

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

RESOLUTION REGARDING SECTION TWO (2) PARK RULES

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, Article I, Section 1.06 of the Declaration defines “Common Area” as “real property (including the improvements thereto) within the subdivision owned by the Developer and/or the Association for the common use and enjoyment of the owners and/or any real property and improvements, including, but not limited to, drainage and utility easements and other facilities and areas designated on the Plat within the Common Area to which the owners may hereafter become entitled to use”;

WHEREAS Grand Lake Estates Property Owners Association (POA) is the owner of record of that 1.29 acre Grand Lake Estates Section Two Park Reserve (parcel 00.5390.02.04400);

WHEREAS, adjacent property that was formerly considered a common area of the Grand Lake Estates subdivision, is now owned by commercial interests not associated with Grand Lake Estates subdivision and/or the Grand Lake Estates Property Owners Association (POA); and

WHEREAS, the Board of Directors (the “Board”) wishes to adopt a policy and post rules and regulations to promote the safe enjoyment of the Section 2 Park reserve by Grand Lake Estates subdivision owners and their guests.

NOW THEREFORE, BE IT RESOLVED THAT the following Policy Regarding Section Two (2) Park Rules is adopted to become effective on the date stated below and that a sign with the following text shall be erected on the Section 2 Park Reserve:

POLICY REGARDING SECTION TWO (2) PARK RULES

GLE POA Park Rules

Open Daylight Hours ONLY

Use Park at Your Own RISK

GLE POA is not responsible for injuries/accidents on Park property.

This Park is for the use of GLE Owners/Residents & guests ONLY. Guests must be accompanied by their GLE host.

Children under 12 years of age must be accompanied by adult GLE Owner/Resident.

All pets must be on a leash and under control of pet owner.

Pet owners are responsible for cleaning up after their pets.

NO

Alcoholic Beverages

Glass or Bottles

Camping

Fires (except in BBQ Pits)

Littering

Excessive Noise

ATVs

Off-Road Vehicles

Skateboarding

Rollerblading

Scooter Riding

GLE POA is not responsible for trespassing on adjacent property.

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

GRAND LAKE ESTATES PROPERTY
OWNERS ASSOCIATION, INC.

Barbara Miller
Secretary

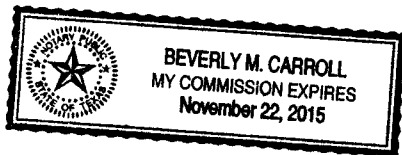
Print Name: Barbara Miller

THE STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

THIS INSTRUMENT was **acknowledged** before me on this the 14th day of December, 2011, by the said Secretary, of Barbara Miller of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Beverly M. Carroll
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.