

FILED

10/9/2009 4:40]

Dorothy B. Hoffman
COUNTY CLERK
HARRIS COUNTY

**CERTIFICATE OF SECRETARY
of
VILLAGE WOOD TOWNHOMES ASSOCIATION, INC.
regarding
RESOLUTION OF BOARD OF DIRECTORS
Amending the
RULES AND REGULATIONS
of
VILLAGE WOOD TOWNHOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Alexandra Alper, Secretary of Village Wood Townhomes Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify at a duly called meeting of the Board of Directors of the Association held on the 28th day of September, 2009 with at least a majority of the Directors being present thereat and remaining throughout and being duly authorized to transact business, the following resolutions were duly made and approved:

WHEREAS, on or about April 27, 1977, that certain instrument entitled "Condominium Declaration for Village Wood Townhomes (A Condominium)" (the "Declaration") was filed in Volume 38, Page 1, et seq. of the Condominium Records of Harris County, Texas;

WHEREAS, Article XII, Section 12.9(a) of the By-laws provides that the Rules and Regulations of the Association ("Rules and Regulations") shall be effective until amended or supplemented by the Association;

WHEREAS, Article V, Section 5.3(b) and Article XII, Section 12.9(b) of the By-laws provide that the Rules and Regulations may be amended by the Board of Directors of the Association from time to time as necessary for the operation, use and occupancy of the Village Wood Townhomes;

WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act ("TUCA") provides the Board of Directors of a condominium unit owner's association (unless otherwise provided in its declaration) has the power to "adopt and amend rules relating to the use, occupancy, leasing, or sale, maintenance, repair, modification, and appearances of the units and common elements to the extent the regulated actions affect common elements or other units";

WHEREAS, the Rules and Regulations of the Association are filed of record under Harris County Clerk's File No. N131519 in the Official Public Records of Real Property of Harris County, Texas; and

WHEREAS, the Board of Directors wishes to amend the Rules and Regulations as set forth below in accordance with their power to so.

NOW, THEREFORE, BE IT RESOLVED that the following Rule Nos. 1 and 2 of the Health and Safety-Vehicles Section of the Rules and Regulations are hereby amended to read as set forth below:

HEALTH & SAFETY – Vehicles:

1. No vehicles such as RVs, campers, go-carts, unlicensed and/or unregistered vehicles, semi-tractors and/or trailers, mobile homes, or off-the-road vehicles will be permitted in any parking areas. Except to provide for emergency services to the resident of a townhouse and then only for the period during which emergency services are being provided, no vehicle with commercial advertising or equipped or adapted for commercial operation or use shall be parked or stored in Village Wood at any time, and no vehicle exceeding seven feet (7') in height, eight feet (8') in width or twenty-four feet (24') in length shall be parked in Village Wood.
2. The carport areas shall not be used by the residents and their guests for parking or storing boats, canoes, trailers, camping units, or any inoperative or rarely-used personal vehicles, or the storage of anything unsightly as determined by the Board or by a special homeowners' committee.

I certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolutions were approved as set forth above and now appear in the books and records of the Association.

TO CERTIFY WHICH WITNESS MY HAND on this 28th day of September, 2009.

**VILLAGE WOOD TOWNHOMES
ASSOCIATION, INC.**

By: 

Printed: ALEXANDRA ALPER

Its: Secretary

THE STATE OF TEXAS

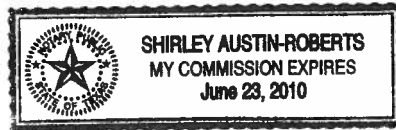
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§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 28th day of September, 2009 personally appeared Alexandra Alper, Secretary of Village Wood Townhomes 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 Austin-Roberts
Notary Public in and for the State of Texas

Return to:
Butler | Hailey
8901 Gaylord Drive, Suite 100
Houston, Texas 77024



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OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 207023

VILLAGE WOOD TOWNHOMES
ASSOCIATION, AMENDING RULES
AND REGULATION

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SCANNER KM-4850w

ANY PROVISIONS 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

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 on

OCT. 9, 2009



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blackouts,
additions and changes were present at the time the
instrument was filed and recorded.