

U429373

532-71-3234

SECRETARY'S CERTIFICATE AS
TO DEDICATORY INSTRUMENTS OF
COURTYARDS OF THREE FOUNTAINS ASSOCIATION

06/06/00 101334959 U429373 \$49.00

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting Secretary of Courtyards of Three Fountains Association, a Texas non-profit corporation, the corporation set forth and described in that certain "Courtyards of Three Fountains Condominium Declaration" filed in Volume 62, Page 1, et. seq. of the Condominium Records of Harris County, Texas, together with all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the following are true, correct and genuine copies of the following described original documents attached hereto as indicated herein below:

1. *Articles of Incorporation of Courtyards of Three Fountains Association* filed with the Texas Secretary of State on February 17, 1978 attached hereto as Exhibit "A";
2. *Rules and Regulations for the Installation of Certain Telecommunications Antennas and Devices at the Courtyard of Three Fountains* attached hereto as Exhibit "B";
3. *Letter dated October 1998 to Homeowners at Courtyards of Three Fountains from the Board of Directors* attached hereto as Exhibit "C"; and
4. *Courtyards of Three Fountains Amended Rules and Regulations September 1998* attached hereto as Exhibit "D".

532-71-3235

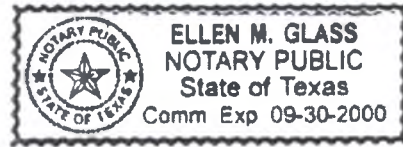
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at
Houston, Texas, this 31 day of May, 2000.

James F Jasper
James Jasper, Secretary of
Courtyards of Three Fountains Association, a
Texas non-profit corporation

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31 day of
MAY, 2000, by Tim Jasper, Secretary of Courtyards of
Three Fountains Association, a Texas non-profit Corporation, on behalf of said
corporation.

Ellen M Glass
Notary Public in and for the State of Texas



Record and Return to:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: Kristi A. Slaughter
808 Travis, Suite 2600
Houston, Texas 77002

FILE FOR RECORD
8:00 AM

JUN 6 2000

Brenda S. Fajina
County Clerk, Harris County, Texas

**RULES AND REGULATIONS
FOR THE INSTALLATION OF CERTAIN
TELECOMMUNICATIONS ANTENNAS AND DEVICES AT THE
COURTYARDS OF THREE FOUNTAINS**

THESE RULES AND REGULATIONS are adopted by the Board of Directors of the Courtyards of Three Fountains, Association, Inc., on this ___ day of, 2000. and are effective as of the 1st day of May 2000.

RECITALS:

1. The Courtyards of Three Fountains Association, Inc. (the "Association"), a Texas nonprofit corporation, is responsible for the governance and maintenance of the Courtyards of Three Fountains Condominiums (the "Project"), a Condominium Project located in Houston, Harris County, Texas, pursuant to the provisions of the Courtyards of Three Fountains Condominium Declaration and Master Deed, filed of record in Volume 62, Page 1, et seq. of the Condominium of the Records of Harris County, Texas, together with all amendments thereto and filed of record in the Condominium Records of Harris County, Texas (collectively, the "Declaration").
2. The Association is authorized to adopt and enforce reasonable rules and regulations relating to the use of the General and Limited Common Elements (as defined in the Declaration) pursuant to the terms and provisions of the Condominium Bylaws of Courtyards of Three Fountains Condominiums and Section 82.102 of the Texas Property Code.
3. Pursuant to the Federal Telecommunications Act of 1996, the Federal Communications Commission (the "FCC") adopted a rule (the "FCC Rule") effective October 14, 1996, preempting certain deed restrictions on the installation, maintenance, and use of direct broadcast satellite, television broadcast, and multipoint distribution service antennas (collectively, "antennas").
4. The Declaration prohibits the installation of antennas on the General Common Elements of the Project, a prohibition which is not of itself in conflict with or preempted by the FCC Rule.
5. The Association desires and intends to adopt reasonable restrictions governing the installation, maintenance, and use of antennas in the best interest of the Owners (as hereinafter defined) of the Project and consistent with the FCC Rule.

EXHIBIT

" B "

RULES AND REGULATIONS:

NOW, THEREFORE, the Association adopts the following rules and regulations for the Project, hereinafter referred to as the "Rules," which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Project, and which shall supersede any previously adopted rules on the same subject matter.

I.
DEFINITIONS:

A. Antenna: Any device used for the reception of video programming services, including direct broadcast satellite ("DBS"), television broadcast, and multipoint distribution service select or use video programming is a reception antenna, provided it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance and use of a reception antenna shall be considered part of the antenna.

B. Mast: Any structure to which an antenna is attached that raises the antenna height.

C. Transmission-only antenna: Any antenna used solely to transmit radio, television, cellular or other signals.

D. Owner: A person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, who or which is the record owner of fee simple title to one or more of the Condominium Units in the Project. For the purpose of the Rule only, "Owner" includes a tenant, lessee or other person or entity occupying a Condominium Unit with the permission and consent of the Owner thereof.

E. Telecommunication's signals: The signals received by DBS, television broadcast and MDS antennas.

F. Exclusive-use area: A Limited Common Element to which an Owner has a direct or indirect ownership interest and that is designed for the exclusive use of the said Owner as designated, delineated and defined in the Declaration and the survey plats, bylaws and exhibits attached thereto. Limited Common Elements consist of the parking space(s), balcony, patio and, storage room assigned to a Condominium Unit.

G. Common ownership area: All General Common Elements of the Project as described, delineated and defined in the Declaration, including specifically, but not limited to the roofs, chimneys and exterior walls of the buildings (excluding, for the purposes of the Rule only, the interior walls of a patio or balcony.)

II.
INSTALLATION RULES:

A. Antenna size and type:

1. DBS antennas that are one (1) meter or less in diameter may be installed. Antennas designed to receive satellite signals which are larger than one (1) meter in diameter are prohibited.
2. MDS antennas that are one (1) meter or less in diameter may be installed. MDS antennas which are larger than one (1) meter in diameter are prohibited.
3. Antennas, other than DBS and MDS antennas and other types of satellite dishes referenced in Paragraphs II.A.1 and II.A.2. above, designed to receive television broadcast signals, regardless of size, may be installed.
4. Installation of transmission-only antennas are prohibited.
5. All antennas not covered by the FCC rule are prohibited.
6. An Owner may install no more than one (1) antenna for each type of service covered by the FCC Rule.

B. Location:

1. Antennas must be installed solely in the Owner's Condominium Unit or on the Owner's individually owned property or in the Owner's exclusive-use area, as these areas are designated, delineated and defined in the Declaration and the survey plats, bylaws and exhibits attached thereto. Installation of an antenna on a Limited Common Element does not convert the Limited Common Element into individually owned property. The preferred locations for installing an antenna, in the order of such preference, are as follows:
 - a. If acceptable quality signals can be received by installing the antenna inside the Owner's Condominium Unit without unreasonable delay or unreasonable cost increase, then outdoor installation is prohibited and the antenna must be installed inside the Owner's Condominium Unit.
 - b. If acceptable quality signals cannot be received by installing the antenna inside the Owner's Condominium Unit without unreasonable delay or unreasonable cost increase, then outdoor installation on the air handler unit is permitted.

c. Installation of antennas on any other part of the General Common Elements is prohibited, even if an acceptable quality signal cannot be received from an individually owned or exclusive-use area.

2. Antennas must not encroach upon any of the General Common Elements (except as expressly permitted in paragraph 1.b. above), any other Owner's individual Condominium Unit or Limited Common Element appurtenant thereto, or the air space of another Owner's Limited Common Element.

3. Antennas shall be located in a place shielded from view from outside the Project or from other Condominium Units within the Project to the maximum extent possible; provided, however, that nothing in this Rule would require installation in an exclusive-use area where an acceptable quality signal cannot be received.

C. Installation on Exclusive-use areas:

1. Antennas shall be no larger nor installed higher than is absolutely necessary for the reception of an acceptable quality signal.

2. All installations shall be completed in such a manner so as to not materially damage the General Common Elements, the Limited Common Elements or the individual Condominium Units, or void any warranties in favor of the Association or other Owners, or in any way impair the structural integrity of the building.

3. Any installer other than the Owner shall provide the Association with an insurance certificate listing the Association as a named insured prior to installation. Insurance shall meet the following minimum limits:

a. Contractor's General Commercial Liability (including completed operations): \$1,000,000.00.

b. Worker's Compensations: Statutory limits.

The purpose of this regulation is to ensure that antennas are installed in a manner that complies with all applicable building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Association residents and personnel.

4. Antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including, but not limited to, damage from wind velocity.

5. There shall be no penetrations of exterior, exclusive-use areas of the building unless it is necessary to receive an acceptable quality signal or it would unreasonably increase the cost of antenna installation. The following devices shall be used unless they would prevent an acceptable quality signal or unreasonably increase the cost of antenna installation, maintenance or use:

a. Devices that permit the transmission of telecommunications signals through a glass pane without cutting or drilling a hole through the glass pane.

b. Devices, such as ribbon cable, which permit the transmission of telecommunications signals into a residence through a window or door without penetrating the wall.

c. Existing wiring for transmitting telecommunications signals and cable service signals.

6. If penetration of the exterior walls of the exclusive -use area is necessary to receive an acceptable quality signal or avoid unreasonably increasing the cost of installation, then the penetration shall be properly waterproofed and sealed in accordance with applicable industry standards and building codes. The purpose of this regulation is to prevent damage to the building and residences from the moisture.

7. Installation of antennas shall only occur between the hours of 8:00 a.m. and 6:00 p.m.

D. Maintenance:

1. Owners who install or maintain antennas are responsible for all associated costs, including, but not limited to costs to:

a. Install, repair, maintain, replace, move or remove antennas.

b. Repair damage to any property caused by antenna installation, maintenance or use.

c. Pay medical expenses incurred by persons injured by antenna installation, maintenance or use.

d. Reimburse residents or the Association for damage caused by antenna installation, maintenance or use.

e. Restore antenna installation sites to their original condition.

2. Owners shall not permit their antennas to fall into disrepair or to become a safety hazard. Owners shall be responsible for antenna maintenance, repair and replacement, and the correction of any safety hazard

3. If antennas become detached, Owners shall repair such detachment or remove the antenna within 72 hours of the detachment. If the detachment threatens safety, the Association may remove the antennas without liability to, and at the sole expense of the Owner, which expense shall be charged to the Owner's assessment account after notice and an opportunity for hearing in accordance with Section 82.102(d) of the Texas Property Code. The Association is not liable for any damage to antennas caused by Association removal.

4. Owners shall be responsible for antenna repainting or replacement if the exterior surface of the antennas deteriorates.

E. Safety:

1. Antennas shall be installed and secured in a manner that complies with all applicable state and local laws, ordinances and regulations, and manufacturer's instructions. Owner's, prior to installation, shall provide the Association with a copy of any applicable government permit if required for safety reasons.

2. Unless the above-cited laws, ordinances and regulations require a greater separation, antennas shall not be placed within 12 feet of power lines (above ground or buried). The purpose of this requirement is to prevent injury or damage resulting from contact with power lines.

3. Antennas shall not obstruct access to or exit from any Condominium Unit, walkway, ingress or egress from an area, electrical service equipment, or any other areas necessary for the safe operation of the Project. The purpose of this requirement is to ensure the safety of Association residents and personnel and safe and easy access to the Association's physical plant.

4. Installation must comply with all applicable codes, take aesthetic considerations into account and minimize the impact to the exterior and structure of the Owner's Condominium Unit.

5. To prevent electrical and fire damage, antennas shall be permanently grounded.

6. Exterior antenna wiring shall not be installed so as to hang in mid air. The purpose of this requirement is to protect persons near and around antennas and such exterior antenna wiring from injury.

III.
ANTENNA CAMOUFLAGING:

A. Antennas shall be painted to match the color of the structure to which they are installed provided that such painting does not interfere with reception or impair the ability to receive a signal.

B. If antennas are visible from the street or other Condominium Units, camouflaging the said antennas through inexpensive screening or plants is required provided that such screening does not interfere with reception or impair the ability to receive a signal; provided, however, the said screening or plants must be approved in accordance with the architectural control provisions of the Declaration.

C. Exterior antenna wiring shall be installed so as to be minimally visible, and meet the requirements set forth in II.C.3. herein above.

IV.
MAST INSTALLATION

A. Mast height may be no higher than absolutely necessary to receive acceptable quality signals.

B. Masts extending 12 feet or less beyond the roofline may be installed subject to the regular notification process set forth below. Masts extending more than 12 feet above the roofline must be pre-approved due to safety concerns posed by wind loads and the risk of falling antennas and masts. Applications for a mast higher than 12 feet above the roofline must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the need for a mast higher than 12 feet above the roofline. If this installation will pose a safety hazard to Association residents and personnel, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.

C. Masts must be installed by licensed and insured contractors, and meet the requirements set forth in II.C.3 herein above.

V.
ANTENNA REMOVAL:

Antenna removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration of this location.

VI.
ASSOCIATION MAINTENANCE OF LOCATIONS
UPON WHICH ANTENNAS ARE INSTALLED:

A. If antennas are installed on property that is maintained by the Association, the Owners retain responsibility for antenna maintenance. Antennas must not be installed in a manner that will result in increased maintenance costs for the Association or for other residents. If increased maintenance or damage occurs, the Owners are responsible for all such costs, and all such costs shall be added to the assessment account of such Owners, after notice and opportunity for a hearing in accordance with Section 82.102(d) of the Texas Property Code.

B. If maintenance requires the temporary removal of antennas, the Association shall provide Owners with 10 days written notice. Owners shall be responsible for removing or relocating antennas before maintenance begins and replacing antennas afterward. If the antennas are not removed in the required time, then the Association may do so, without liability and at the Owners' sole cost and expense, which cost and expense shall be added to the Owners' assessment account after notice and an opportunity for hearing in accordance with Section 82.102(d) of the Texas Property Code. The Association is not liable for any damage to antennas caused by Association removal.

VII.
NOTIFICATION PROCEDURES:

A. Any Owner desiring to install an antenna must complete and submit a notification form (in the form attached hereto, marked Exhibit "A") to the Board of Directors of the Association in care of the Association's Managing Agent or such other place as the Board of Directors may direct by notice to all Owners. The notification form shall be so submitted prior to the actual installation of the antenna. The notification form shall be used to ensure compliance with all safety objectives of these rules.

B. If the installation is routine, conforming to all of the above restrictions the installation may begin immediately after such notification has been delivered.

RULES AND REGULATIONS FOR THE INSTALLATION OF ANTENNAS AT THE
COURTYARDS OF THREE FOUNTAINS.

Page 8

C. If the installation is other than routine (i.e., it fails to comply with one or more of the above restrictions) for any reason, installation may not proceed until the Owner has met

with the Board of Directors to discuss installation methods. Such meeting shall be scheduled at a mutually convenient time and place, but in no event shall such meeting be held later than the tenth (10th) business day following the receipt of the notification by the Board of Directors unless the Owner consents in writing to a later time for such meeting.

D. This notification procedure shall apply only to the installation of antennas. All other alterations and improvements requiring advance written approval of the Association's Board of Directors shall still require such approval in accordance with the terms and provisions of the Declaration, the Condominium Bylaws and the Association Bylaws.

VIII.
INSTALLATION BY TENANTS:

These Rules shall apply in all respects to tenants.

IX.
ENFORCEMENT:

If the Rules are violated or if antenna installation poses a serious, immediate safety hazard, the Association, after ten (10) days written notice to the Owner, may bring action for declaratory and/or injunctive relief with any court of competent jurisdiction or the FCC. If a court of the FCC determines that the Association Rules are valid and enforceable, a fine of \$50.00 shall be imposed by the Association for each violation. If the violation is not corrected within a reasonable length of time, additional fines of \$10.00 per day will be imposed for each day that the violation continues. The Association shall be entitled to recover reasonable attorney's fees, costs and expenses incurred in the enforcement of these Rules.

X.
SEVERABILITY:

EXHIBIT "A"
AGREEMENT

Owner/Resident: _____

Unit No./Address: _____

Date: _____

I, the undersigned owner/resident acknowledges receipt of the "Rules and Regulations for the Installation of Certain Telecommunications Antennas and Devices at the Courtyards of Three Fountains" established by the Courtyards of Three Fountains Association, Inc., a Texas non-profit corporation (the "Association") for the installation of satellite dish antennas at Courtyards of Three Fountains. With regard to such Rules, I agree as follows:

1. That I will comply with and abide by such Rules.
2. That I understand and agree that I have or will install and operate the satellite dish and /or antenna at my own risk, and that I will be liable for any injury, damage, or loss to persons or property caused by or resulting from the installation, operation, and removal of my satellite dish and/or antenna, and that I will be responsible for, and agree to reimburse the Association or any other person for any personal injury or damage occurring to the Association, residents of Courtyards of Three Fountains, personnel of the Association, common property, or other residents' property. In such regard, I hereby agree to INDEMNIFY AND HOLD HARMLESS the Association (and its directors, officers, managers, employees, agents, etc.) from any and all claims, demands, debts, liens, liabilities, costs, expenses, attorneys fees, any causes of action (including claims for contribution and indemnity) suits, judgments and any other damages whatsoever and of any nature which may arise or result from the installation, operation, and removal of the satellite dish and/or antenna.
3. To additionally ensure that I am able to pay damages in the event that the installation, operation, and removal of my satellite dish and/or antenna causes any injury or damage to persons or property, I acknowledge and agree to purchase and maintain liability insurance for as long as I have my satellite dish and/or antenna at the property and provide proof to the Association of such liability insurance.

