

MANAGEMENT CERTIFICATE FOR
CROWN OAKS PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

- 1. Name of Subdivision: CROWN OAKS
- 2. Name of Homeowners Association: Crown Oaks Property Owners Association
- 3. Recording Data for Subdivision: PLATS: Sec. I: Cabinet L, Sheets 181-184
Sec. II: Cabinet Q, Sheets 39-40
Sec. III: Cabinet S, Sheets 30-35
Sec. IV: Cabinet T, Sheets 51-55
- 4. Recording Data for Declaration: See Exhibit "A"
- 5. Name and mailing address of Association: Crown Oaks Property Owners Association, 5295 Hollister St., Houston, TX 77040-6205; 713-932-1122.
- 6. The association's designated representative is: Association Management, Inc., 5295 Hollister St., Houston, TX 77040-6205; 713-932-1122.
- 7. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Rules Enforcement Procedures and Park Procedures (Exhibit "B")

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Crown Oaks, as well as performing a physical inspection of the property and common areas, prior to purchase.

CROWN OAKS PROPERTY OWNERS ASSOCIATION

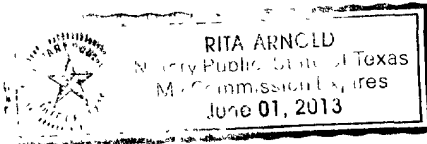
By: Joni Pursley
Print Name: Joni Pursley
Print Title: Managing Agent - Comm. Manager

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged and signed before me on this the 5 day of January, 2010 by Joni Pursley, the Comm. Manager of Crown Oaks Property Owners Association on behalf of the Association.

Rita Arnold
Notary Public - State of Texas

After Recording, Return To:
Stephanie Quade
Roberts Markel P.C.
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056



CP: 2313-00001 Doc# 101

EXHIBIT "A"

Crown Oaks, a subdivision of multiple sections located in Montgomery County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Crown Oaks Property Owners Association, which sections were originally encumbered by restrictive covenants filed of record in Montgomery County, Texas as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
03-09-99	99018670	Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section I
06-30-99	99054156	First Amended Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section I
10-10-99	99105361	Second Amended Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section I
06-11-01	2001049679	Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section II
05-29-02	2002053576	Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section III
03-13-03	2003030483	Declaration of Covenants, Conditions and Restrictions for Crown Oaks, Section IV
08-27-07	2007100606	§202.006 Certification Collection of Delinquent Assessments, and Rules Enforcement Procedures

01-24-08	2008011977	Access to Association Records Policy
07-19-08	2008097868	Management Certificate: Articles of Incorporation and Bylaws
11-13-08	2008109147	Partial Replat, Sec. 2
12-31-08	2008121125	Crown Oaks Property Owners Association, Inc., Second Amendment of the Bylaws
04-06-09	2009028212	§202.006 Certification
04-06-09	2009028212	Crown Oaks Property Owners Association, Inc., First Amendment of the Bylaws

CP: 2313-00001 Doc# 101

**CROWN OAKS
PROPERTY OWNERS ASSOCIATION**

POLICY RESOLUTION: RULES ENFORCEMENT PROCEDURES

WHEREAS, Section 8.10 of the Covenants, Conditions and Restrictions of the Crown Oaks Property Owners Association empowers the Board of Directors to adopt rules and regulations, and to establish fines, levies and enforcement provisions as deemed necessary;

WHEREAS, Section 8.11 of the Covenants, Conditions and Restrictions of the Crown Oaks Property Owners Association empowers the Association to enforce the provisions of this Declaration and the Rules and Regulations of the Association and to take such action as necessary or desirable to cause such compliance by each Member and each Related User.

WHEREAS, Section 209.006 of Chapter 209 of the Texas Property Code (the "Code") defines notice requirements before enforcement actions.

WHEREAS, there is a need to establish procedures for the equitable and uniform enforcement of the provisions of the recorded Covenants, Conditions, and Restrictions and the Rules and Regulations adopted by the Association as filed of record in the Official Public Records of Real Property of Montgomery County, Texas affecting property located within Crown Oaks.

