

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.
RESOLUTION 95-1

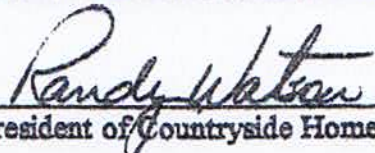
Resolution setting dates, place and times of Board meetings and workshops for the Directors of COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.

AUTHORITY: WHEREAS 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 it's discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed,..." Further, Article VI, Section 1 of the By-Laws of Countryside Homeowner Association, Inc. states "Regular meetings of the Board of Directors shall be held bi-monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, that meeting shall be held at the same time on the next day which is not a legal holiday."

PURPOSE: WHEREAS there is a need to set the date, time and place of meetings of the Board of Directors of Countryside Homeowner Association, Inc.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT Board of Directors workshops shall be held on the first Wednesday of each month at 7:30 PM in the meeting room of the C.H.O.A. building and that monthly meetings of the Board of Directors shall be held the third Wednesday of each month at 7:30 PM in the meeting room of the C.H.O.A. building. FURTHER RESOLVED that the days, times or place of either/or the workshop or monthly meetings of the Board of Directors may be changed as necessary by a vote of the Board of Directors.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the Countryside Homeowner Association, Inc. did execute this resolution on the 3rd day of May 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.
RESOLUTION 95-2

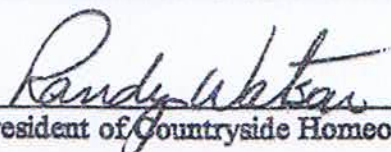
Resolution setting standard policy and rules governing the mileage reimbursement for personal automobile usage in the performance of COUNTRYSIDE HOMEOWNER ASSOCIATION, INC. business.

AUTHORITY: WHEREAS 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 it's discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed,..." Further Article VIII Sec. 1 (A) of the By-Laws of Countryside Homeowner Association, Inc. Grants the Board of Directors" To exercise for the Association all power, duties and authority vested in or delegated to the Association and not reserved to the membership..."

PURPOSE: WHEREAS there is a need to establish a standard policy for mileage reimbursement for personal vehicle usage in the performance of Countryside Homeowner Association, Inc. business by committee members, Board members and the Countryside Homeowner Assn., Inc. Administrator.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT all mileage reimbursement under this resolution shall be paid at the latest published Internal Revenue Service rate for the period under which such expenses were incurred.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the Countryside Homeowner Association, Inc. did execute this resolution on the 3rd day of May 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

Countryside Homeowner Assn., Inc.
RESOLUTION 95-3

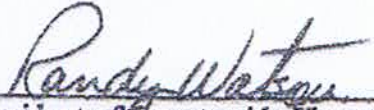
Resolution for the financial collection of fees, charges and costs incurred for the enforcement of deed violations.

AUTHORITY: WHEREAS Article IX, Section 1 of the Declarations 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 other expenses incurred to enforce deed restrictions to the assessment of the lot. This shall include, but not be limited to, certified postage fees, attorney's fees, etc.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of Countryside Homeowner Assn., Inc. Has approved the addition to the assessment of the lot any fees, costs, charges and/or expenses incurred to enforce deed restrictions.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the Countryside Homeowner Assn., Inc. Did execute this resolution on the 3rd day of May, 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

Countryside Homeowner Assn., Inc.
RESOLUTION 95-4

Resolution setting due dates of assessments for all property owners in Countryside Section 1 and Section 2.

AUTHORITY: WHEREAS Article XII, Section 7 of the By-Laws of the Countryside Homeowner Assn., Inc. states "...Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors."

PURPOSE: To insure that the necessary funds are available to meet contract obligations and insurance premium due dates and that property owners are not delinquent in assessment payments which would temporarily suspend their rights to use and enjoy the Countryside Homeowner Assn., Inc. facilities and privileges.