Owner/Resident: _____

Witness: _____

10
Amended
KAD

**CERTIFICATE OF CORPORATE RESOLUTION
OF THE BOARD OF DIRECTORS**

20150474143
10/16/2015 RP2 \$52.00

**COURTYARDS OF THREE FOUNTAINS ASSOCIATION
AMENDED AND RESTATED RULES AND REGULATIONS**

RELATING TO

COURTYARDS OF THREE FOUNTAINS CONDOMINIUM, a condominium according to that certain "Condominium Declaration (for) Courtyards of Three Fountains" recorded in Volume 62, Page 1 et seq. of the Condominium Records of Harris County, Texas, and all amendments thereto.

The undersigned, being the duly acting Secretary of **COURTYARDS OF THREE FOUNTAINS ASSOCIATION**, a Texas non-profit corporation (the "Association"), does hereby certify that at a duly constituted meeting of the Board of Directors of the Association held on October 7, 2015, with at least a majority of the Board of Directors present, the following resolutions was duly made and approved by the Board of Directors:

WHEREAS, the Association is responsible for the administration, governance and maintenance of the COURTYARDS OF THREE FOUNTAINS CONDOMINIUM, as described in the Condominium Declaration (for) Courtyards of Three Fountains recorded in Volume 62, Page 1, et seq. of the Condominium Records of Harris County, Texas, and all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, without limitation: Section 82.102(a) (7) of the Texas Property Code; Article 2, Section 23 of the Declaration; Article 13, Section 5 of the Declaration; and Article V Section 10 of the Bylaws of the Association authorizes the Association, acting by and through its Board of Directors, to adopt and amend rules regulating the use, occupancy, leasing or sale of the units; and

WHEREAS, the Board of Directors of the Association has heretofore adopted those certain "Courtyards of Three Fountains Amended Rules and Regulations September 1998", which are attached to that certain "Secretary's Certificate as to Dedicatory Instruments of Courtyards of Three Fountains Association" filed on June 6, 2000, under County Clerk's File No. U 429373 of the Real Property Records of Harris County, Texas (the "Existing Rules"); and

WHEREAS, the Board of Directors of the Association has deemed it necessary to amend and restate the Existing Rules;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of the Association hereby amends the Existing Rules by deleting such Existing Rules in its entirety and replacing same with the Amended and Restated "Courtyards of Three Fountains Rules and Regulations" attached hereto as Exhibit "A", pages 1 through 8.

FURTHER RESOLVED, that the Amended and Restated Rules and Regulations shall be effective for all purposes the 7 day of October, 2015.

2015-08-11 10:00 AM

FURTHER RESOLVED, that as provided in the Declaration, Bylaws, Rules, and the Texas Uniform Condominium Act, the Board of Directors of the Association shall have the continuing right to further amend the Amended and Restated Rules and Regulations at any time and from time to time.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this 7th day of October, 2015.

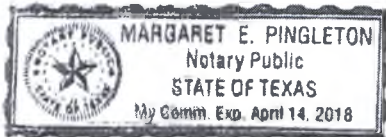
THE COURTYARDS OF THREE FOUNTAINS ASSOCIATION,
a Texas non-profit corporation

By: Sheila Kwiatek
(signature)
SHEILA KWIATEK
(name printed)

Its: Secretary

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7th day of October, 2015 by Sheila Kwiatek, Secretary of **THE COURTYARDS OF THREE FOUNTAINS ASSOCIATION**, a Texas non-profit corporation, on behalf of such corporation.



Margaret E. Pingleton
Notary Public, State of Texas

Record and Return to:

Frank, Elmore, Lievens, Chesney & Turet, LLP
Attn: Richard C. Lievens
9225 Katy Freeway Suite 250
Houston, TX 77024

RF 095-98-1194

Public Areas Rules & Regulations

As with all communities, every resident of Courtyards of Three Fountains must think about how their behavior impacts their neighbors. That's especially true when it comes to using the public areas of the complex.

Pets

1. No animal can be kept or housed in any unit premises except household pets, which can not be kept or bred for commercial purposes. Animals, livestock, rabbits, pigs, or poultry of any kind can not be raised, bred, or kept on any building site, except that dogs, cats, and other household pets are allowed, provided they are not maintained for any commercial purposes.
2. All pets can be cared for and restrained in such a manner as not to be obnoxious or offensive to any other owner due to noise, odor, or unsanitary conditions.
3. All dogs must be on a leash at all times when on the common elements. The preferred area for walking your dog is the grass along the back fence. There are free bags available in a box attached to the fence to clean up after your dog. Residents are responsible for collecting and disposing of pet defecation whenever and wherever it occurs.
4. Pet defecation on patios, balconies and common areas must be removed immediately.
5. Pets may not be regularly kept in a patio or on a balcony. In particular, a pet may not be confined to a patio or balcony when the Resident is not in the unit.
6. If a permitted pet becomes a nuisance or the pet is not maintained in strict accordance with the provisions of these Rules, the Courtyards of Three Fountains' Directors may give notice to the Resident of the unit. The notice will describe in reasonable detail the condition or activity which either constitutes a nuisance or a violation of these Rules. In the event that two (2) or more notices are forwarded to a Resident regarding a pet in the Resident's unit within any six (6) month period, and an additional violation or activity constituting a nuisance or a violation of these Rules occurs within ninety (90) days of the date of the last notice given, the Board of Directors may require the Resident to permanently remove the pet from the Property within seven (7) days of the date of the Resident's receipt of the Board's written request to remove the pet.
7. Dogs are not permitted to run loose and must be leashed at all times. Pets must not be allowed to trespass on other homeowner's property. All cats must be kept inside and not allowed to run loose. Pets without restraints run the risk of being hit by cars entering or exiting the property.
8. All pets should be registered with the city after they are vaccinated and spayed or neutered. Pet should also be treated for fleas and ticks.

Trash

We do not have front door garbage pick-up. Please take all your garbage, including junk mail, to the dumpsters provided in back of the property. Trash may not be left in front of

your door to taken out later. It must be kept inside until you are ready to carry it to the dumpster. Failure to do this will result in a fine. When having new carpeting installed arrangements must be made with the installer to have the old carpeting removed from the premises. Discarded mattresses, appliances and used carpeting may not be put in the dumpster as the trash company does not take these items.

Gates

1. The entry gate is located on Inwood. The exit gate is located on Fountain View between 2101 and 2121. Signs mark the drive to the exit gate. The exit and entry gates to the south of our property belong to Three Fountains I. Our cards, transmitters and codes will not operate their gates, nor will theirs operate our gates.
2. The entry gate can be opened either by a keycard or a remote transmitter. The transmitter is non-directional and can be activated from its location on the sunshade or key ring of your car if desired. The keycard must be placed on the raised flat surface of the receptacle with the arrow showing and pointing upward.
3. The exit gate opens automatically when a car approaches. Do not drive through until the gate has opened completely.
4. A visitor can call you from the entry gate using the # sign plus the 3 digit code for your unit. The 3 digit code can be found by the visitor on the computer screen or previously obtained from you. When #XXX (3 digit number) is entered into the keypad it will ring your unit. Answer the phone and if you want to allow entry, hold down the number "9" on your phone for a few seconds, otherwise, if you don't know the person calling, hang up. Your visitors will leave through the exit gate onto Fountain View.
5. Cars may follow each other through the exit gate. The sensor field will keep the gates open. However, do not try to exit the gate when the last car has passed through and the gate is starting to close.
6. Keycards can be purchased for \$10 each. Transmitters are available for \$30 each. Both have serial numbers that are kept on record. If either one is lost or stolen, report it to KRJ Management The computer will be programmed to reject future use of the card or transmitter.
7. Moving vans, service trucks and delivery trucks requiring more than 7 feet overhead clearance must leave through the entry gate. Residents must not use the entry gate as an exit except for emergencies such as a fire or if the exit gate is not working. Use of the entry gate as an exit gate under normal conditions will result in a warning letter. Further misuse will result in a fine.
8. In the event you encounter an access gate that will not open, call KRJ Management at (713) 783-4640. Either a designated person on Courtyard property or a service company will be called to correct the problem. KRJ Management has an after-hours answering service at 281-583-3800 if the event occurs after business hours.

