

CERTIFICATE OF SECRETARY
of
ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.
regarding
BOARD RESOLUTION
adopting
ENTRY GATE POLICY

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, KURT Prohl, Secretary of Royal Oaks Residential Community Owners Association, Inc. (the "**Association**"), do hereby certify that at a meeting of the Association's Board of Directors (the "**Board**") duly called and held on the 15th day of May, 2017, with at least a majority of the members of the Board being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

RECITALS

1. Article IV, Section 4.4, of the Declaration of Covenants, Conditions and Restrictions for Royal Oaks Residential Community recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. U257246 provides, in pertinent part:

4.4 **Enforcement.** The Association may impose sanctions for violations of this Declaration, any Supplemental Declaration, the By-Laws, or rules in accordance with procedures set forth in the By-Laws, including imposing reasonable monetary fines...

2. Article III, Sections 3.16, 3.17 and 3.23, of the By-Laws of Royal Oaks Residential Community Owners Association, Inc. provide, in pertinent part:

3.16. **Powers.** The Board of Directors shall have all the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all the rights of the Association as set forth in the Declaration, these By-Laws, the Articles and as provided by law....

3.17 **Duties.** The duties of the Board shall include, without limitation:

(f) Making and amending rules and regulations;

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- (i) Enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association; ...

3. The Board desires to standardize the policies and procedures relating to guests and invitees entering the Community by adopting this "Entry Gate Policy."

4. This Policy supersedes any other entry gate policy previously adopted by the Board, if any.

WITNESSETH:

The Board hereby adopts the following Entry Gate Policy:

ENTRY GATE POLICY

1. Definitions

Capitalized terms used in this Entry Gate Policy have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated below. Some terms defined below are also defined in the Declaration; they are included in this Policy for convenience in reviewing and interpreting this Policy.

- 1.1 **Association.** Royal Oaks Residential Community Owners Association, Inc., a Texas non-profit corporation, its successors and assigns.
- 1.2 **Board of Directors or Board.** The body responsible for administration of the Association, selected as provided in the By-Laws and generally serving the same role as a board of directors under Texas corporate law.
- 1.3 **By-Laws.** The By-Laws of the Association, as amended or supplemented.
- 1.4 **Community.** Royal Oaks Residential Community.
- 1.5 **Declaration.** The Declaration of Covenants, Conditions, and Restrictions for Royal Oaks Residential Community, recorded in the Official Public Records of Real Property of Harris County, Texas on March 3, 2000 under Clerk's File No. U257546, as amended or supplemented
- 1.6 **Guidelines.** The Royal Oaks Country Club Design Guidelines recorded in the Official Public Records of Real Property of Harris County, Texas on October 1, 2002 under Clerk's File No. W117940.
- 1.7 **Owner.** One or more persons who hold record title to a Lot, but

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excluding in all cases a party holding an interest merely as security for the performance of an obligation. If a Lot is sold under a recorded contract of sale, then upon recording of such contract, the purchaser (rather than the fee owner) will be considered the Owner, unless the contract otherwise provides.

- 1.8 **Policy.** This Entry Gate Policy for Royal Oaks Residential Community Owners Association, Inc.
- 1.9 **Properties.** All real property subject to the Declaration and the jurisdiction of the Association.
- 1.10 **Resident.** (i) Each Owner residing in his/her residence; (ii) each person residing in a residence who is a bona fide tenant of the Owner of that residence; and (iii) each person residing in a residence other than an Owner or bona fide tenant.
- 1.11 **Rules.** The Rules set forth in Section 3 of this Policy.
- 1.12 **Visitor.** Any individual in the Community who is not a Resident. The term includes, but is not limited to, a Resident's invitees and guests, contractors, builders, service providers and delivery persons.

2. Introduction

The Board of Directors has adopted this Policy pursuant to the authority granted to it by the provisions of the Declaration and Bylaws. This Policy is adopted by the Board to facilitate objectives and the intent of the Declaration. All Owners, Residents and Visitors must comply with the Rules. Owners are responsible for and must insure that their Visitors comply with the Rules.

3. Rules

- 3.1 Each Owner and/or Visitor arriving at a gate in the Community driving a vehicle is required to provide a valid driver's license.
- 3.2 The following is a list of Approved Documents that may be presented at a gate for pedestrian (i.e., non-vehicular) entry into the Community:
- A valid Texas Identification Card;
 - A valid driver's license;
 - United States passport;
 - United States passport card;
 - Department of Homeland Security "Trusted Traveler" cards (NEXUS, SENTRI, FAST);

- United States Military ID (active duty or retired military and their dependents and DoD civilians);
- Permanent Resident Card;
- Border Crossing Card;
- Department of Homeland Security-designated enhanced driver's license;
- A Native American Tribal Photo ID;
- An airline or airport-issued ID (if issued under a Transportation Security Administration-approved security plan);
- A foreign government-issued passport;
- Canadian provincial driver's license or Indian and Northern Affairs;
- Canada (INAC) card; and
- Transportation Worker Identification Credential (TWIC)

3.3 A Visitor that does not have a valid driver's license for vehicular access or, for purposes of pedestrian access, an Approved Document, will not be allowed entry into the Community.

3.4 All contractors must enter and exit the Community through the construction gate in accordance with Article 8, Subsection 8.1.4 of the Guidelines.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 15th day of MAY, 2017.

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC

By: 

Printed: KURT PROHL

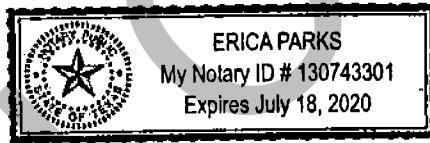
Its: Secretary

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BEFORE ME, the undersigned notary public, on this 15th day of MAY, 2017 personally appeared KURT PRONE, Secretary of Royal Oaks Residential Community Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



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