

# ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.

11200 Richmond, Suite 650  
Houston, Texas 77082  
Telephone (713) 600-3450 • Facsimile (713) 600-3451  
www.rorcoa.com

## CERTIFICATE OF CORPORATE RESOLUTION

### I CERTIFY THAT:

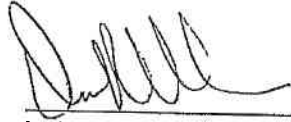
I am the duly qualified and acting Secretary of ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC. (the "Association"), a duly organized and existing Texas Non-Profit Corporation.

The following is a true copy of a resolution duly adopted by the Board of Directors of the Association at a meeting legally held on November 14, 2011, and entered in the minutes of such meeting in the minute book of the Association:

**RESOLVED**, on November 14, 2011, that the Association's Policy for Payment Plans, made in accordance with *Chapter 209 of the Texas Property Code*, are as follows:

- (1) Owners are entitled to one approved payment plan to pay their annual assessments.
- (2) All payment plans require a down payment and monthly payments.
- (3) Upon request, all Owners are automatically approved for a payment plan consisting of 20% down, with the balance paid off in two monthly installments.
- (4) If an owner defaults on the payment plan, the payment plan is automatically terminated and the Association is not obligated to make another payment plan with the owner for the next two years.
- (5) Alternative payment plan proposals must be submitted to and approved by the Association. The Association is not obligated to approve alternative payment plan proposals. No payment plan may be shorter than 3 months or longer than 18 months.
- (6) The Association cannot charge late fees during the course of a payment plan, but can charge interest at the rate it is entitled to under the governing documents and can charge reasonable costs of administering the payment plan.

This resolution has never been modified or repealed, and is now in full force and effect.



Printed Name: Donna Uliva  
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 14<sup>th</sup> day of November, 2011, personally appeared before me Donna Uliva, a person known to me, who being by me first duly sworn, declared that she is the person who signed the foregoing document as Secretary of ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, and that the statements therein contained are true.

1EE  
1OR

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

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Shahnaz Naeem

3-8-2012

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Unofficial Copy

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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 20.00

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