Parking

Each unit has an assigned parking space. Do not park or allow your guests to park in another units' space. Do not park or allow your guest to park in the driveways. Cars illegally parked will be towed away at the owner's expense. If someone is in your space, do not take someone else's space as this only compounds the problem. Instead, park in the guest parking space at the rear of the property and call Elite Towing at 713-789-0858. Advise your guests to park in the uncovered guest parking spaces at the rear. Guest parking spaces are not to be used for car storage. Vehicles must be properly tagged for street use and mechanically operable. Vehicles not meeting these standards will be towed after the owner has been given one warning.

Post Boxes

For the convenience of our tenants, post boxes are located near the mailboxes in the center courtyard close to Fountain View and also on Inwood. If you find a key in your mailbox, go to the post box and retrieve the package the mail person has left for you (match the number on the key with the number on the post box). Be sure to leave the key in the post box after you have retrieved your package.

Washers & Dryers

For your convenience, washers and dryers are located in every courtyard. The cost is \$1.25 for the washers, and \$1.00 for the dryers. They may be used during the hours of 8:00 a.m. and 10:00 p.m. so as not to disturb the residents whose units are nearby. Those residents with washers and dryers in their units must also adhere to the same hours of operation. In return, we ask for your cooperation in keeping the area picked up and clean. If a washer or dryer isn't working properly or you have lost money in the machine, call Coinmach at (877) 264-6622 or <http://www.coinmach.com/> and report the machine number and problem.

Satellite Dishes

Before installing a satellite dish, the location and type must be approved by the Board. Call Tina at KRJ Management for the details at (713) 783-4640 or send her an email. You can also download a PDF from <http://www.courtyardsofthreefountains.org/community/publicareas.html> with all the rules and regulations including satellite dish installation.

Litter

You can help our property look nice by keeping the area around your unit swept, by picking up trash around your parking space, and not leaving empty soap boxes and other debris around the washer/dryer or mailbox areas.

Pools

Please read and obey the Rules posted at each pool. They are standard rules found at all pools and are for your safety and the enjoyment of our pools. Be sure the gates are closed and latched when you leave the pool in order to prevent young unattended children from wandering into the pool area. An adult must accompany all children.

Landscaping

The landscape committee is responsible for the maintenance of our lawns, trees, plants and flowers. Homeowners and tenants are not allowed to plant or remove said items in the Courtyards without approval from the board. The association is not responsible for the cost of any planting purchased without approval of the board. Residents are required to use good judgment and taste with the use of potted plants outside their units. Quality is nice but quantity could be a problem if you let it get out of hand.

Barbecuing

Barbecuing on wooden decks and balconies is prohibited. City fire codes state that all barbecues must be ten feet (10') away from the building. If anyone violates this Code, please call the Fire Department and they will be cited for violation. Please store barbecue grills under the stairs.

Household Areas Rules & Regulations

Residents of Courtyards of Three Fountains are responsible for everything within the walls of their condominium. Maintaining your property keeps up its value, and the value of the condominium as a whole. The information below spells out these responsibilities and suggestions for being a good neighbor.

Air Conditioning

Homeowners should have their air conditioners serviced at least once a year in order to ensure efficient operation and for protection against property damage. If your A/C (rooftop units) causes water damage to the unit below, you are responsible for all damage and necessary repairs caused by the water. Please instruct your service man to remove all trash, broken A/C's and A/C parts from the roof when the job has been completed. Residents should clean or replace their air return filter located in the apartment every month so the heating and cooling systems will perform properly.

Plumbing

For plumbing problems you should call a plumber of your choice. If the problem is in a common line it needs to be noted on the invoice and sent to KRJ Management for review. If the problem is in the homeowner's line or a homeowner problem, the homeowner is responsible for payment. Report any water or gas breaks around the property to KRJ Management immediately. Do not put sanitary napkins, paper towels or kitty litter into

RP 095-98-1198

the toilet. Be careful what you put into your garbage disposal. Items like coffee grounds, eggshells, and various fibrous items contribute to problems in the drain system. Run cold water when grinding items in your garbage disposal and continue to run water until it is flushed thoroughly.

Cable TV

A basic cable package from Digital Direct Communications is available for all residents of Courtyards of Three Fountains. They offer a number of basic digital cable channels. Premium packages can be obtained at an additional cost and billed directly to you. Digital Direct Communications uses Dish Network technology and the basic package is included in the homeowner's maintenance fee . Call Digital Direct Communications at 281—435-2300 for the installation or for service problems.

Electricity

If you are a renter, your landlord pays the electricity bill as part of the condo maintenance fee. We urge you to conserve in every way possible. If utilities increase it will affect our maintenance fees and possibly raise your rent. Please adjust your thermostat up when you plan to be away from home for long periods. Do not leave doors or windows open when the air conditioner is running.

Circuit Breakers

Acquaint yourselves with your circuit breaker boxes which are located on the outside walls of the building, and are numbered on the outside of the box. The long boxes contain the breakers for your A/C and heating units. The shorter ones contain breakers for your interior utilities. In case of an electrical fire, immediately turn off the breakers.

Noise

Living in close quarters as we do requires that we show a certain amount of restraint. We ask that after 10:00 p.m. you play your radio and television at a lower volume and generally tone down the noise level of your evening activities. Do not run up and down the stairs or run on the balconies at anytime. Be sensitive and thoughtful of your neighbors. Show them the same consideration you would like shown to you. If you live in an upstairs unit with hard wood floors or tiles, please use area rugs to cut down the noise for your downstairs neighbor.

Smoke Alarms & Fire Extinguishers

It is a city code requirement that all rental units have a smoke alarm. We urge that smoke alarms be installed in all units. Check the battery periodically to be sure it is still in working order. Fire extinguishers are located at all corners of Courtyards and by the mailboxes on Inwood. We suggest you also keep one in your condominium.

Insurance

All homeowners should carry condo unit owners insurance on the contents plus liability insurance. Ask your insurer about the Loss Assessment Endorsement (HO-32). This endorsement safeguards the association member (you) against your portion of an assessment resulting from a loss for which the association becomes responsible. It covers everything that is included in the Association's master policy, but first applies a deductible. The additional premium for the loss assessment endorsement is nominal and should be considered a valuable addition to your insurance policy. All tenants should carry renter's insurance on their contents. Absentee landlords should carry liability insurance.

RP 095-98-1200

General Rules & Regulations

1. Our policies include the following maximum occupancy: 1 bedroom/1 bath, 2 people; 2 bedrooms/1 bath, 3 people; 2 bedrooms/2 baths, 4 people; 3 bedrooms/2 baths, 5 people; 3 bedrooms/2 ½ baths, 6 people.
2. Unlawful, obnoxious or offensive activity is prohibited in any unit or elsewhere on the property which constitutes a nuisance or causes unreasonable noise or disturbance to others. What constitutes obnoxious or offensive activity is to be in the sole discretion of the Courtyards of Three Fountains' Board of Directors
3. Residents are responsible for ensuring appropriate behavior of their children and guests, and of compliance with all Rules and Regulations.
4. It is recommended that residents who have installed audible security alarm systems for home or vehicle give turn-off instructions to neighbors of their choice.
5. No sign, notice, banner, or flag (other than an official governmental flag), or advertisement of any type is prohibited from being displayed on any unit exterior, common property, or vehicle. The mailbox areas may be used for notices of rental opportunities, lost pets, "for sale" items, or any other display only after KRJ is notified of the nature of the display beforehand. The Board of Directors will then approve or deny the notice. Any posting of an objectionable nature will be taken down immediately.
6. Soliciting and door-to-door delivery of advertising material are prohibited.
7. Carport "garage sales" are prohibited.
8. No sidewalk, driveway, parking area, public hallway, walkway, or stairway, or any other Common Area cannot be obstructed in any manner, nor can any owner store or place or cause to be stored or placed any object in such areas. No trash, garbage, or debris can be placed on any part of the common elements, except in the receptacles or areas designated for disposal of it.
9. Owners may place furniture and such decorative items as such owner may deem desirable on balconies or patios. However, the Board has the right at any time to direct removal of any item which the Board determines, in its sole discretion, detracts from the general appearance of the property. No outside clothes or drying lines can be installed or permitted to be installed in the common areas.
10. No television antennas or satellite dishes can be attached to any of the buildings or maintained outside of an apartment without the prior written consent of the Board.
11. Each owner must keep his apartment in good order and repair.
12. Water faucets, dishwashers, garbage disposals, and similar apparatus cannot be left running for an unreasonable or unnecessary length of time.

