

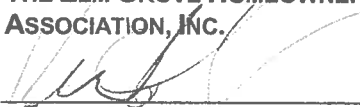
CERTIFICATE OF SECRETARY
of
THE ELM GROVE HOMEOWNERS ASSOCIATION, INC.
adopting
AMENDED AND RESTATED TENANT APPROVAL GUIDELINES

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the duly elected, qualified and acting Secretary of The Elm Grove Homeowners Association, Inc., a Texas non-profit corporation ("Association"), does hereby certify that at a meeting of the Board of Directors of the Association ("Board") duly called and held on the 17th day of March, 2010, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the attached instrument entitled "The Elm Grove Homeowners Association, Inc. Amended and Restated Tenant Approval Guidelines" ("Tenant Guidelines") was approved by a majority vote of the members of the Board, which supersedes and replaces the "Certificate of Secretary of The Elm Grove Homeowners Association, Inc. adopting Tenant Approval Guidelines" filed of record in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. 20100037660.

TO CERTIFY WHICH WITNESS my hand on this 17th day of March, 2010.

THE ELM GROVE HOMEOWNERS ASSOCIATION, INC.

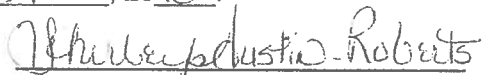


Juanita Pavlovich, Secretary

La Rec

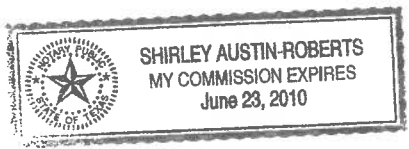
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Juanita Pavlovich, Secretary of The Elm Grove Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration, and in the capacity therein expressed. Given under my hand and seal of office on this 17th day of March, 2010.



Notary Public - State of Texas

169801



Return to Butler & Hailey ||
8901 Grayford Drive, Suite 100
Houston TX 77024

**THE ELM GROVE HOMEOWNERS ASSOCIATION, INC.
AMENDED AND RESTATED TENANT APPROVAL GUIDELINES**

The Elm Grove Homeowners Association, Inc. ("Association"). In an effort to provide its members with information regarding the Association's policy with respect to the leasing of units within the condominiums, provides these guidelines that members may refer to should they be interested in leasing their units.

1. All leases of units within the Association require approval of the Association prior to execution and move-in.
2. All leases must be in writing and complete (no blanks).
3. No lease may provide for the subleasing of the unit under lease.
4. No lease may apply to less than an entire condominium unit.
5. No lease may be less than a six (6) month term.
6. No transient tenants may be accommodated.
7. All leases must provide that the tenant agrees to abide by covenants and restrictions of the Declaration, the By-Laws and the Rules and Regulations of the Association, and the Uniform Condominium Act and that the tenant agrees to be subject to all methods of enforcement available to the Association, in the same manner as the Association could enforce against the Owner/member. All Owners shall provide their tenants with copies of all Association governing documents, rules and regulations, which will be provided with the lease.
8. All leases must provide that a violation of the Declaration, the By-Laws, the Rules and Regulations of the Association, and/or the Uniform Condominium Act constitutes a default under the lease and may be cause for eviction by landlord and/or further legal action by the Association.
9. All leases must provide that the Association is entitled, but is not required, to enforce on behalf of the Association or the Owner, the lease and any default under the lease, including, but not limited to, the bringing of a forcible entry and detainer suit.
10. No lease will be approved if the Owner/member is delinquent sixty (60) or more days on assessments or in violation of a restriction or rule.
11. Prior to leasing a unit, each Owner must perform a complete criminal history check on all potential occupants of the unit, which includes all criminal convictions both inside Texas and outside of Texas. In the best interest of all the residents of The Elm Grove Condominium, no Owner may lease or allow his or her unit to be occupied by anyone that has been convicted of a felony.
12. No lease will be approved if the unit is not to be the primary residence of the lessee.
13. All tenants will require the referral of their previous landlord, if any.

Notwithstanding the specific guidelines above, the approval of all leases is subject to the general policies below and any policy or decision that contradicts these policy considerations will not be enforced.

- (1) No lease approval decision will be based on race, color, religion, sex familial status, national origin or handicap.
- (2) Each issue upon which a lease may be denied shall be able to be clearly identified so that its application can be applied objectively by any board member or Association member with the same result and, upon the denial of a lease, such issue shall be stated by the Association in the denial.

- (3) Each lease denied by the Association shall be done so based upon a specific interest that is being protected by the Association and such interest shall be stated by the Association in the denial.

RP 071-04-2159

FILED

2010 MAR 26 PM 3:18

Beverly A. ...
COUNTY CLERK
HARRIS COUNTY TEXAS

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

MAR 26 2010



[Signature]
SCHEIDT & BLOOM
HARRIS COUNTY, TEXAS