

Corporate Secretary's Certificate

Community Improvement Association of Shadow Bay, Inc.

The undersigned certifies that she is the duly appointed and acting Secretary of COMMUNITY IMPROVEMENT ASSOCIATION OF SHADOW BAY, INC., (the "Association"). The Association is the property owners' association for SHADOW BAY, SECTION ONE, a subdivision in Montgomery County, Texas, according to the map or plat thereof of record in Cabinet A, Sheet 172A et seq. of the Map Records of Montgomery County, Texas (the "Subdivision").

The Board of Directors of the Association has promulgated certain rules, regulations and policies (the "Rules") relating to the Board's interpretation and enforcement of the Restrictions. A true and correct copy of the Rules have been previously filed for record with the County Clerk of Montgomery County, Texas and are of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2000-015103 and Film Code No. 664-00-0942. The Rules have been revised, amended and added to, and true and correct copies of such revisions, amendments and additions are attached to this Certificate.

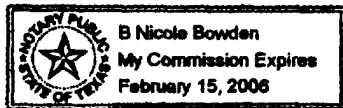
Signed this 5 day of April, 2002.

Saram Price
SARAM PRICE, Secretary of Community Improvement Association of Shadow Bay, Inc.

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and subscribed to before me on the 5th day of April, 2002, by Sarah Price.



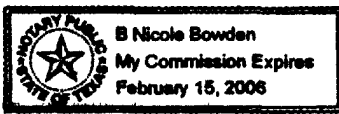
B. Nicole Bowden
Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 5th day of April, 2002,
by Sarah Price, Secretary of Community Improvement Association of Shadow Bay, Inc., a Texas
non-profit corporation, on behalf of said corporation.

B. Nicole Bowden
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:

Community Improvement
Association of Shadow Bay, Inc
14475 W. Leeshore Dr.
Willis, Tx 77318

Community Improvement Association of Shadow Bay
14475 West Leeshore Drive
Willis, TX 77318
936-86-4793

**Rules Regulations and Policy Statement for
Properties and Residents of Shadow Bay Subdivision**

A Registered Document in the County of Montgomery

Introduction	Page 1
Section 1 (*) (****) Maintenance of Property	Page 1
Section 2 (**) (*****) Dwelling and Exterior	Page 2
Section 3 Vehicles and Traffic	Page 3
Section 4 Renters/Leasing Tenants	Page 4
Section 5 (***) Animals	Page 4
Section 6 Boat Ramp	Page 5
Section 7 Payment of Fees, Notice of Hearing	Page 5
Section 8 Adoption of Rules and Signatures	Page 6

- * Modification 7/3/01
- ** Modification 7/3/01
- *** Modification 4/23/01
- **** Modification 3/5/02
- ***** Modification 3/13/02

Community Improvement Association of Shadow Bay, Inc.

P. O. Box 1209

Willis, TX 77378

936-856-4793

July 3, 2001

Modification to Rules and Regulations of Shadow Bay

Section 1 – Maintenance of Property

1.02 Garbage

If garbage or trash is not picked up and is left outside until the next garbage pickup day, the Community Improvement Association will arrange to have it picked up and the property owner will be charged a fee of \$50 for the first violation and \$100 for subsequent violations.

051-10-1795

Community Improvement Association of Shadow Bay, Inc.
14475 W. Leeshore
Willis, TX 77318
936-856-4793

March 3, 2002

Modification to Rules and Regulations of Shadow Bay

Section 1 – Maintenance of Property

1.03 Violation of Deed Restrictions

Effective immediately, any Property Owner in violation of any of the deed restrictions will be charged a fee of \$50 for the first violation of a specific deed restriction and \$100 for subsequent violations of the same deed restriction.

Community Improvement Association of Shadow Bay, Inc.
14475 W. Leeshore
Willis, TX 77318
936-856-4793

March 3, 2002

Modification to Rules and Regulations of Shadow Bay

Section 1 – Maintenance of Property

1.04 Failure to Notify on Sale of Property

Effective immediately, any Property Owner who sells property in Shadow Bay and fails to provide the Community Improvement Association with written notice of the sale and the name and mailing address of the new owner, will be charged a fee of \$500 for the first failure to notify on a property sale and \$1,000 on each subsequent failure to notify on that same property.

This rule is necessary to make sure that we are informed on a timely basis when property is sold within our community.

051-10-1797

Community Improvement Association of Shadow Bay, Inc.

P. O. Box 1209

Willis, TX 77378

936-856-4793

July 3, 2001

Modification to Rules and Regulations of Shadow Bay

Section 2 – Dwelling and Exterior

2.04 Fireworks

A rule to ban the use of Fireworks within Shadow Bay has been in effect for several years. Effective immediately, anyone shooting off fireworks within Shadow Bay will be charged a fee of \$50 for the first violation and \$100 for subsequent violations.

If the person violating the rule is not a resident of Shadow Bay, the property owner will be charged the fee.

Community Improvement Association of Shadow Bay, Inc.
14475 W. Leeshore
Willis, TX 77318
936-856-4793

March 13, 2002

Modification to Rules and Regulations of Shadow Bay

Section 2 – Dwelling and Exterior

2.05 Permit to Move a Home into Shadow Bay

In order to receive a permit to move a manufactured home into Shadow Bay, the property owner must first pay all money owed on all property he/she owns in Shadow Bay and must also bring all property owned in Shadow Bay into compliance with all of the Deed Restrictions.

2.06 Requirements to Move a Home into Shadow Bay

The Architectural Control Committee, with the agreement of the Board of Directors, has published a list of requirements that must be met in order to move a manufactured home into Shadow Bay. These requirements include a Permit that must be displayed on the property.

No occupants are allowed to move into the dwelling until final inspection and sign-off as required by the published documents.

Community Improvement Association of Shadow Bay, Inc.
P. O. Box 1209
Willis, TX 77378
936-856-4793

April 23 2001

Modification to Rules and Regulations of Shadow Bay

Section 5 – Animals

5.01 Confinement of Dogs and Cats

All dogs and cats must be confined to the owner's property. No dog or cat will be allowed outside the owner's property except on a leash. Any dogs or cats that are found outside the owner's property are subject to being picked up. This is in accordance with Montgomery County laws.

If the owner of the dog or cat is known, Shadow Bay will charge that owner a fee of \$50 for the first violation and \$100 for subsequent violations.

FILED FOR RECORD

2002 APR -9 PM 3: 17

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

APR - 9 2002



Mark Turnbull
County Clerk
Montgomery County, Texas