the following under oath:

"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 - Outdoor Media Equipment (approved December 3, 2007). 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 28th day of February, 2008.

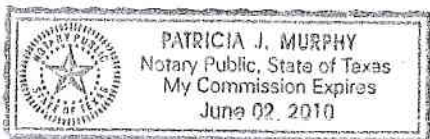

Printed Name: JOSEPH A. FLYNN
Position Held: President

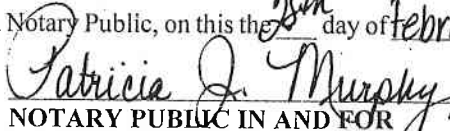
VERIFICATION

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 28th day of February, 2008.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS