

CERTIFICATION

NOV 09 2004

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

Y173465
01/05/05 300543563

\$18.00

- (1) I am the President of the Bauer Townhomes Association, hereinafter the "Association";
- (2) the attached Policy Resolution (Bauer Townhomes Parking Plan) applies to the operation and utilization of property located within the Bauer Townhomes Association, an addition in Harris County, Texas; and
- (3) a description of the property affected by the said Policy Resolution is described as, to wit:

A parcel of Land containing 0.9016 Acre Tract (39,272 Square feet) out of Lots 131 and 136, Neuen Manor, according to the plat thereof recorded in Volume 27, Page 12, of the map records of Harris County, Texas, said 0.9016 acre tract being out of the Michael Cronican Survey, Abstract No. 219, Harris County, Texas.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 16TH day of DECEMBER 2004.

Jean Garcia
Jean Garcia, President TX 14451341

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Jean Garcia, President of the Bauer Townhomes Association, and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she is the person who signed the foregoing document in her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 16TH day of DECEMBER, 2004.

Carrie J. Austin
NOTARY PUBLIC, STATE OF TEXAS



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598-38-2835

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NO
ee

Bauer Townhomes Parking Plan

October 2004

NOV 09 2004

A. Parking/towing policy. Vehicles parked blocking the dumpster, on the grass, in marked no parking areas, creating a hazardous situation (i.e. parking in the entrance drive), or vehicles not belonging to residents or authorized visitors will be ticketed. If the vehicle is not moved or the situation is a recurring one, the vehicle will be towed at the owners expense.

B. Two (2) parking spots are assigned to each of the 12 units in our complex. Park only in your assigned slots. Also ask your visitors to use either your slots or visitor slots only. Vehicles parked in another units slots will be ticketed and towed as specified in paragraph A above.

C. If you need more than the two spots assigned to your unit, you can make arrangements with the owner of a unit that doesn't always use both of their spots. This is your responsibility to arrange. Units with only one vehicle can be identified by contacting a board member or David Rivera at Austin Properties. If such an arrangement is made, please notify a board member of the arrangement to preclude a parking ticket being issued in error.


D. Towing will take place after the following events:

- (1) Owner Vehicle : 1st Offense - Warning Ticket, 2nd Offense - Final Warning Ticket, 3rd /Subsequent Offenses - Vehicle Towed at Owner's Expense.
- (2) Guest Vehicle : 1st Offense - Warning Ticket, 2nd/Subsequent Offenses - Vehicle Towed at Guest's Expense.
- (3) Unidentified Vehicle : Any Offense - Ticketed and towed after 24 hours if not identified by owner as an owner/guest vehicle.
- (4) Unauthorized Vehicle : Any Offense - Towed immediately.

E. Any guest vehicle ticketed should be identified as such within 24 hours or the vehicle will be treated as unidentified.

F. If a vehicle is parked illegally in an owner's assigned slot or if a ticket is received that you believe is in error, contact a member of the board either by leaving a note on their unit door or by telephone.

Approved by the Board of Directors


Jean Garcia, President

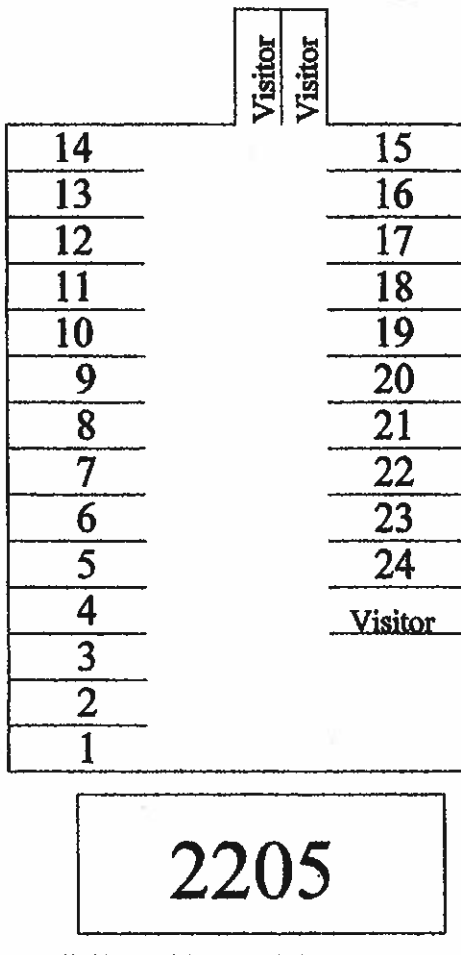
9.16.04
Date

Return to ✓
Holt & Young, PC
6363 Woodway, Ste. 800
Houston, Tx. 77057

598-38-2836

NOV 09 2004

Bauer Townhomes Parking



2207

2209

FILED FOR RECORD
8:00 AM

JAN - 5 2005

Bruce A. Kymon
County Clerk, Harris County, Texas

598-38-2837

8882-0E-869

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 the 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

JAN - 5 2005



Dorely B. Kaufman

COUNTY CLERK
HARRIS COUNTY TEXAS