

**AMENDED FINE POLICY OF
ASSOCIATION OF WOODWIND LAKES HOMEOWNERS, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Association of Woodwind Lakes Homeowners, Inc., a Texas nonprofit corporation, (the “Association”), is the governing entity for Woodwind Lakes, Sections 1, 2, 3 and 4, additions in Harris County, Texas, according to the maps or plats thereof, recorded under Film Code Nos. 352087, 357131, 365074, 371011, respectively, of the Map Records of Harris County, Texas, along with any amendments, supplements, replats and annexations (the “Subdivision”); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions, and Restrictions for Woodwind Lakes, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. N679732, along with any amendments thereto (the “Declaration”); and

WHEREAS, Article IX, Section 3, of the Declaration, authorizes the Association to make and enforce rules and regulations governing the Subdivision, and to establish monetary fines constituting a lien on the Owner’s lot; and

WHEREAS, the Woodwind Lakes Short list of Architectural Guidelines is recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. RP-2018-387443, along with any amendments and supplements thereto (hereinafter the “Policies”); and

WHEREAS, the Association desires to amend the Policies to expand and clarify the definition of commercial vehicles located under the section entitled “VEHICLES”;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes on the Subdivision, the following Amended Policies:

The Woodwind Lakes Short List of Architectural Guidelines, under the Section entitled “VEHICLES” previously read:

VEHICLES – Boats, trailers, recreational vehicles and commercial use cars and trucks must be removed from public view. All inoperable vehicles (trucks, cars and others) must be removed from public view. Inoperable is defined as not having moved in 72 hours, and/or expired vehicle registration tags and/or inspection tag.

Is hereby amended to read as follows:

VEHICLES – Boats, trailers, recreational vehicles and commercial use cars and trucks must be removed from public view. All inoperable vehicles (trucks, cars and others) must be removed from public view.

- COMMERCIAL USE CARS AND TRUCKS are those vehicles that meet any of the

following definitions:

1. Any vehicle with more than two (2) axles.
2. Any vehicle that has ladder racks or similar structural elements used for commercial purposes.
3. Any vehicle that includes commercial signage, in addition to at least one other qualification on this list.
4. Any vehicle that has more than one (1) toolbox built into the frame.
5. Any vehicle that has a trailer attached.
6. Any vehicle that has a liftgate, in addition to at least one other qualification on this list.
7. Any vehicle that has a lift bucket.
8. Any vehicle that has a commercial license plate, in addition to at least one other qualification on this list.
9. Any vehicle or combination of vehicles with a curb weight of more than five (5) tons.

CERTIFICATION

“I, the undersigned, hereby certify that the foregoing Amended Fine Policy was approved by at least a majority of the Association Board of Directors, at a duly called board meeting properly noticed to members at which a quorum of the board was present.”

By: _____,

Print Name: _____

Title: _____

STATE OF TEXAS §

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BEFORE ME, the undersigned authority, on the 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, on behalf of the Association and that the statements contained therein are true and correct.

Given under my hand and seal of office this the ____ day of _____, 2020.

Notary Public, State of Texas