Courtyards of Three Fountains Rules and Regulations

13. No vehicle can be left standing in a parking space in a non-operative condition, nor can any repair work be done to vehicles in a parking space. No trailers, boats, vans, motor homes, structures, or outbuildings will be permitted on the property except as may be parked or stored in an area specifically designated in writing by the Board.
14. Bicycles, skates, skateboards, scooters, etc., are prohibited in the driveways, parking areas, and on the sidewalks within the complex.
15. Replacement of doors and windows is the responsibility of the Homeowner. The décor on the doors must be in conformity with the rest of the Project. Solar film and screen must conform to the outside color of buildings so as to be uniform, i.e., bronze or smoke (no silver film). All film should be applied according to the directions with no bubbles or tears. Screens should be hung properly with no tears.
16. The swimming pools and other Common Areas are for use by all owners. Owners will abide by the Rules for recreational facilities and public facilities as posted in such areas from time to time by the Board. Such Rules and Regulations will be deemed to be a part of these Rules and Regulations and will be enforceable in the same manner as provided for in the Declaration therefore.
17. If you are leasing your unit, it may not be leased for hotel or transient purposes, or for a term less than six (6) months. Less than the entire unit may not be leased.

**Violations of any rule or regulations
will be subject to a \$100.00 fine.**

RECORDER'S MEMORANDUM:

At the time of recording, this instrument was found to be deficient for the fact photographic reproduction of this instrument, as well as the original instrument, was not provided.

RP 095-98-1202

RP 095-98-1203

FILED FOR RECORD
8:00 AM

OCT 16 2015

Stan Stewart
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.

OCT 16 2015



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

**CERTIFICATE OF CORPORATE RESOLUTION
OF THE BOARD OF DIRECTORS**

COURTYARDS OF THREE FOUNTAINS ASSOCIATION

LEASING RULES AND REGULATIONS

RELATING TO

COURTYARDS OF THREE FOUNTAINS CONDOMINIUM, a condominium according to that certain "Condominium Declaration (for) Courtyards of Three Fountains" recorded in Volume 62, Page 1 et seq. of the Condominium Records of Harris County, Texas, and all amendments thereto. IEE

The undersigned, being the duly acting Officer of **COURTYARDS OF THREE FOUNTAINS ASSOCIATION**, a Texas non-profit corporation (the "Association"), does hereby certify that at a duly constituted meeting of the Board of Directors of the Association held on November 7, 2018, with at least a majority of the Board of Directors present, the following resolutions was duly made and approved by the Board of Directors: IQF

WHEREAS, the Association is responsible for the administration, governance and maintenance of the **COURTYARDS OF THREE FOUNTAINS CONDOMINIUM**, as described in the Condominium Declaration (for) Courtyards of Three Fountains recorded in Volume 62, Page 1, et seq. of the Condominium Records of Harris County, Texas, and all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, without limitation: Section 82.102(a) (7) of the Texas Property Code; Article 2, Section 23 of the Declaration; Article 13, Section 5 of the Declaration; and Article V Section 10 of the Bylaws of the Association authorizes the Association, acting by and through its Board of Directors, to adopt and amend rules regulating the use, occupancy, leasing or sale of the units; and

WHEREAS, the Board of Directors for the Association has deemed it necessary to adopt Rules and Regulations relating to leasing of the units in the Condominium;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of the Association hereby adopts the following Leasing Rules and Regulations titled "Leasing Rules", as follows:

LEASING RULES

1. OCCUPANCY STANDARDS.

- (a) **NUMBERS.** A Unit may be occupied by no more than two (2) persons per bedroom, unless higher occupancy is mandated by public agencies that enforce compliance with the familial status protection of the Fair Housing Act.
- (b) **OCCUPANCY DEFINED.** Occupancy of a Unit for purposes of these Rules, shall mean occupancy of at least 30 continuous days or 60 non-

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continuous days in any twelve (12) month period.

2. TERM OF LEASES.

No Unit shall be leased, rented, or used for any other occupancy sharing arrangement for a term of less than six (6) months. No lease, rental, or other occupancy sharing arrangement for hotel or transient use shall be allowed.

3. TENANT SCREENING.

- (a) Each Owner shall be required to, and shall be solely responsible for reviewing, researching, and determining the character, criminal background, sex-offender background, prior conviction background, prior landlord referrals, and/or suitability of each prospective tenant and/or other occupant of his or her Unit in such manner which is reasonable and prudent of landlords in Houston, Harris County, Texas for properties comparable to The Courtyards Condominium at the time such lease application is made/lease entered into (the "Tenant Screening" herein).
- (b) In the event that any Owner fails or refuses to perform a Tenant Screening, in addition to the remedies of the Association as set forth in Paragraph 8 below, such Owner shall be liable to any party whomsoever who suffers any damage or injury resulting from the acts of any such tenant/occupant which would have been reasonably foreseeable had the Owner performed such review and research as to such matters and such matters disclosed information which a reasonable and prudent landlord in Houston, Harris County, Texas leasing similar property would have considered unfavorable and grounds for rejection of lease approval.
- (c) Further, in the event that the Tenant Screening discloses matters which a reasonable and prudent landlord in Houston, Harris County Texas leasing similar property would have considered unfavorable and grounds for rejection of lease approval, and such Owner elects to lease to such tenant/occupant notwithstanding same, then such Owner shall be liable to any party whomsoever who suffers any damage or injury resulting from the acts of any such tenant/occupant which would have been reasonably foreseeable given the matters disclosed by such review and research.
- (d) The Association, the Board of Directors, the Officers, and the agents of the Association shall have no obligation to independently review, research, and/or determine the character, criminal background, sex-offender background, prior conviction background, prior landlord referrals, and/or suitability of any prospective tenant/occupant of any Unit in the property.

4. TENANT CONDUCT.

Each Owner shall be responsible for and shall pay for damage to the common elements or any unit caused by the negligence or willful misconduct of the

Owner's tenant, any other occupant of the Owner's Unit, or the tenant/occupant's family, guests, employees, contractors, agents, or invitees. Each Owner shall be liable to the Association for violations of the Declaration, Bylaws, or Rules and Regulations of the Association by any tenant of the Owner, or any occupant of the Owner's Unit, or any of the tenant/occupant's family, guests, employees, agents, or invitees, and for costs incurred by the Association to obtain compliance, including attorney fees, whether or not suit is filed.

5. LEASE REQUIREMENTS.

Each lease of any Unit must: (i) be in writing, and (ii) provide that such lease is specifically subject in all respects to the provisions of the Declaration, Bylaws, and any rules and regulations of the Association; and that any failure by the lessee to comply with the terms and conditions of such documents shall be a default under such lease.

6. PROHIBITION AS TO COMMERCIAL USE.

The Declaration provides that each and every Unit shall be used and is restricted solely for residential purposes, and that no business, professional, or other commercial activity of any type shall be operated from or out of any Unit.

The use of any Unit for hotel, motel, transient use, or other "occupancy sharing" use by individuals who do not utilize such Unit as a bona-fide primary or secondary residence shall be for all purposes deemed to constitute a business or other commercial activity prohibited by the Declaration. For purposes of these Leasing Rules, an otherwise permissible "lease" and "leasing" arrangement shall not include any use of any the Unit for hotel, motel, transient, or other "occupancy sharing" use by individuals who do not utilize such Unit as a bona-fide primary or secondary residence. The use of any Unit for hotel, motel, transient, or other "occupancy sharing" use shall be and is strictly prohibited. "Hotel, motel, occupancy sharing, or transient use" shall be defined so as to include, without limitation, any use for which the payment of a state and/or local short-term rental occupancy tax, such as the Texas Hotel Tax, would be applicable. Further, any lease, rental or other occupancy sharing agreement covering less than the entire Unit shall be prohibited. No Unit may be used as a "boarding house" or "rooming house" or other "occupancy sharing" arrangement where less than the entirety of the Unit is subject to a lease, rental, or other occupancy sharing arrangement. An "occupancy sharing" arrangement shall not be deemed to constitute the occupancy of Unit by two or more individuals (related, unrelated, or as "roommates" or otherwise) who utilize such Unit for single family residential use, as their bona-fide primary or secondary residence.

