

VICTORIAN VILLAGE TOWNHOUSE CORPORATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 22, 2013

Resolution Regarding the Board's Approval and Adoption of a Fine Policy for Repeat
Violators

The undersigned, being a duly authorized representative of VICTORIAN VILLAGE TOWNHOUSE CORPORATION, (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, adopt the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of Victoria Village Townhouses as described in the Declaration of Covenants, Conditions and Restrictions dated May 25, 1967, and recorded under Film Code Nos. 536-64-4208 et. seq., of the Real Property Records of Harris County Texas (the "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its Governing Documents including, but not limited to, the Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations; and

WHEREAS, the provisions of the Governing Documents run with each Property and are binding on all parties having or acquiring any right, title or interest in any Property; and

WHEREAS, pursuant to ARTICLE VIII, POWERS AND DUTIES OF THE BOARD OF DIRECTORS, Section 1(a), the Board of Directors shall have the power "[t]o 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 infraction thereof;" and

WHEREAS, for the benefit and protection of the Association, Owners, and Residents, the Board of Directors deems it proper to adopt the following fine schedule for repeat violators of the following Rules: 1.) All dogs must be kept on a leash when outside in the Common Area or facilities; and 2.) All Owners, Residents, and Guests must properly clean up after their dog(s) that defecate in the Common Area or facilities.

NOW, THEREFORE, BE IT RESOLVED, that upon careful consideration and deliberation, with all motions being correctly proposed and seconded, the Board of Directors hereby approves and adopts the following fine policy for repeat violators:

Rules and Regulations:

- 1.) All dogs must be kept on a leash when outside in the Common Area or facilities; and
- 2.) All Owners, Residents, and Guests must properly clean up after their dog(s) that defecate in the Common Area or facilities.

If an Owner, Resident, or Guest violates the Rules provided above, the following actions may be taken by the Board of Directors:

- 1.) First Violation: a warning letter will be sent.
- 2.) Second Violation: a \$50.00 fine will be imposed; and
- 3.) Third Violation and all subsequent violations: a \$100.00 fine will be imposed.

To the extent these rules are in conflict with the By-Laws and/or Declaration of the Association, the By-Laws and/or Declaration are deemed to be controlling.

If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

This Resolution was adopted by unanimous vote of the Directors present and constituting a quorum at duly called meeting of the Board on January 22, 2013.

VICTORIAN VILLAGE TOWNHOUSE CORPORATION, a Texas non-profit corporation

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By: *Holly Bezdek*
Holly Bezdek, President

THE STATE OF TEXAS

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ACKNOWLEDGMENT

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COUNTY OF HARRIS

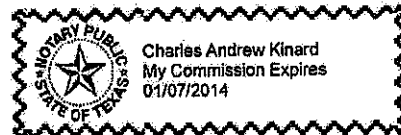
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Holly Bezdek, President of VICTORIAN VILLAGE TOWNHOUSE CORPORATION, acknowledged this instrument before me on the 28 day of January 2013.

Charles Andrew Kinard

Notary Public in and for the State of Texas

After Recording, Return To:
SEARS | BENNETT | LLP
Attorneys at Law
9700 Richmond Avenue, Suite 222
Houston, Texas 77042



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 Sixteen on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of All Property of Harris County, Texas

FEB -5 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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