NOW THEREFORE be it resolved that the Crown Oaks Property Owners Association, acting through its Board of Directors, hereby adopts the following procedures:

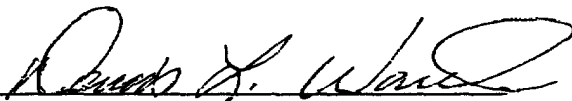
1. On becoming aware of a violation, a letter shall be sent by certified mail, return receipt requested, to the violator
 - (i) describing the violation;
 - (ii) stating the amount of the proposed fine and that the Owner's voting rights and use rights can be suspended (in accordance with Section 8.11 of the Covenants, Conditions and Restrictions) if the violation is not corrected;
 - (iii) informing the Owner that he or she is allowed a reasonable period by a specified date to cure the violation and avoid the fine and suspension of voting and use rights (provided, however, if the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) month period, the fine may be levied immediately without giving the Owner a reasonable time within which to cure the violation); and
 - (iv) informing the Owner that not later than the thirtieth (30th) day after the date of the notice, (or late date provided by §209.006(b)(2)(B) of the Code or successor statute), the Owner may request a hearing before the Board of Directors to contest the fine.

2. If the request for an opportunity to be heard is received by the Association from the Owner within thirty (30) days from the date of the written notice, a hearing shall be scheduled before the Board. Such hearing shall take place within thirty (30) days at the date and time set by the Board. The Owner shall be notified of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested a postponement shall be granted for a period of not more than then (10) days.
3. After an affirmative decision by the Board or after the expiration of the written notice, the Association may enforce compliance by any one or more of the following means:(CC&R 8.11)
 - 3.1 Levy and collect reasonable and uniformly applied fines and penalties from the Member or Related User, as set forth in Exhibit "A" to this Resolution.
 - 3.2 Levy and collect an assessment against any Member for any costs incurred by the Association in connection with the breach.
 - 3.3 Take action to cure or abate such violation and to charge the expenses thereof, plus any attorney's fees incurred, to Member in violation.
 - 3.4 Instruct the Association's attorney to send a letter of demand and, if necessary, proceed to file suit. Provided, however (as required by Section 209.008 of the Code), prior to turning a violation over to the Association's attorney, the owner will be sent a written notice that attorney's fees and costs will be charged to the Owner if the violation continues after a date certain. Any legal expenses and fees incurred shall be assessed to the Owner.
 - 3.5 Exclude any Member or Related User from use of any recreational facilities within the Common Areas, during and up to sixty (60) days following any breach, unless the breach is a continuing breach, in which case the exclusion shall continue for so long as such breach continues.
 - 3.6 Suspend the voting rights of a Member during and up to sixty (60) days following any breach, unless the breach is a continuing breach, in which case the exclusion shall continue for so long as such breach continues.
 - 3.7 Take such other action as may be appropriate.
4. Cases justifying immediate action shall include and shall not be limited to damage to Common Property or Facilities.
5. Damage assessments against an Owner will be assessed against the Owner's Lot. The Owner will be responsible for the actions of all residents, guests and invitees of the Owner and any fines or damage assessments against such residents, guests and invitees will also be assessed against the Owner' Lot. Provided, however, prior to charging an Owner's Lot for damages (in accordance with Section 209.006 of the Code) the Owner must be sent a written notice by certified mail, which notice must describe the property damage and advise the Owner that he

or she may request a hearing before the Board in accordance with the procedures set forth above under Sections 1 (iv) and 2.

- 6. The notice provisions of Sections 1(iv) and 2 (as allowed by Section 209.007(d) of the Code, do not apply if the Association is seeking a temporary restraining order or temporary injunctive relief.

This Policy Resolution was adopted by the Board of Directors on the 20th day of April, 2007.

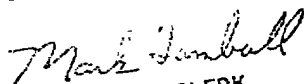


 President

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 black-outs, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD
07 AUG 27 PM 1:33


 COUNTY CLERK
 MONTECHERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File 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 at Montgomery County, Texas.

AUG 27 2007




 County Clerk
 Montgomery County, Texas

Exhibit "A"
To
Policy Resolution: Rules Enforcement

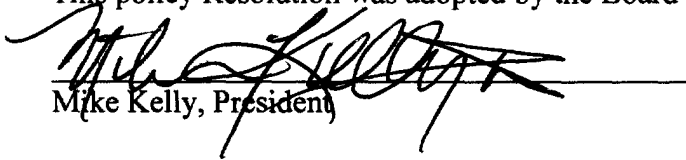
**CROWN OAKS
PROPERTY OWNERS ASSOCIATION, INC.**

**SCHEDULE OF FINES FOR VIOLATIONS
OF THE DEDICATORY INSTRUMENTS**

<u>VIOLATION</u>	<u>Correction and Grace Period</u>	<u>ASSESSMENT</u>
General ACC	30 days	\$150 per month
Parking Violations	30 days	\$150 per month
Lot Maintenance	10 days	\$150 per month
Building Maintenance	15 days	\$150 per month
Offensive Activity	0 days	\$150 per occurrence plus \$50 per day
Garbage/Refuse Disposal	2 work days	\$150 per occurrence
Hazardous Waste	0 days	\$300 plus \$200/day until clean
Livestock/Pet	1 days	\$150 per animal Plus \$50 per day per animal
Fence non compliance	10 days	\$150 plus \$150 month
Construction prior to ACC approval	10 days	\$300 plus \$150 per month
Site Cleanliness	10 days	\$150 per occurrence
Roadway mud	10 days	\$150 plus \$25/day until clean
Road Surface Damage	10 days	\$200 plus contractor repair
No Portable Toilet	10 days	\$200 plus \$50/day
Improper placement of portable toilet	10 days	\$150 plus \$50/day
Concrete dumping	10 days	\$200 plus contractor cleanup
Material placed outside property line	10 days	\$200 plus \$50/day until removed

The Crown Oaks Property Owners Association, Inc., through its Board of Directors, is hereby authorized to impose lesser fines, no fine at all, or impose fines for other violations of the Declaration and Rules and Regulations of the Association as determined by the Board of Directors in its sole and absolute discretion. A separate set of rules and enforcement continues in effect.

This policy Resolution was adopted by the Board of Directors on the 24th day of September, 2009.


Mike Kelly, President

CROWN OAKS PROPERTY OWNER'S ASSOCIATION

PARK PROCEDURES

Crown Oaks Parks are for the exclusive use of residents and property owners in good standing and their invited guests. The Board of Directors is responsible for keeping the park and park facilities in a safe, attractive and operable condition. Residents and guests are responsible for cleaning up after themselves and reporting anything that needs attention to either the Park Committee or to a member of the Board.

All facilities within the parks are generally available on a first come basis. We also need to be considerate of other residents. For example, if other residents also want to use the picnic tables and BBQ pits, a single resident may not use more than two (2) of them. However, residents may make specific reservations in advance for up to three (3) tables and BBQ pits except on holidays or other dates when a large number of residents traditionally use the same park. To make reservations, call the Management Company to get a reservation number. Then tape a note on the selected table(s) with the date, your name and the reservation number you received. This service is provided to inform you of possible conflicts with other large parties or groups only.

Youth groups are welcome if sponsored by a resident or property owner, at least one member of the sponsoring family is present, and an adult (21 or over) is with the group and is responsible for the behavior of the group. The objective is to encourage our youth to have fun with their friends here on our own turf. However, if "fun" leads to unruly behavior, the destruction of property, or other illegal activity a constable will be called and the resident responsible may be prosecuted. This applies to any group, youth or otherwise, and for any of our parks or facilities including the lakes.

PARK RULES

Use of this park is reserved exclusively for Crown Oaks Property Owners

All motorized vehicles on Park premises must have Crown Oaks decal and all Park visitors must comply with Association Deed Restrictions.

No motorized vehicles allowed on grassy areas or beach areas.

Vehicles parked in no parking areas are subject to be towed at owner's expense.

No swimming or diving allowed in lake.

Visitors use park facilities at their own risk.

Please clean out BBQ grills and tables when finished.

Montgomery County curfew observed (11:00pm for minors under 18 years).

You must be 21 years to consume alcoholic beverages on these premises.

Adult resident or property owner (21 years or older) must supervise all parties after dark.

Quiet hours are to be observed before 8:00am and after 10:00pm. No loud noises that disturb others during other hours

No guns, fireworks, or any other explosive or dangerous devices or materials.

No open fires, glass, littering or public lewdness in park

All pets must be on a leash or caged. Owners are responsible for picking up pet solid wastes.

Please do not release any fish, turtles or other animals into the lake or park.

Please do not remove water from the lake.

Boaters are required to use normal safe boating habits including wearing life vests and following boating regulations required by state and local authorities.

Electric trolling motors are the only types of motors allowed on lake – no gas motors allowed.

Use of nets, bow and arrows or spears for fishing is prohibited.

State limits on catch size as well as other state laws governing fresh water fishing must be followed. 2 fish catch and keep limit per day per lot. Texas fishing license required.

Please report any damage to the Management Company or any Board member.

IT'S YOUR PARK – BE CONSIDERATE – KEEP IT CLEAN

FILED FOR RECORD

2010 JAN 13 PM 3: 33

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File 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 at Montgomery County, Texas.

JAN 13 2010



Mark Turnbull
County Clerk
Montgomery County, Texas