7. NAMES OF TENANTS, COPIES OF LEASE(S), COMPLIANCE WITH SCREENING REQUIREMENTS, AND VEHICLE REGISTRATION.

- (a) Not later than the 30th day after the date an Owner leases a Unit to a tenant/occupant, as required by Section 82.114(e)(3) of the Texas Uniform Condominium Act, the Owner shall provide the Association with: the name, address, and telephone number of each and every person occupying the Unit as a tenant/occupant under lease;

- (b) Not later than the 30th day after the date an Owner leases a Unit to a tenant/occupant, as required by Section 82.114(e)(4) of the Texas Uniform Condominium Act, the Owner shall provide the Association with: the name, address, and telephone number of any person managing the Unit as agent of the Unit Owner; and
- (c) Not later than ten (10) days after the date an Owner leases a Unit to a tenant/occupant, the Owner shall provide the Association with a written Statement signed by the Owner stating that the Owner conducted the Tenant Screening as required by paragraph 3 above. Such written Statement shall outline specifically, the scope of such Tenant Screening and what records or resources were reviewed in connection with such Tenant Screening. The actual Tenant Screening reports need not be furnished.
- (d) Owners who have leases presently in existence as of the Effective date of these Leasing Rules and Regulations shall, not later than the thirty (30) days after the Effective Date hereof, provide the Association or its managing agent with the information required pursuant to sub-paragraphs (a) and (b) above.

8. REMEDIES IN THE EVENT OF NON-COMPLIANCE.

Owners who fail or refuse to provide the documentation required by paragraph 3 and paragraph 7 above within the time required shall be subject to the levy of an initial fine in the amount of One hundred Dollars (\$100.00), with a subsequent fine of One hundred Dollars (\$100.00) per month thereafter until such time that all of the required information is properly delivered.

9. FURTHER AMENDMENTS.

As provided by the Declaration, Bylaws, Rules, and the Texas Uniform Condominium Act, the Board of Directors of the Association shall have the continuing right to further amend the Leasing Rules and Regulations from time to time hereafter.

10. **EFFECTIVE DATE:** These Leasing Rules shall be effective on and after 11/7, 2018.

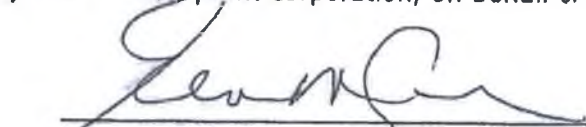
IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this 7 day of November, 2018.

**COURTYARDS OF THREE FOUNTAINS
ASSOCIATION,**
a Texas non-profit corporation

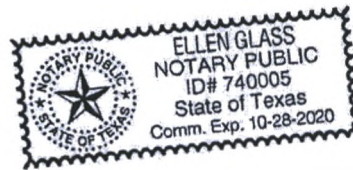
By: Sheila Kwatek
(signature) SHEILA KWATEK
(name printed)
Its: BOARD PRESIDENT
(title/position)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7 day of Nov, 2018, by Shielo Kwatek, President of **COURTYARDS OF THREE FOUNTAINS ASSOCIATION**, a Texas non-profit corporation, on behalf of such corporation.



Notary Public, State of Texas



Record and Return to: *W*

Frank, Elmore, Lievens, Chesney & Turet, LLP
Attn: Richard C. Lievens
9225 Katy Freeway Suite 250
Houston, TX 77024

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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

8:00:00 AM

Wednesday, December 5, 2018

Stan Stewart

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 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

Wednesday, December 5, 2018



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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**CERTIFICATE OF CORPORATE RESOLUTION OF
THE BOARD OF DIRECTORS OF
COURTYARDS OF THREE FOUNTAINS ASSOCIATION
(GUIDELINES REGARDING IMPOSITION OF FINES)**

The undersigned being the duly elected, qualified and acting Secretary of **COURTYARDS OF THREE FOUNTAINS ASSOCIATION**, a Texas non-profit corporation (the "Association"), does hereby certify at the regular meeting of the Board of Directors of the Association (the "Board of Directors") held on November 18, 2019, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS pursuant to that certain "Condominium Declaration (for) Courtyards of Three Fountains" recorded in Volume 62, Page 1, et. seq., of the Condominium Records of Harris County, Texas (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"), the Association is charged with the responsibility for administering Courtyards of Three Fountains Condominiums (the "Condominium") and the respective restrictive covenants set forth therein; and

WHEREAS, pursuant to Section 82.102(a)(12) of the TEXAS PROPERTY CODE, the Association acting through its Board of Directors, may impose reasonable fines for violations of the Declaration, Bylaws, and/or Rules and Regulations of the Association; and

WHEREAS, the Board of Directors wishes to adopt reasonable guidelines governing the imposition of fines.

NOW THEREFORE, be it resolved that the Board of Directors, on behalf of the members of the Association, duly adopt the following guidelines regarding the imposition of fines, which shall be binding upon all owners and their grantees, lessees, tenants, occupants successors, heirs and assigns who currently or in the future may possess an interest in the Condominium, and which shall supersede any previously adopted rules on the same subject matter.

RESOLVED, the Board of Directors of the Association shall give written notice to any Unit Owner violating any provision of the Declaration, Bylaws and/or Rules and Regulations of the Association. Such written notice shall (i) describe the violation and state the amount of the proposed fine; (ii) state that not later than the 30th day after the date of the notice, the Unit Owner may request a hearing before the Board of Directors to contest the fine; and (iii) allow the Unit Owner a reasonable time, by a specified date, to cure the violation and avoid the fine unless the Unit Owner has been given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) month period. The Board of Directors may provide a copy of the notice as herein described to the occupant of the unit. After an affirmative decision by the Board of Directors, or after the expiration of thirty (30) days from the date of the written notice, the Association and/or its Board of

Directors are hereby authorized to impose fines according to the following schedule for violations of any provisions of the Declaration, Bylaws and/or Rules and Regulations of the Association:

| | |
|-----------------------|----------|
| First Violation | \$100.00 |
| Second Violation | \$100.00 |
| Subsequent Violations | \$100.00 |

The Association shall send notice to the Unit Owner of the fine not later than thirty (30) days after the date the fine is levied.

FURTHER RESOLVED, the Association acting through its Board of Directors is hereby authorized to impose lesser fines or no fine at all for violations of the Declaration, Bylaws, Rules and Regulations or other dedicatory instruments of the Association as determined by the Board of Directors in its sole and absolute discretion.

WITNESS MY HAND on this 6th day of December, 2019.

COURTYARDS OF THREE FOUNTAINS ASSOCIATION,
a Texas non-profit corporation

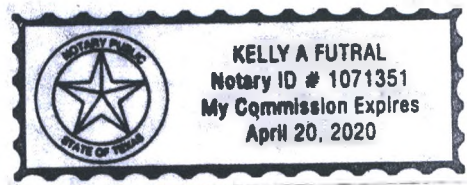
By: Adam Turkel
Adam TURKEL, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 6th day of December, 2019, by Adam Turkel, Secretary of Courtyards of Three Fountains Association, a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public / State of Texas

RECORDED AND RETURN TO: ✓✓
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024



FILED FOR RECORD

8:00:00 AM

Thursday, December 12, 2019

Diane Mautman

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 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

Thursday, December 12, 2019



Diane Mautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

**CERTIFICATE OF CORPORATE RESOLUTION
COURTYARDS OF THREE FOUNTAINS ASSOCIATION
(INSURANCE DEDUCTIBLE)**

The undersigned Secretary of Courtyards of Three Fountains Association, a Texas non-profit corporation (the "Association"), does hereby certify that at a duly constituted meeting of the Board of Directors of the Association held on MARCH 18, 2020, 2019, with at least a majority of the Board of Directors present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant Chapter 82 of the TEXAS PROPERTY CODE and that certain "Condominium Declaration (for) Courtyards of Three Fountains" recorded in Volume 62, Page 1, et seq., of the Condominium Records of Harris County, Texas, together with any and all amendments thereto (the "Declaration"), the Association is responsible for administering the Courtyards of Three Fountains condominium regime, and the covenants, conditions, and restrictions set forth in the Declaration; and

WHEREAS, the Association is required to insure the insurable common elements and units in accordance with the Declaration and applicable law to the extent that such property insurance is reasonably available; and

WHEREAS, the Board of Directors, having considered all relevant factors, and based on its business judgment to secure such insurance on a commercially reasonable basis, has agreed to certain policy deductibles, which the Board has determined to be appropriate and necessary; and

WHEREAS, the Board of Directors is of the opinion that under certain circumstances, in the event of a casualty loss, unit owners should be responsible for the payment of all or portions of the applicable policy deductible(s), and therefore it is necessary to adopt and enforce an equitable policy in regard to the allocation of liability for payment of the applicable deductible; and

