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& TURET, L.L.P.

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May 6, 2004

Seventy-six Fifty-five South Braeswood Homeowners Association, Inc.
c/o Association Management, Inc.
Attn: Michael Quast
9575 Katy Freeway, Suite 130
Houston, Texas 77024

IN RE: *Secretary's Certificate*

Dear Michael:

Enclosed please find the recorded original of the Secretary's Certificate (Resolution Adopting Rules and Regulations as to Appearance of Property).

Best Regards,



Carolyn Gordon
Assistant to Richard C. Lievens

/cg
Enclosures

RECEIVED
MAY 10 2004

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**SECRETARY'S CERTIFICATE FOR
SEVENTY-SIX FIFTY-FIVE SOUTH BRAESWOOD HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

**RESOLUTION ADOPTING RULES AND REGULATIONS AS TO APPEARANCE OF
PROPERTY**

The undersigned, being duly elected, qualified, and acting Secretary of Seventy-six Fifty-five South Braeswood Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), and the keeper of the minutes and records of the said corporation does hereby certify that the following is a true and correct resolution of the corporation as adopted by the Board of Directors (the "Board" at a duly called meeting held on Nov 19th, 2004.

WHEREAS, the Association is responsible for the governance and maintenance of Seventy-Six Fifty-Five South Braeswood as described in the Declaration and Covenants, Conditions and Restrictions for Seventy-Six Fifty-Five South Braeswood, filed under County Clerk's File Number E113347 of the Real Property Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"); and

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

WHEREAS, Articles VII, Section 1(a) of the Bylaws of the Association provides that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the Board of Directors is desirous of adopting rules and regulations as to the Appearance of Property, and to make these rules and regulations a matter of record,

NOW THEREFORE BE IT RESOLVED, the following is a true and correct copy of the Rules and Regulations as to Appearance of Property as established by the Board of Directors in the interest of the community. Same shall become effective Nov 19th, 2004

FILED FOR RECORD
8:00 AM

APR 27 2004

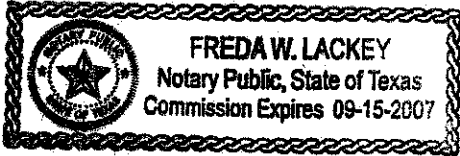
County Clerk
County Clerk, Harris County, Texas

Evangelous Nicolau
Secretary for Seventy-Six Fifty-Five South
Braeswood Homeowners Association, Inc.
A Texas non-profit Corporation
Evangelous Nicolau

*for
no ill*

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 21st day of April, 2004 by Evangelous Nicolaou, Secretary of Seventy-Six Fifty-Five South Braeswood Homeowners Association, Inc., a Texas Non-Profit Corporation, on behalf of such corporation.



Freda W. Lackey
Notary Public - State of Texas

Re: Frank, Elmore, Lievens, Chosney
& Turco, LLP
Niels Esperson Building ✓
808 Travis, Ste 2600
Houston, TX 77002-5778

RULES AND REGULATIONS AS TO APPEARANCE OF PROPERTY

PLANTINGS AND LANDSCAPING: Potted plants may only be placed inside carports and within patios. Disposable nursery containers for plantings are not allowed except inside patios. No plants may be placed on any wall, sill or ledge on the property. In those areas adjacent to a unit where a resident has assumed responsibility for plantings, or inside a gated entryway, the plants shall be sized appropriately for the area, shall be properly maintained, and shall not be allowed to become overgrown. The growing of vegetables and propagation of plants must be restricted to the patio or other non-common areas. Plantings that cling to walls or in any other way adversely affect the walls or foundations are not permitted anywhere on the property. Plantings inside patios must be maintained so as not to interfere with any plantings in the common area or their maintenance and must not adversely affect the area inside adjacent patios. All plantings are under the supervision and control of the Board of Directors.

