

**RESOLUTION CONCERNING REPLACEMENT OF GARDEN WINDOWS
ELM GROVE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Elm Grove Homeowners Association, Inc., (hereinafter the "Association") a Texas nonprofit corporation, is the governing entity for the Elm Grove Condominium, a condominium in Harris County, Texas, according to the Condominium Declaration for Elm Grove Condominium, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. F90933, along with all amendments thereto (hereinafter the "Declaration"); and,

WHEREAS, the Declaration states that no owner may alter the exterior appearance of their unit; and,

WHEREAS, the condominium units have garden windows which protrude out from the exterior wall of the units and which replacement windows are no longer readily available; and,

WHEREAS, the replacement such windows is an owner maintenance responsibility; and

WHEREAS, the replacement of such windows with traditional windows that do not protrude from the exterior wall of the unit would technically violate the prohibition against altering the exterior appearance of their unit; and

WHEREAS, Chapter 82.102(6) of the Texas Property Code which is applicable to the Elm Grove Condominiums authorizes the Association to regulate the appearance of the condominium; and,

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association hereby adopts, establishes, and imposes on the Elm Grove Condominium the following Regulation regarding replacement of garden windows.

REGULATION REGARDING GARDEN WINDOW REPLACEMENT

1. The Association, acting by and through its Board of Directors, hereby authorizes owners to replace garden windows with windows that do not protrude beyond the plane of the exterior wall of the condominium.
2. Any replacement of a garden window must be approved in advance by the Association. Each owner proposing to replace a garden window must provide to the Association the make and model (including style and color) of window proposed to be installed and also provide the time frame for when such window will be installed and the identity of the contractor that will be performing the installation.

CERTIFICATION

"I, the undersigned, being a Director of the Elm Grove Homeowners Association, Inc., hereby certify that the foregoing regulations were adopted by at least a majority of the Association's Board of Directors, at an open Board meeting duly noticed to owners, at which a quorum of the Board of Directors was present."

By: Gilma Becerra

Print name: Gilma Becerra

Title: SECRETARY

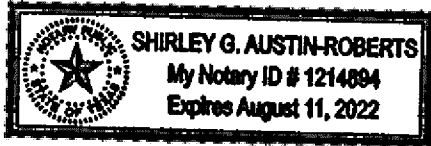
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 17th day of July, 2019.

Shirley G. Austin-Roberts
Notary Public, State of Texas



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HARRIS COUNTY
DIANE TRAUTMAN
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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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