WHEREAS, Section 82.111(a) and (b) of the TEXAS UNIFORM CONDOMINIUM ACT ("TUCA") generally provide that the Association must, to the extent reasonably available, obtain and maintain insurance policies covering the buildings, common elements, and units, but need not include improvements and betterments installed by the unit owners; and

WHEREAS, Section 82.111(c) of TUCA provides that if the insurance required by 82.111(a) and (b) of TUCA is not reasonably available, that generally the Association shall cause notice of that fact to be delivered or mailed to all unit owners and lienholders; and

WHEREAS, the Board of Directors has obtained insurance policies required by 82.111(a) and (b) of TUCA, however the Board, having considered all relevant factors and based upon its business judgment, has determined that such insurance is only available with certain commercially reasonable policy deductible(s) applicable to the respective insured risks, and it is reasonable and customary for a condominium association located

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in Houston, Harris County, Texas to obtain such insurance with stated policy deductible(s) applicable to the respective insured risks; and

WHEREAS, Section 82.111(k) of TUCA provides that the Association, acting through its Board, may by resolution determine the allocation and responsibility for the payment of the cost of the policy deductible and costs incurred before insurance proceeds are available; and

WHEREAS, the Board of Directors is desirous of, pursuant to this Resolution: (i) notifying all unit owners and lienholders pursuant to 82.111(c) of TUCA that the insurance required by 82.111(a) and (b) has been obtained and shall be maintained with a stated policy deductible, so that while the Association shall procure such insurance covering the buildings, common elements and units, such coverage shall be LESS and EXCEPT such deductible amount; and (ii) pursuant to 82.111(k) of TUCA adopting and enforcing an equitable policy in regard to the allocation of responsibility for payment of the applicable deductible and costs incurred before insurance proceeds are available.

NOW THEREFORE, BE IT RESOLVED THAT:

1. Notice is hereby given to all unit owners and lienholders that the insurance obtained by the Association as required by 82.111(a) and (b) of TUCA has one or more stated deductible(s) applicable to the respective insured risks, and as a result, the insurance obtained by the Association covering the buildings, common elements, and units is for an amount LESS and EXCEPT such deductible amount.
2. If the Association's insurance provides coverage for the loss and the cost to repair the damage to a unit or common elements is **more than the amount of the Association's applicable insurance deductible**, the entire cost of the applicable stated insurance deductible and costs incurred before insurance proceeds are available shall be assessed against the unit owner and the unit owner's unit and paid to the Association by the unit owner under any of the following circumstances:
 - a. if such insured loss was caused by or was the result of the negligence, willful misconduct, or wrongful act of the unit owner, an occupant of the owner's unit, or the unit owner's or occupant's family, guests, employees, contractors, agents, or invitees; or
 - b. if such insured loss was due to an occurrence or condition within the owner's unit which was a result of or arose from (i) the failure or malfunction of any component or item within or forming a part of the owner's unit, whether constituting a fixture (plumbing, electrical, etc.), or appliance, or any item of personal property; or (ii) the failure or malfunction of any item or component for which the unit owner is responsible to maintain, repair, or replace under the Declaration, By-Laws, Rules, or applicable law, all irrespective of any negligence; or

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- c. if the cause of the insured loss cannot be determined, but such loss originated wholly within the owner's unit or the limited common elements appurtenant thereto (or from any item for which the unit owner is responsible to maintain, repair, or replace under the Declaration, By-Laws, Rules, or applicable law).

In situations other than those described above, the Association will pay the applicable policy deductible, as a common expense. In accordance with the Association's dedicatory instruments, such common expense may be levied by the Association as an assessment (i.e., special assessment, insurance loss assessment or other type of assessment) against the Units, and the Unit Owners shall be responsible for payment of such assessment.

3. If the cost to repair damage to a unit or common elements covered by the Association's insurance is **less than the amount of the Association's applicable insurance deductible**, then except as provided by Paragraph 4 hereof, in accordance with the provisions of Section 82.111(j) of TUCA, the party who would be responsible for the repair in the absence of insurance shall pay the cost of the repair of the unit or common elements.
4. Notwithstanding anything to the contrary in Paragraphs 2 and 3 hereof, and consistent with applicable provisions of Paragraph 2 hereof: (i) in accordance with the provisions of Section 82.111(l) of TUCA, if the damage to a unit or common elements is due wholly or partly to an act or omission of any unit owner or a guest or invitee of the unit owner, the Association may assess the deductible expense and any other expense in excess of the insurance proceeds against the unit owner and the owner's unit; and (ii) a unit owner may also be subject to additional liability pursuant to the provisions of the dedicatory instruments of the Association.
5. The determination of whether a loss is one described in Paragraph 2 or Paragraph 4 above shall be made in the reasonable and sole discretion of the Board of Directors, whose decision shall be final. Sums determined to be payable by the unit owner to the Association as above required shall be payable within ten (10) days after written demand therefore addressed to the unit owner and sent by certified mail/return receipt request to the unit owner's last known mailing address according the records of the Association, or by personal delivery.
6. Nothing herein shall be construed as to treat the Association's insurance policies as other than primary, or to in any way diminish or modify the coverage provided by the Association's insurance policies. Nothing herein shall be construed or intended to, nor shall same create, any contract for the benefit of any third party or insurer, either voluntarily or by estoppel. Nothing herein shall be construed to extend either insurance coverage or the Association's obligation, with respect to maintenance, repairs, or replacement to a unit and a unit owner's personal property and improvements as set forth in the Declaration, By-Laws, Rules, or applicable law. Nothing herein shall affect the right of a unit owner or insurer to recover sums paid

RP-2020-202990

on account of the loss caused as described in Paragraph 2 and Paragraph 3 above from a person or entity other than the unit owner whose wrongful or negligent acts may have caused such loss, or to recover such sums from the unit owner whose acts or omissions may have caused such loss if permitted by applicable law. Nothing herein shall create or constitute any limitation on the liability of a unit owner for any loss or damage caused by the negligence, willful misconduct, or wrongful acts of such unit owner which are not covered by the Association's insurance. Further, nothing herein shall prevent modification of this policy at any time, prospectively but not retroactively, by action of the Board of Directors.

- 7. This Resolution shall be deemed effective upon the recordation of same as a "dedicatory instrument" in the Official Public Records of Harris County, Texas.

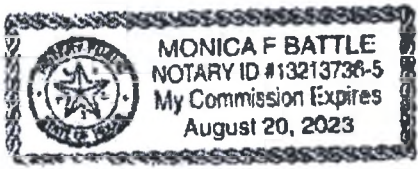
COURTYARDS OF THREE FOUNTAINS ASSOCIATION,
a Texas non-profit corporation

x *Adam Turkel*

ADAM TURKEL, Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 9 day of April, 2020, ~~2019~~, by Adam Turkel, Secretary of Courtyards of Three Fountains Association, a Texas non-profit corporation, on behalf of such corporation.



Monica F Battle
Notary Public - State of Texas

RECORD AND RETURN TO:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024

RP-2020-202990

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Pages 5
05/14/2020 08:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$30.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

COURTYARDS OF THREE FOUNTAINS ASSOCIATION
RECORD RETENTION, PRODUCTION AND COPYING POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WH REAS, Courtyards of Three Fountains Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Courtyards of Three Fountains Condominium Declaration, recorded on February 15, 1978 under Vol. 62, Page 1, Condominium Records, Harris County, Texas, as amended; and

WH REAS, Section 82.114 of the Texas Uniform Condominium Act was amended effective September 1, 2021, to add a reference to Section 82.1141 regard retention of and access to Association documents and records ("Records"); and

WH REAS, the Board of Directors of the Association (the "Board") desires to establish a policy for record retention, production and copying consistent with Section 82.1141 and to provide clear and definitive guidance to owners regarding access to Association Records.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt the Record Retention, Production and Copying Policy listed below, which shall run with the land and be binding on all owners and Units within Courtyards of Three Fountains.

RECORD RETENTION

1. Association Records may be maintained in paper format or in an electronic format that can be readily transferred to paper.
2. Association Records shall be retained for the durations listed below:
 - a. certificate of formation or articles of incorporation, bylaws, Declaration, and other dedicatory instruments and any amendments to same shall be retained permanently.
 - b. financial books and records, including annual budgets, reserve studies, tax returns, monthly financial statements and bank statements, shall be retained for seven (7) years.
 - c. account records of current owners shall be retained for five (5) years.
 - d. contracts with a term of one year or more shall be retained for four (4) years after the expiration of the contract.
 - e. minutes of meetings of the owners and the Board shall be retained for seven (7) years after the date of the meeting.
 - f. tax returns and audit records shall be retained for seven (7) years.