DECORATIONS: Holiday, seasonal and patriotic decorations are permitted, provided that they do not constitute an annoyance to the other residents. No nails, screws, adhesives or other devices may be used to attach decorations to any surface under the maintenance control of the Association. Any decorations placed on or among plantings in the common area may not interfere with the maintenance of such plantings. The Association shall not be responsible for any damage to decorations resulting from the maintenance to plants. Decorations shall be removed after the relevant event or period is over. Decorations may not be attached to any wall.

EXCEPTION: American flags no greater than 3' x 5' in size may be displayed above the garage or carport by attaching a bracket to the wooden fascia. National flag etiquette must be followed at all times.

WINDOWS: The interior of windows may not be covered with foil, newsprint, wrapping paper, sheets, blankets or any covering other than standard shades, drapes or blinds. Window coverings visible from the exterior must be of a neutral color. Commercially applied reflective or insulating solar film is permitted provided such material is maintained and does not become unsightly. Only signs that are intended to direct rescue personnel or designate security systems may be displayed in windows. Banners, logos, decals, stickers, "For Sale" signs and the like shall not appear in or be attached to the interior or exterior of any window. Fans or window air conditioning units may not be mounted or installed in window openings – and may not be temporarily put into use without the prior approval of the Board.

SIGNAGE: Signs designating security systems are permitted. Signs advertising properties for sale are permitted, provided that they are located near a unit's garage or

carport and conform to the real estate sign size standard. In no case may the area of such a sign exceed 5 sq. ft.

CARPORTS: The following items are permitted inside carports: Bicycles; one (1) face cord of firewood stacked in a wood crib in such a way that the wood is stored off the ground and away from any walls; two (2) covered trash cans; and potted plants, if properly positioned and maintained away from the walls. Any use of a carport involving additional items shall be considered infrequent and temporary. Nothing shall be attached to any wall of a carport including the openings in the carport with the exception of security gates and/or fences; and a hanger for storing a coiled garden hose. Nothing shall be placed on the sills of the carport openings. Indoor/outdoor carpeting may be used only on the stoop near the rear door and cannot extend into the parking area. Said carpeting must be kept glued down and properly maintained. The concrete area where vehicles are parked may not be covered or altered. No storage facilities (e.g. shelves or cabinets) shall be built in or attached to the walls of a carport without the approval of the Architectural Committee and the Board.

MISCELLANEOUS:

Real estate "Open House" events may not be conducted on the property.

Garage sales and similar activities may not be conducted anywhere on the property

For safety reasons, the use of ramps or pipes for skateboarding or cycling anywhere on the property is prohibited.

ENFORCEMENT. The Board of Directors in its sole discretion may elect to levy fines for violation of these Rules. In accordance with 209.006 of the Texas Property Code and before levying a fine, the Association or its management company shall give written notice to the Owner by certified mail, return receipt requested. The notice shall (i) describe the violation that is the basis for the fine and state the amount of the fine; (ii) inform the Owner that the Owner is entitled to a reasonable period to cure the violation and avoid the fine unless the Owner was given notice and reasonable opportunity to cure a similar violation with the preceding six (6) months; and (iii) inform the Owner that the Owner may request a hearing under 209.007 of the Texas Property Code on or before the 30th day after the date the Owner receives the notice.

The fine for the first violation of these Rules shall be Twenty and No/100 Dollars (\$20.00). The fine for the second violation of these Rules shall be Twenty-five and No/100 Dollars (\$25.00). The fine for the third violation of these Rules shall be Fifty and No/100 Dollars (\$50.00). In the event of the fourth violation of these Rules, the Association shall take it upon themselves to hire the appropriate contractor to remedy the situation and the owner shall be billed for any and all expenses incurred.

In addition to, or in lieu of the foregoing, in the event these Rules are violated, the Association may bring an action at law for declaratory and/or injunctive relief with any

court of competent jurisdiction; or seek any other remedy allowed by law. In any event, the Association shall be entitled to seek and collect reasonable attorneys' fees, costs, and expenses incurred in the enforcement of these Rules.

The Association, its Board of Directors, and its managing agent shall have no liability. The Association expressly disclaims any liability for any damages to vehicles to which the Association exercises these remedies for violation of these Rules.

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 on

APR 27 2004



Dorely L. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS