

NAME OF ASSOCIATION COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.

RESOLUTION NUMBER H 16

TITLE OF RESOLUTION ADMINISTRATIVE

DEED QUALIFICATION COMMITTEE GUIDELINES

WHEREAS Article IX, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of Countryside Homeowners Association, Inc., states: "The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenant, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration, including the right of the Association to recover reasonable attorney's fees in connection with the enforcement hereof. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter," and

WHEREAS Article IV, Section (a) of the Articles of Incorporation states that the Association has the power "to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in said Declaration and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length:" and

WHEREAS Article IV, Section (f) of the Articles of Incorporation states that the Association has the power "to do and perform any and all lawful things and acts which in its discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed, and pay the costs and or expenses in connection therewith.", and

WHEREAS there is a need to set some guidelines for the Deed Qualification Committee to work within,

NOW THEREFORE BE IT RESOLVED THAT THE FOLLOWING GUIDELINES BE ADOPTED:

1. The Board of Directors delegates control of deed regulations to the Deed Qualification Committee. If the Board is requested to review the findings of the Committee, the Board's findings are final.
2. The Association office manager will receive office calls, take appropriate notes, and pass the information on to the Deed Qualification Committee.
3. The office manager will not cover Association grounds for the Deed Qualification Committee.
4. All Committee work held in the Countryside meeting room will be held during normal business hours unless specific permission is given by the Board. No office manager overtime is allowed.
5. Deed Qualification Committee will make necessary arrangements with the office manager to have the necessary supplies available at meeting or workshop time. (Ex. typewriter, paper, writing tools, duplicating machine, coffee, etc.)
6. The postage machine will be used during normal office hours and all postage used will be logged onto the appropriate sheet.
7. The Deed Qualification Committee will file a copy of all correspondence in

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~~DEED QUALIFICATION COMMITTEE GUIDELINES~~

- 7. continued
the house files set up by the Committee.
- 8. The Committee will provide the Treasurer with a list of houses that are seen to be FOR RENT/LEASE, FOR SALE, VACANT, or FORECLOSED which it sees while compiling the Deed violation list.

Date of Minutes: approved at the ^{*} ~~May 16, 1991~~ meeting.

Angela Birch, Sec./Treas.

SEAL

*APPROVED AT THE SIXTH OF JUNE 1991

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.

RESOLUTION

FINANCIAL-COLLECTION OF ASSESSMENTS

AUTHORITY: WHEREAS Article II, Section 1(b) of the Declaration of Covenants, Conditions and Restrictions stated that "The right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations", and

WHEREAS Article IV, Section 1 of the Declaration of Covenants, Conditions, and Restrictions states that "The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due", and

WHEREAS Article IV, Section 6 of the Declaration of Covenants, Conditions, and Restrictions states that "The due dates shall be established by the Board of Directors," and

WHEREAS Article IV, Section 8 of the Declaration of Covenants, Conditions, and Restrictions states that "Any assessments not paid within thirty (30) days after the due date, shall bear interest from the due date at the rate of 7-1/2 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest costs, and reasonable attorney's of any such action shall be added to the amount of the assessment. Each OWNER, by his acceptance of a deed to a Lot, hereby expressly vests in the COUNTRYSIDE HOMEOWNER ASSOCIATION, INC. or its agents the right and power to bring all actions against such Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including foreclosure by an action brought in the name of the Association in a like manner as a mortgage or deed of trust lien on real property, and such Owner hereby expressly grants to the Association a power of sale in connection with said lien. The lien provided for in this section shall be in favor of the Association and shall be for the benefit of all other Lot owners. The Association acting on behalf of the Lot Owners shall have the power to bid in an interest foreclosed at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same; and to subrogate so much of its right to such liens as may be necessary or expedient to an insurance company continuing to give total coverage notwithstanding nonpayment of such defaulting Owner's portion of the premium. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot." and

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.

RESOLUTION

FINANCIAL COLLECTION OF ASSESSMENTS

PURPOSE: The established policy/procedure needs to be updated and/or amended concerning the collection of assessments for the Countryside Homeowner Association, Inc.

SPECIFICATION: NOW THEREFORE BE IT RESOLVED THAT: THE FOLLOWING PROCEDURE BE ADOPTED:

1. All homeowners must make their assessment payment between the 1st and the 10th of every month either directly to the homeowner association or to their mortgage company.
2. Homeowners who pay the association directly will be sent an invoice at the beginning of each year notifying them that they can remit monthly without further invoices. Assessments will be considered delinquent if not paid by the 15th of the month.
3. Mortgage companies will be billed according to their respective schedules. Assessments will be considered delinquent if not paid by January 15.
4. Homeowners who are delinquent will be sent a notice giving them 10 days to make payment without interest being imposed.
5. On the 25th day a letter will be sent by certified mail showing the delinquent amount, the interest due, and the cost of the certified letter. The homeowner will also be notified that his association rights and privileges including voting rights and amenity privileges will be suspended until assessments are paid. Another 20 days will be allowed for payment. (This letter will also state that a lien will be placed on the property if payment is not made.)
6. At the end of this period a lien including the assessment amount interest due, cost of mail, and cost of filing the lien will be filed and a copy of the recorded lien sent to the homeowner.
7. Liens will be updated quarterly without further notice to the homeowner.
8. A lien will be removed when money is received and clears the Countryside Homeowner Association, Inc. bank account for the total amount of the lien and the next month's assessment. A copy of the papers will be sent to the homeowner.
9. Should the delinquency continue the Board will have the right to take further legal actions.

APPROVED; IN WITNESS WHEREOF, the Board of Directors of the COUNTRYSIDE HOMEOWNER ASSOCIATION, INC. did execute this resolution on the ~~sixteenth day of May 1991~~ and said same resolution was recorded in the Minutes of the Association.

SEAL

Angela Birch, Sec./Treas.

* APPROVED THE SIXTH OF JUNE 1991

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.

RESOLUTION

FINANCIAL-COLLECTION OF FEES, CHARGES, COSTS FOR DEEDS ENFORCEMENT

AUTHORITY: WHEREAS Article IX, Section 1 of the Declaration of Covenants, Conditions and Restrictions states that " The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, including the right of the Association to recover reasonable attorney's fees in connection with enforcement hereof." and

PURPOSE: To add the cost, charges, fees and/or expenses incurred to enforce deed restrictions to the assessment of the lot. This shall include but not limited to certified postage fees, attorney's fees, etc.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT: has approved the addition to the assessment of the lot any fees, costs, charges, and/or espenses incurred to enforce deed restriction.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the COUNTRYSIDE HOMEOWNERS ASSOCIATION, INC. did execute this resolution on the ~~sixteenth day of May 1991~~ and said same resolution was recorded in the Minutes of the Association.

SEAL

Angela Birch, Sec./Treas.

*APPROVED THE SIXTH OF JUNE 1991

COUNTRYSIDE HOMEOWNER ASSOCIATION INC.

RESOLUTION

DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
EXEMPTIONS FOR USE RESTRICTIONS:

AUTHORITY: WHEREAS ARTICLE IV ESTABLISHES THE RESPONSIBILITY TO PROVIDE FOR THE PRESERVATION, MAINTENANCE AND ARCHITECTURAL CONTROL OF RESIDENT LOTS AND COMMON AREAS.
F) TO DO AND PERFORM ANY AND ALL LAWFUL THINGS AND ACTS WHICH ARE NECESSARY FOR CARRYING OUT THIS PURPOSE.

WHEREAS ARTICLE VII (USE RESTRICTIONS), ESTABLISHES THE SCOPE OF EXTERNAL APPEARANCES AND PROHIBITS THE ENGAGEMENT OF ACTIVITIES AND ENTERPRISES WHICH WOULD THREATEN THE PEACE AND SERENITY OF A RESIDENTIAL ATMOSPHERE, CLEARLY DESIGNED TO PRESERVE AND PROTECT THE COMMUNITY FROM ACTIVITIES WHICH UPON ENGAGEMENT WOULD DISRUPT PEACE OR OFFEND CO-RESIDENTS. FURTHER, THIS ARTICLE IS FOCUSED UPON ACTIVITIES CONDUCTED EXTERNAL TO ESTABLISHED RESIDENCES, WHICH WOULD BECOME PUBLIC AND VIOLATE THE INTENTION OF THIS ARTICLE. THIS ARTICLE IN NO WAY ATTEMPTS TO REGULATE PRIVATE ACTIVITIES CONDUCTED INSIDE THE RESIDENCE OF OWNERS.

PURPOSE: NOW THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF DIRECTORS HEREBY ESTABLISHES THAT ALL ACTIVITY ENGAGED IN BY A HOMEOWNER INSIDE HIS/HER PERSONAL RESIDENCE THAT DOES NOT FALL WITHIN THE DEFINITION OF A BUSINESS AS OUTLINED BY THE CITY OF LEAGUE CITY AND THE STATE OF TEXAS AND IF CONDUCTED IN SUCH A MANNER THAT THE EXTERNAL COMMUNITY IS NOT DISTURBED SHALL BE IN COMPLIANCE WITH THIS ARTICLE AND THE FOLLOWING ARTICLES.

Resolution Repealed

Dec. 21, 1991

*Committee Lt. Tanglew,
Sec. C HoA*

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ARTICLE VII SEC. 6 EXTERNAL DISTURBANCE.

SPECIFICATION: NOW BE IT THEREFORE RESOLVED THAT THE FOLLOWING ACTIVITY SHALL HEREBY BE AUTHORIZED PER ARTICLE IV OF THE ARTICLES OF INCORPORATION.

BUSINESS ACTIVITY IN THE HOME HAS BEEN INTERPRETED IN A VARIETY OF WAYS BY COURTS IN DIFFERENT JURISDICTIONS. SOME COURTS HAVE SAID IT PROHIBITS ALL BUSINESS ACTIVITIES, INCLUDING A REAL ESTATE AGENT MAKING TELEPHONE CALLS FROM HOME, OR A COMPUTER PROGRAMMER WORKING ON A COMPUTER AT HOME. OTHER COURTS HAVE SAID THAT SO LONG AS THE OWNER LIVES AND SLEEPS IN THE UNIT, ANCILLARY BUSINESS ACTIVITIES ARE PERMISSIBLE. THE CHOA BOARD OF DIRECTORS HEREBY ISSUES THE FOLLOWING CLARIFICATION REGARDING BUSINESS ACTIVITIES IN THE HOME AS IT RELATES TO AND AFFECTS THE RESIDENTS OF THE COUNTRYSIDE HOMEOWNER SUBDIVISION. ANY BUSINESS ACTIVITY CONDUCTED IN SUCH A MANNER AS TO HAVE NO EFFECT ON THE SURROUNDING COMMUNITY SHALL BE HEREBY CONSIDERED TO BE IN COMPLIANCE WITH THE BY-LAWS OF THIS ASSOCIATION.

APPROVED: IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF THE COUNTRYSIDE HOMEOWNER ASSOCIATION DID EXECUTE THIS RESOLUTION ON THE 17TH DAY OF OCTOBER 1991 AND SAID SAME RESOLUTION WAS RECORDED IN THE MINUTES OF THE ASSOCIATION.

SEAL

Lorinda D. Douglas Sec. CHOA
Secretary

COUNTRYSIDE HOMEOWNER ASSOCIATION INC.

RESOLUTION

TO RETAIN LEGAL COUNCIL FOR COUNTRYSIDE HOMEOWNER ASSN., INC

AUTHORITY: WHEREAS ARTICLE IV OF THE ARTICLES OF INCORPORATION GIVES THE BOARD OF DIRECTORS OF THE ASSOCIATION THE POWER " TO DO AND PERFORM ANY AND ALL LAWFUL THINGS AND ACTS WHICH IN ITS DISCRETION ARE NECESSARY OR DESIRABLE IN CARRYING OUT ANY OR ALL OF THE PURPOSES FOR WHICH THE ASSOCIATION IS FORMED, AND PAY COSTS AND/OR EXPENSES IN CONNECTION THEREWITH..." AND

WHEREAS ARTICLE IV, SECTION (E) OF THE ARTICLES OF INCORPORATION GIVES THE BOARD OF DIRECTORS OF THE ASSOCIATION THE POWER "TO ENGAGE THE SERVICES OF AGENTS, INDEPENDENT CONTRACTORS OR EMPLOYEES, OPERATE OR PERFORM ALL OR ANY PART OF THE AFFAIRS AND BUSINESS OF THE ASSOCIATION ". AND

WHEREAS ARTICLE IV, SECTION (F) OF THE ARTICLES OF INCORPORATION GIVES THE BOARD OF DIRECTORS OF THE ASSOCIATION THE POWER "TO DO AND PERFORM ANY ALL LAWFUL THINGS AND ACTS WHICH IN IT'S DISCRETION ARE NECESSARY OR DESIRABLE IN CARRYING OUT ANY OR ALL OF THE PURPOSES FOR WHICH THE ASSOCIATION IS FORMED, ANY PAY THE COSTS AND/OR EXPENSES IN CONNECTION THEREWITH..."

PURPOSE: WHEREAS THERE IS A NEED TO RETAIN LEGAL COUNCIL FOR REPRESENTATION OF THE ASSOCIATION FOR, BUT NOT LIMITED TO, THE COLLECTION OF DELINQUENT ACCOUNTS AND DEED RESTRICTION VIOLATION ENFORCEMENT.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVES THAT:

MR. JACK NOLAN, ATTORNEY AT LAW, 18333 EGRET BAY BLVD #301, HOUSTON, TX 77058, BE RETAINED AS THE LEGAL COUNCIL FOR COUNTRYSIDE HOMEOWNER ASSN., INC. FOR THE COLLECTION OF DELINQUENT ACCOUNTS AND REPRESENTATION IN COURT CASES OF DEED RESTRICTION VIOLATIONS. MR. NOLAN WILL BE COMPENSATED AT A RATE OF \$150.00 PER HOUR ON ALL CASES WE REFER TO HIM FOR REPRESENTATION.

APPROVED: IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF THE COUNTRYSIDE HOMEOWNER ASSOCIATION DID EXECUTE THIS RESOLUTION ON THE 27TH DAY OF NOVEMBER 1991 AND SAID SAME RESOLUTION WAS RECORDED IN THE MINUTES OF THE ASSOCIATION.



PRESIDENT