Any Records not described above may be retained for the duration deemed to be useful to the purpose of the Association, in the discretion of the Board, its attorney or its managing agent.

3. Upon expiration of the retention period listed above, the Records shall no longer be considered Association records and may be destroyed, discarded, deleted, purged or otherwise eliminated.

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DOCUMENT PRODUCTION AND COPYING POLICY

1. Association Records, including the books and records and financial records of the Association, shall be open to and reasonably available to every owner for examination. All financial and other records of the Association shall be reasonably available at the Association's registered office or principal office for examination and production in accordance with this Policy.
2. An owner may provide access to Association Records to any other person (such as an attorney, CPA or agent, collectively "agent") they designate in writing as their agent for the purpose of inspecting Association Records. A designation of agent must be signed by the owner and include a copy of the owner's photo ID.
3. An owner or their agent must submit a written request for access to or copies of Association Records. The written request must:
 - a. be sent by certified mail to the Association's mailing address or address as reflected in its most recent Management Certificate filed in the County public records; and
 - b. contain sufficient detail to identify the specific Association Records being requested; and
 - c. indicate whether the owner or agent would like to inspect the Association Records before possibly obtaining copies or if the specified Association Records should be forwarded. If forwarded, the letter must indicate the format, delivery method and address:
 - (1) format: electronic files, compact disk or paper copies
 - (2) delivery method: email, certified mail or pick-up
4. Within ten (10) business days of receipt of the request specified in Section 3 above, the Association shall provide the following to the extent the Association Records are in the possession, custody or control of the Association:
 - a. the requested Association Records, if copies were requested and any required advance payment had been made; or
 - b. a written notice that the Association Records are available and offer dates and times when the Association Records may be inspected by the owner or their agent during normal business hours at the office of the Association; or
 - c. a written notice that the requested Association Records are available for delivery once a payment of the cost to produce the Association Records is made and stating the cost thereof; or
 - d. a written notice that a request for delivery does not contain sufficient information to specify the Association Records desired, the format, the delivery method and the delivery address; or
 - e. a written notice that the requested Association Records cannot be produced within ten (10) business days but will be available within fifteen (15) additional business days from the date of the notice and payment of the cost to produce the Association Records is made and stating the cost thereof.
 - f. The Association may produce Association Records in hard copy, electronic, or other formal reasonable available to the Association.

5. The following Association Records are not available for inspection by owners or their agents:
 - a. the financial records associated with an individual owner or unit.
 - b. violation details for an individual owner or unit.
 - c. personal information, including an owner's contact information and address.
 - d. information related to an employee of the Association, including personnel files.
 - e. attorney files and records relating to the Association, excluding invoices requested by an owner for attorney's fees and other costs relating to a matter for which the Association seeks reimbursement of fees and cost from said owner.
 - f. attorney-client privileged information in the possession of the Association.

The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection. The information may also be released to the extent the information is provided in meeting minutes or in an aggregate or summary manner that does not identify an individual owner.
6. Association Records may be maintained in paper format or in an electronic format. If a request is made to inspect Association Records and certain Association Records are maintained in electronic format, the owner or their agent will be given access to equipment to view the electronic records. The Association shall not be required to transfer such electronic records to paper format unless the owner or their agent agrees to pay the cost of producing such copies.
7. If an owner or their agent inspecting Association Records requests copies of certain Association Records during the inspection, Association shall provide them promptly, if possible, but no later than ten (10) business days after the inspection or payment of costs, whichever is later.
8. The owner is responsible for all costs associated with a request under this Policy, including but not limited to copies, postage, supplies, labor, overhead and third-party fees (such as archive document retrieval fees from off-site storage locations) as listed below:
 - a. black and white 8½"x11" single sided copies ... \$0.10 each
 - b. black and white 8½"x11" double sided copies ... \$0.20 each
 - c. color 8½"x11" single sided copies ... \$0.50 each
 - d. color 8½"x11" double sided copies ... \$1.00 each
 - e. PDF images of Records ... \$0.10 per page
 - f. compact disk or flash drive ... must be provided by the owner or agent
 - g. labor and overhead ... \$15.00 per hour
 - h. downloading of requested records ... \$2.00 fee
 - i. mailing supplies ... \$1.00 per mailing
 - j. postage ... at cost
 - k. other supplies ... at cost
 - l. third party fees ... at cost

9. Any costs associated with a records request must be paid in advance of delivery by the owner or their agent. An owner who makes a request for Association Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy.
10. On a case-by-case basis, in the absolute discretion of the Association, and with concurrence of the owner, the Association may agree to invoice the cost of the Association Records request to the owner's account. Owner agrees to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner. Any unpaid balance will accrue interest as an assessment as allowed under the Declaration.
11. On a case-by-case basis where an owner request for Records is deemed to be minimal, the Association or its managing agent reserves the right to waive notice under Section 3 and/or fees under Section 5.

This Policy is effective upon recordation in the Public Records of Harris County, Texas and supersedes any policy regarding document retention that may have previously been in effect. Except as affected by Section 82.1141 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of Courtyards of Three Fountains Association, hereby certify that the foregoing Policy was adopted by at least a majority of Courtyards of Three Fountains Association's Board of Directors.

Approved and adopted by the Board of Directors on the 27 day of Sept 2022.


SHEILA KWAITEK, President of
Courtyards of Three Fountains Association

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared SHEILA KWATEK, President of Courtyards of Three Fountains Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27th day of SEPTEMBER 2022.



Notary Public, State of Texas



After Recording, Return to:

BSG | SEARS
BENNETT
& GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

RP-2022-504921

RP-2022-504921

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Pages 6
10/12/2022 02:04 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

COURTYARDS OF THREE FOUNTAINS ASSOCIATION
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Courtyards of Three Fountains Association, a Texas nonprofit corporation (the "Association") is the governing entity for Courtyards of Three Fountains, a Condominium Complex located in Harris County, Texas (the "Complex"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration; and

WHEREAS, these Guidelines for Display of Certain Religious Items are applicable to the Complex and the Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meanings as defined in the statute; and

WHEREAS, Section 202.018 of the Texas Property Code was amended to specifically define the degree to which unit owners within the Complex may maintain religious displays on their unit; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with these guidelines or Section 202.018 of the Texas Property Code, such provision remains in full force and effect, including requirements pertaining to approval of improvements prior to installation; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the Complex, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items.

NOW, THEREFORE, in light of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Complex and the Association the following *Guidelines for Display of Certain Religious Items*:

1. Pursuant to Section 202.018 of the Texas Property Code, a unit owner or resident may display or affix on the owner's or resident's unit, one or more religious items, subject to the following regulations:
2. An owner or resident shall not display or affix a religious item if the religious display or item:

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RP-2022-504922

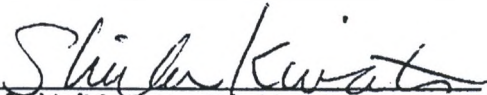
- a.) is not motivated by the owner or resident's sincere religious belief;
 - b.) threatens the public health or safety;
 - c.) violates a law other than a law prohibiting the display of religious speech;
 - d.) is installed on a common area or place that is owned or maintained by the Association;
 - e.) placement violates a building or property line, easement, setback, or right-of-way;
 - f.) is attached to a street lamp, fire hydrant, traffic control device, utility sign, pole, or fixture;
 - g.) contains language or graphics that are patently offensive for reasons other than its religious content
3. Approval from the Board of Directors is not required for display of religious items in compliance with these guidelines.
 4. The Association shall determine if the religious item is violation of Section 2 above.
 5. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Courtyards of Three Fountains Association, hereby certify that the foregoing Guidelines were adopted by at least a majority of the Courtyards of Three Fountains Association's Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

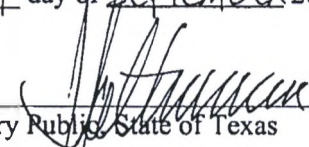
Approved and adopted by the Board of Directors on the 27 day of Sept 2022.


SHEILA KWIATEK, President of Courtyards
of Three Fountains Association

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared SHEILA KWI. ATEK
_____, President of Courtyards of Three Fountains Association, a Texas corporation, known to
me to be the person and officer whose name is subscribed to the foregoing instrument and
acknowledged to me that he/she had executed the same as the act of said corporation for the purpose
and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27th day of SEPTEMBER 2022.



Notary Public, State of Texas



AFTER RECORDING, RETURN TO:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

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Pages 4
10/12/2022 02:04 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

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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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS