

STATE OF TEXAS §
 § **APPOINTMENT OF AGENT AND TRUSTEE**
COUNTY OF HARRIS §

WHEREAS, by that certain instrument entitled "*Condominium Declaration for Sunridge Villas II Condominiums Harris County, Texas*" recorded in Volume 134, Page 81, *et seq.* of the Condominium Records of Harris County, Texas (hereinafter referred to as "Declaration"), plus any amendments and supplements to the Declaration, as well as the restrictive covenants of any other subdivisions brought under the jurisdiction of the Association by restrictive covenants filed of record in the Official Public Records of Real Property of Harris County, Texas, all of those certain properties described therein were subjected to assessments plus other charges (the "Assessments") as authorized by the Declaration or at law, all for the benefit of SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC. ("Association"), a Texas non-profit corporation; and

WHEREAS, to secure the payment of the Assessments, the Declaration established a lien on behalf of and for the benefit of SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC. which lien is enforceable through the power of sale granted to SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC., pursuant to the Declaration, subject only to any superior liens provided for in the Declaration or at law; and

WHEREAS, from time to time, owners of properties that are covered by the Declaration and are under the jurisdiction of SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC. fail to timely pay the Assessments and are in default of their obligation to do so; and

WHEREAS, SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC. desires to appoint an Agent and Trustee to act in its behalf to enforce the lien and the Association's power of sale pursuant to the Declaration.

NOW, THEREFORE, SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC., as Beneficiary, does hereby (1) revoke any Appointment of Agent and/or Trustee previously made and does MAKE, CONSTITUTE, and APPOINT RICK S. BUTLER, ERIC TONSUL, CLIFF DAVIS, SIPRA BOYD, BRADY ORTEGO, KARREN A. MAXWELL, MELISSA MCLAIN, ADAM

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ROBERTSON, SANDY HUYNH, CLINT BROWN and/or MIMI BUTLER, of Harris County, Texas, Agents and Trustees, to act on its behalf as directed in enforcing its lien against any lot within SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC. that is covered by the Declaration that falls delinquent in the payment of the Assessments; (2) grant unto RICK S. BUTLER, ERIC TONSUL, CLIFF DAVIS, SIPRA BOYD, BRADY ORTEGO, KARREN A. MAXWELL, MELISSA MCLAIN, ADAM ROBERTSON, SANDY HUYNH, CLINT BROWN and/or MIMI BUTLER the power of sale against each such lot in accordance with the law, including, but not limited to, posting or causing to be posted the required notices prior to conducting a non-judicial foreclosure sale; (3) agree to indemnify RICK S. BUTLER, ERIC TONSUL, CLIFF DAVIS, SIPRA BOYD, BRADY ORTEGO, KARREN A. MAXWELL, MELISSA MCLAIN, ADAM ROBERTSON, SANDY HUYNH, CLINT BROWN and/or MIMI BUTLER for any and all losses or causes of action which may arise out of the performance of their duties hereunder (including but not limited to attorney's fees, expenses of litigation, and court costs), provided that no judgment has been entered against RICK S. BUTLER, ERIC TONSUL, CLIFF DAVIS, SIPRA BOYD, BRADY ORTEGO, KARREN A. MAXWELL, MELISSA MCLAIN, ADAM ROBERTSON, SANDY HUYNH, CLINT BROWN and/or MIMI BUTLER finding that their actions complained of were willful, wanton, or reckless, or the result of gross negligence; and (4) ratify any actions taken by RICK S. BUTLER, ERIC TONSUL, CLIFF DAVIS, SIPRA BOYD, BRADY ORTEGO, KARREN A. MAXWELL, MELISSA MCLAIN, ADAM ROBERTSON, SANDY HUYNH, CLINT BROWN and/or MIMI BUTLER, as Agents and Trustees for SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC., effective from and after May 19, 2016.

EXECUTED this 28th day of July 2016.

SUNRIDGE VILLAS II HOMEOWNERS
ASSOCIATION INC.

By: 

Print Name: BEN VU

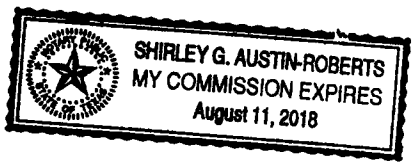
Its: President

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THE STATE OF TEXAS §
 §
COUNTY OF Todd Bend §

BEFORE ME, the undersigned notary public, on this 28th day of July, 2016 personally appeared Ben Vi, President of Sunridge Villas II Homeowners 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.

Shirley G. Austin-Roberts
Notary Public in and for the State of Texas



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Pages 4
07/29/2016 11:43 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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

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