

**GRAND LAKE ESTATES  
PROPERTY OWNERS ASSOCIATION, INC.**

**RESOLUTION REGARDING GARAGE SALES**

**WHEREAS**, GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., (hereinafter referred to as the "ASSOCIATION"), through its Board of Directors has the authority under Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

**WHEREAS**, Texas Property Code Section 204.010(a)(21) authorizes a property owners' association to exercise other powers necessary and proper for the governance and operation of the property owners' association;

**WHEREAS**, Section 22.202(b) of the Texas Business Organization Code ("TBOC") provides that "[e]xcept as provided by Section 22.202, the affairs of a corporation are managed by a Board of Directors" and Section 22.202(b) of the TBOC provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation;"

**WHEREAS**, The Declaration of Covenants, Conditions and Restrictions (the "Declaration") for Sections One through Eleven of the Association are filed of record in the Real Property Records of Montgomery County, Texas;

**WHEREAS**, the preamble of the Declaration provides that the Declaration is in place "for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property;"

**WHEREAS**, Article VIII, Section 8.09 of the Declaration provides that "[t]he Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association";

**WHEREAS**, the Association is a gated subdivision and the roads and streets shown on the plat are private and for the sole use of the owners, their families, guests and invitees;

**WHEREAS**, the Board of Directors (the "Board") desires to adopt a policy regarding garage sales and the dates for such garage sales;

**NOW THEREFORE, BE IT RESOLVED THAT** the following Policy Regarding Garage Sales is adopted to become effective on the date stated below:

[Type text]

**POLICY REGARDING GARAGE SALES**

1. The balance between the common **security of the community** and the **private property interests of residents** is best served by establishing twice-yearly community garage sale days when the entrance gates of the subdivision will be open from 7:00AM until 5:00PM on Friday, Saturday and Sunday, or any combination of those days within a single weekend.
2. The Board and the Grand Lake Estates Property Owners Association designates the **third weekend of April** and the **third weekend of October** as the GLE community garage sale weekends, except when the April weekend conflicts with Good Friday – Easter Sunday. When that occurs, the garage sale weekend shall be shifted to the first weekend of May.
3. This Resolution shall not be interpreted or construed to mean that the Association supports, endorses or sponsors individual garages sales.
4. The Association shall not profit from, be a party to, nor be liable for any sales, trades, transactions or other business occurring during the GLE community garage sales.
5. The authority and participation of the Association extends only to **authorization for the entrance gates to be open for the benefit of individual residents' garage sales.**
6. This authorization may be altered or revoked by a majority vote of the Board of the Association at any time.

ADOPTED this 14<sup>th</sup> day of December, 2011, by at least a majority of the Board of Directors of the Association.

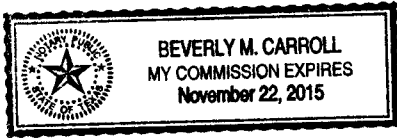
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GRAND LAKE ESTATES PROPERTY  
OWNERS ASSOCIATION, INC.


Barbara Miller  
Secretary

Print Name: Barbara Miller

THE STATE OF TEXAS           §  
                                                  §  
COUNTY OF MONTGOMERY   §

THIS INSTRUMENT was **acknowledged** before me on this the 21<sup>st</sup> day of Dec., 2011, by the said Secretary of Barbara Miller GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



  
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NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return to:

Daughtry & Jordan, P.C.- SC  
17044 El Camino Real  
Houston, Texas 77058

**FILED FOR RECORD**

12/27/2011 2:25PM

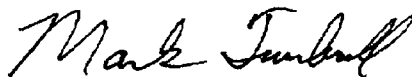


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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 Montgomery County, Texas.

**12/27/2011**



County Clerk  
Montgomery County, Texas

**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.