SPECIFICATION: NOW THEREFORE BE IT RESOLVED THAT the Board of Directors of Countryside Homeowner Assn., Inc. sets the due dates for assessments as follows:

- a. Assessments may be paid on a monthly basis, equal to one twelfth (1/12th) of the annual assessment rate, if there is no other delinquency on a property owners account. Due date will be the first of each month with the account considered delinquent if monthly payment is not received by the tenth (10th) of the month.
- b. Assessments may be paid on a quarterly basis, equal to one fourth (1/4th) of the annual assessment rate. Due date will be the first of the month for that particular quarter being paid. Assessments will be considered delinquent if the quarterly payment is not received by the tenth (10th) of the first month of that particular quarter.
- c. Assessments may be paid on a semi annual basis, equal to one half (1/2) of the annual assessment rate. Due date will be the first on the month for the first half and the first of the seventh month for the second half. Assessments will be considered delinquent if the semi annual payment is not received by the tenth (10th) of the first month for the first half of the year and/or the tenth (10th) of the seventh month for the second half of the year.
- d. Assessments may be paid on an annual basis, equal to the full annual assessment rate. Due date will be the first of January for that particular year. Accounts will be considered delinquent if payment is not received by the tenth (10th) of January.

- e. Exception to the above schedule of payments shall be in force for persons wishing to receive facility passes valid for entrance to the Countryside Homeowner Assn., Inc. Swimming pool. In this case assessments must be pre-paid in advance for the months of June through August of each respective year. With no other outstanding balances delinquent such as assessments, late fees, or legal fees.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of Countryside Homeowner Assn., Inc. has adopted the aforementioned schedule of assessment due dates for all property owners in Countryside Section 1 and Section 2.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the Countryside Homeowner Assn., Inc. did execute this resolution on the 2nd day of May, 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

Countryside Homeowner Assn., Inc.
RESOLUTION 95-5

Resolution stating policy on motorized vehicles on the common areas and facilities of the
Countryside Homeowner Assn., Inc.

AUTHORITY: WHEREAS 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 to carrying out any or all of the purposes for which the Association is formed..." Further, Article VIII, Section 1 (a) of the By-Laws of Countryside Homeowner Assn., Inc. gives the Board of Directors 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 delegates and their guest thereon, and to establish penalties for infraction thereof".

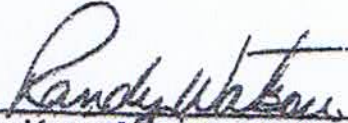
PURPOSE: Whereas there is a need to establish a policy or rule governing the use of motorized vehicles on the common areas and in the facilities of the Countryside Homeowner Assn., Inc.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT: the following policy or rule be established:

1. No motorized vehicles such as, but not limited to, automobiles, motorcycles, mopeds, dirt bikes, ATVs, and go-carts are allowed on any of the common areas or in the facilities of Countryside Homeowner Assn., Inc. The exception being motorized vehicles in use for the maintenance or repair of Countryside Homeowner Assn., Inc. common areas or equipment.
2. No motorized vehicles, as mentioned above, are allowed on the streets and by-ways within the confines of the Countryside Homeowner Assn., Inc. property without proper inspection stickers and license plates as required by the Texas Department of Public Safety and operated by properly licensed operators.

BE IT FURTHER RESOLVED that these rules be published for all Association members to read.

APPROVED: IN WITNESS WHEREOF, The Board of Directors of the Countryside Homeowner Assn., Inc. did execute this resolution on the 21st day of May, 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

Countryside Homeowner Assn., Inc.
RESOLUTION 95-6

Resolution stating standard policy and procedure for the handling of bank returned items given to Countryside Homeowner Assn., Inc.

AUTHORITY: WHEREAS Article VI 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

WHEREAS Article VIII, Section 1 (a) of the Countryside Homeowner Assn., Inc. By-Laws states: "To exercise for the association all power, duties, and authority vested in or delegate to the Association and not reserved to the membership..."

PURPOSE: WHEREAS there is a need to establish a standard policy for handling bank returned items written to Countryside Homeowner Assn., Inc.

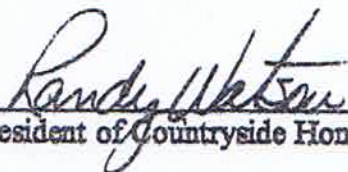
SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT: the following policy and procedure be established:

COLLECTION PROCEDURE FOR A BANK RETURNED ITEM

When a bank item (personal or business) is returned to the Countryside Homeowner Assn., Inc. bank marked UNPAID, whether due to insufficient funds, overdraft, account closed, payment stopped or any other reason, the following is the procedure for the collection of this item.

1. The letter, sample attached, is to be sent by certified mail, return receipt requested, the issuing party. The letter is to notify them that the check has been returned by our bank and should state the reason given by the bank.
2. The letter will give the issuing party ten (10) days, from the date of the letter, to redeem the check with a money order or certified check only (no cash will be accepted). There will also be a \$15.00 handling charged added to the total of the returned bank item.
3. If the issuing party has not redeemed the item within the ten (10) day period, the returned item, a copy of the certified notification letter and the green return receipt card is to be presented to the District Attorney or Justice of the Peace office in Galveston County Texas for collection. At this point, the District Attorney or the Justice of the Peace will file charges, prosecute and collect the funds from the issuing party.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of the Countryside Homeowner Assn., Inc. did execute this resolution on the Tue day of May, 1995 and said same resolution was recorded in the Minutes of the Association.



President of Countryside Homeowner Assn., Inc.

Countryside Homeowner Assn., Inc.
P. O. Box 954
League City, TX 77574-0954
713-332-1091 Phone/Fax

Date: _____

Name
Address
City, State, Zip

Dear Mr./Mrs. _____:

Your check number _____ which you presented to us in the amount of
_____ drawn on _____ bank, has been returned marked
"insufficient funds".

We have added \$15.00 to your account for the returned check charge.

Pursuant to the Texas Penal Code, you are hereby placed on notice that unless payment is received at our office in the form of a cashier's check or money order, for the amount of the returned check plus the \$15.00 returned check charge (\$XXX.XX) within ten (10) days from the date of this letter, your check will be referred to the Justice of the Peace or the County District Attorney's office for criminal prosecution. No further communication will be sent to you prior to the time the matter is referred to the Justice of the Peace or the County District Attorney's office.

Sincerely,

Countryside Homeowner Assn., Inc.,
Administrator

Certified Mail # _____

COUNTRYSIDE HOMEOWNER ASSOCIATION, INC.
RESOLUTION 95-7

Resolution establishing definitions for removal and suspension of pool privileges for persons in violation of Countryside Homeowner Assn., Inc. Rules.

AUTHORITY: WHEREAS Article III, Section 2 Suspension of Membership, of the By-Laws states "During any period in which a member shall be in default in the payment of any annual or special assessment levied by the Association, the voting rights and right to use of the recreation facilities of such member or his delegate may be suspended by the Board of Directors until such assessment has been paid. Such rights of a member or his delegate may also be suspended after notice and hearing, for a period not to exceed 60 days, for violation of any rules and regulations established by the Board of Directors governing the use of the Common Area and facilities." And the Declaration of Covenants, Conditions and Restrictions Article II, Section 1 (b) states "The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner or the Owner's delegate for any period during which any assessment remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations; "

PURPOSE: WHEREAS there is a need to define the Countryside Homeowner Assn., Inc. Pool Rules in regards to "Suspension" of privileges and/or "Removal".

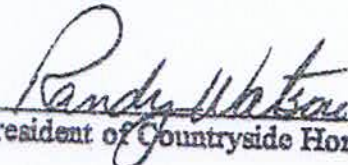
SPECIFICATION: NOW THEREFORE, BE IT RESOLVED THAT the following definitions be established and adopted by the Board of Directors of Countryside Homeowner Assn., Inc.

1. Removal be defined as : The act of removing the person from the Countryside Homeowner Assn., Inc. Pool enclosure, including rest rooms and breezeway. This removal will be handled by the Countryside Homeowner Assn., Inc. Pool contractor, Countryside Homeowner Assn., Inc. Board member, Administrator, or police.
2. Suspension of privileges be defined as: The loss of those privileges granted by the Declaration of Covenants, Conditions and Restrictions, Article II, Section 1., Owners Easements of Enjoyment. Which states "Upon conveyance of same to the Association, every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to the title of every Lot, Subject to the following provisions:..." in regards to the Countryside Homeowner Assn., Inc. Pool enclosure, including rest rooms and breezeway. This suspension will be judged in severity by the pool contractor or Countryside Homeowner Assn., Inc. Administrator not to exceed seven (7) days. Upon a recommendation by the pool contractor or Countryside Homeowner Assn., Inc. Administrator, the suspension will be reviewed by the Countryside Homeowner Assn., Inc. Board of Directors for suspension for a period of up to, but not to

exceed, sixty (60) days which will include Countryside Homeowner Assn., Inc. sponsored pool activities.

3. All suspensions will be followed by a probationary period of thirty (30) days from reactivation of limited pool privileges or the opening date for the new pool season. During this thirty (30) day period, the probationer will be allowed access to the Countryside Homeowner Assn., Inc. Pool facilities during normal daily operations. All activities held before or after normal open hours will be excluded. The suspended person will be monitored for further disruptive behavior by the pool contractor with periodic updates to the Countryside Homeowner Assn., Inc. Administrator. If the pool contractor and Countryside Homeowner Assn., Inc. Administrator determine improvement in overall behavior exists, the suspension will be lifted and all privileges reinstated. If the pool contractor and Administrator determine that improvement has not been made, a new probationary period of thirty (30) days may be instituted. A new suspension may be issued during probation if necessary.

APPROVED: IN WITNESS WHEREOF, the Board of Directors of Countryside Homeowner Assn., Inc. did execute this resolution on the 3rd day of May, 1995 and said same resolution was recorded in the minutes of the Association.



President of Countryside Homeowner Assn., Inc.

COUNTRYSIDE HOMEOWNER ASSOCIATION INC.

RESOLUTION

TO FIX THE AMOUNT OF ANNUAL ASSESSMENT CHARGED PER EACH LOT FOR THE 1996 ASSESSMENT YEAR.

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 VIII , SECTION 2(C) OF THE BY-LAWS REQUIRES:

1. THAT THE BOARD OF DIRECTORS FIX THE AMOUNT OF THE ANNUAL ASSESSMENT AGAINST EACH LOT AT LEAST THIRTY (30) DAYS IN ADVANCE OF EACH ANNUAL ASSESSMENT PERIOD; AND
2. THAT THE BOARD OF DIRECTORS SEND WRITTEN NOTICES OF EACH ASSESSMENT TO EACH LOT OWNER SUBJECT TO THE ASSESSMENT AT LEAST THIRTY (30) DAYS IN ADVANCE OF EACH ANNUAL ASSESSMENT PERIOD;..." AND

WHEREAS ARTICLE IV, SECTION 3(A) OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REQUIRES THE DIRECTORS TO INCREASE THE MAXIMUM ANNUAL ASSESSMENT IN ACCORDANCE WITH THE GIVEN FORMULA; AND

WHEREAS ARTICLE IV, SECTION 3(C) OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERMITS THE DIRECTORS TO FIX THE ANNUAL ASSESSMENT AT AN AMOUNT NOT IN EXCESS OF THE MAXIMUM.

PURPOSE: WHEREAS THERE IS A NEED TO ESTABLISH THE ASSESSMENT PER LOT FOR THE 1996 ASSESSMENT YEAR.

SPECIFICATION: NOW THEREFORE, BE IT RESOLVES THAT:

- (1) THE 1996 MAXIMUM ASSESSMENT TO BE COLLECTED BE SET AT \$313.14 PER LOT.
- (2) THAT THE ACTUAL ASSESSMENT TO BE COLLECTED BE SET AT \$240.00 PER LOT.
- (3) THAT THE SECRETARY SEND OUT THE REQUIRED NOTICES TO EVERY LOT OWNER AND MORTGAGE COMPANY BEFORE NOVEMBER 30, 1995.

APPROVED: IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF THE COUNTRYSIDE HOMEOWNER ASSOCIATION DID EXECUTE THIS RESOLUTION ON THE ___TH DAY OF NOVEMBER 1995 AND SAID SAME RESOLUTION WAS RECORDED IN THE MINUTES OF THE ASSOCIATION.

Richard D. Wilson
Vice PRESIDENT