

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Authorized Representative of Park Lakes Property Owners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instrument for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc.", respectively, recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File Nos. Y189773, Z268435, 20070341810, 20080061200, 20100252832, 20110392102, 20120074133, 20120197779, 20130055575, 20140179336, 20140240520, 20150529512, 2016-44440, 2016-514420, 2016-558323, 2017-284142 and 2017-522065 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.

- Certificate of Secretary of Park Lakes Property Owners Association, Inc. adopting Fining Policy.
- Certificate of Secretary of Park Lakes Property Owners Association, Inc. regarding Amendment to the Parking Rules.

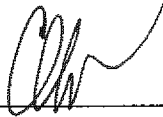
True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

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This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

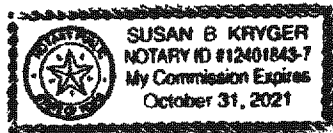
Executed on this 20th day of June, 2018.

PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

By: 
Cliff Davis, Authorized Representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of June, 2018 personally appeared Cliff Davis, Authorized Representative of Park Lakes Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

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CERTIFICATE OF SECRETARY
of
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.
adopting a
FINING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Kenneth Smith Tolbert, Secretary of Park Lakes Property Owners Association, Inc., a Texas non-profit corporation ("Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") duly called and held on the 20th day of March, 2018, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business the following Fining Policy was approved by the Board:

WHEREAS, Article X, Section 10.21 of the Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes and Canyon Village at Park Lakes recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. Y128704, as amended or supplemented (the "Declaration") provides in pertinent part:

Section 10.21 FINES. Sanctions for violations of the provisions of this Declaration, any Supplemental Declaration(s), the Bylaws of the Association and any rules and regulations promulgated and published by the Association (including but not limited to minimum construction standards or architectural guidelines) may, in addition to all other remedies provided for in this Declaration or by law, include monetary fines. The procedure for imposing monetary fines shall be in accordance with notice and other requirements imposed by law. Any monetary levied against an Owner and the Owner's Lot, shall be added to the Owner's assessment account and secured by the lien created in Article V, Section 5.2 of this Declaration.

NOW, THEREFORE, BE IT RESOLVED the below Fining Policy is hereby adopted as follows:

**PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.
FINING POLICY**

1. This Fining Policy ("Policy") replaces and supersedes any previous fining policy adopted by the *Park Lakes Property Owners Association, Inc.* ("Association").
2. All capitalized terms in this Policy have the same meaning ascribed to them in the Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes and Canyon Village at Park Lakes recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. Y128704, as amended or supplemented

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(collectively referred to as the "Declaration") unless otherwise defined in this Policy.

3. Each Owner is responsible for assuring that the Owner and the Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the Association's Dedicatory Instruments [as that term is defined by Section 209.002(4) of the Texas Property Code or its successor statute] that are applicable to the properties under the jurisdiction of the Association. In the event that an Owner, tenant, occupant, guest or invitee of an Owner violates any of the provisions of the Dedicatory Instruments, the Association's Board of Directors ("Board") shall have the authority to impose a fine as described below upon the Owner and/or occupant of a Lot under the jurisdiction of the Association.
4. The Association will, before a fine is imposed, give the Owner of the Lot the notice required by law, if any. The Board may, at its sole and absolute discretion, also provide the notice required by law, if any, to the occupant(s) of the Lot.
5. If the violation continues from day to day without intervening activity (a "Curable Violation") as determined at the sole and absolute discretion of the Board, the Fine Schedule shall be as follows:

\$100.00 per day until corrected

5.1 Curable Violations - By way of example and not in limitation, the Texas Property Code lists the following as examples of Curable Violations:

- a. a parking violation;
- b. a maintenance violation; and
- c. an ongoing noise violation such as a barking dog.

6. If the violation consists of single occurrence (an "Uncurable Violation") or separate occurrences (i.e., repeat instances of an Uncurable Violation) as determined at the sole and absolute discretion of the Board, the Fine Schedule shall be as follows:

First Violation: \$150.00 per occurrence

Each Additional Similar or Substantially Similar Violation: \$200.00 per occurrence

6.1 Uncurable Violation - A violation that has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. By way of example and not in limitation, the Texas Property Code lists the following as examples of Uncurable Violations:

- a. an act constituting a threat to health or safety;
- b. discharging fireworks;
- c. a noise violation that is not ongoing; and
- d. holding a garage sale or other event prohibited by the Association's Dedicatory Instruments.

7. Notwithstanding any language to the contrary in this Policy, the Fine Schedule for a violation of any term or provision of Article II (Architectural Control) of the Declaration shall be as follows:

\$200.00 per day until corrected

- 8. The Board is hereby authorized at its sole and absolute discretion to impose a lesser fine or no fine at all for a violation of the Dedicatory Instruments. Any adjustment to the Fine Schedule by the Board shall not be construed as a waiver of the Fine Schedule or the Dedicatory Instruments.
- 9. Per Article X, Section 10.21 of the Declaration, any fine imposed under this Policy shall be secured by the lien created in Article V, Section 5.2 of the Declaration.
- 10. This Policy is in addition to any other remedy the Association may have to pursue a violation of the Association's Dedicatory Instruments and in no way limits or estops the Association from pursuing any other remedy to enforce the Association's Dedicatory Instruments.

I hereby certify that I am the Secretary of the Association and that the foregoing Fining Policy was approved as set forth above and now appears in the books and records of the Association.

PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

By: *Kenneth Smith Tolbert*
As Secretary of the Association

THE STATE OF TEXAS §
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COUNTY OF HARRIS §



This instrument was acknowledged before me on the 20th day of March, 2018, by *Kenneth Smith Tolbert*, as Secretary of Park Lakes Property Owners Association, Inc., for the consideration and in the capacities stated herein.

Lisa R Walker
Notary Public in and for the State of Texas

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CERTIFICATE OF SECRETARY
of
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.
regarding
AMENDMENT TO THE PARKING RULES

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the duly elected, qualified and acting Secretary of Park Lakes Property Owners Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 18th day of JUNE, 2018, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

The "Parking Rules for Park Lakes Property Owners Association, Inc." attached to the "Supplemental Notice of Dedicatory Instruments for Park Lakes Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20110392102 ("Parking Rules") is amended as set forth below:

Article IV, Section 4.2, entitled "Fines", of the Parking Rules is amended and restated to read as follows:

4.2 Fines. The Association may levy a fine(s) for a violation(s) of these Parking Rules in accordance with the Association's Fining Policy.

All other provisions of the Parking Rules of the Association will remain in full force and effect.

TO CERTIFY WHICH WITNESS my hand on this 18th day of June, 2018.

PARK LAKES PROPERTY
OWNERS ASSOCIATION, INC.

By: 

Printed: H. C. Williams

Its: Secretary

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 18th day of June, 2018 personally appeared Charles Williams Secretary of Park Lakes Property Owners 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.



Lisa R. Walker
Notary Public in and for the State of Texas

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Pages 8
06/21/2018 11:16 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

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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