

**WHITE OAK LANDING, SECTION III COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.  
RESOLUTION REGARDING THE ASSOCIATION'S RIGHT TO CURE  
VIOLATIONS OR MAINTAIN A LOT WHEN AN OWNER FAILS TO DO SO**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

**WHEREAS**, White Oak Landing, Section III Community Improvement Association, Inc. (the "Association") is the governing entity for White Oak Landing, a subdivision in Harris County, Texas, according to the Declaration of Covenants, Conditions and Restrictions for White Oak Landing, Section III, filed for record under County Clerk's File No. 0707994, Film Code No. 095-83-0606, et seq., Declaration of Covenants, Conditions and Restrictions for White Oak Landing, Section II, filed for record under County Clerk's File No. N34334, Film Code No. 002-54-1937, et seq., and Amendment to the Declaration of Covenants, Conditions and Restrictions for White Oak Landing, Section II and Amendment to the Declaration of Covenants, Conditions and Restrictions for White Oak Landing, Section III and Declaration of Covenants, Conditions and Restrictions for White Oak Landing, Section IV, filed for record under County Clerk's File No. M980654, Film Code No. 198-64-1584, et seq., all in the Official Public Records of Real Property of Harris County, Texas, along with any amendments, supplements or replats thereto (hereafter collectively referred to as the "Declaration"); and

**WHEREAS**, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of White Oak Landing; and

**WHEREAS**, Chapter 204, Section 204.010, of the Texas Property Code authorizes associations, acting through their boards of directors, to adopt and amend rules regulating the operation, use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

**WHEREAS**, it is the desire of the Board to adopt this Resolution regarding the Association's right to cure violations or maintain a lot when an Owner fails to do so; and

**WHEREAS**, by adoption of this Resolution, the Board desires to maintain and protect the aesthetics of White Oak Landing; and

**WHEREAS**, the Board, following an examination of White Oak Landing and soliciting feedback regarding common or otherwise reoccurring maintenance and aesthetics problems pertaining to Lots, has developed a process by which the Association may cure a violation upon an Owner's Lot when the Owner refuses to do so which will assist in preserving and protecting property values in White Oak Landing.

**NOW THEREFORE, BE IT RESOLVED THAT**, in consideration of the above factors and others, White Oak Landing, Section III Community Improvement Association, Inc., acting through the Board of Directors, hereby adopts the foregoing Resolution Regarding the Association's Right to Cure Violations or Maintain a Lot When an Owner Fails to Do So:

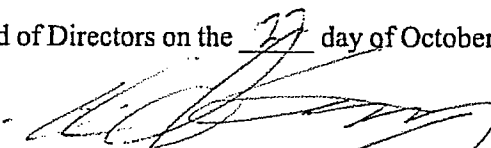
RP-2016-514294

Owner's Default in Maintenance. If the Board determines that an Owner has failed to properly discharge his/her obligation to maintain, repair, and replace items for which the Owner is responsible, the Board may give the Owner written notice of the Association's intent to provide the necessary maintenance at Owner's expense. The notice must state, with reasonable particularity, the maintenance deemed necessary and a reasonable period of time in which to complete the work. If the Owner fails or refuses to timely perform the maintenance, the Association may do so at the Owner's expense, which expense shall be a charge to the Owner and levied against the Owner, personally, and the subject Lot. In the case of an emergency, however, the Board's responsibility to give the Owner written notice may be waived and the Board may take any action it deems necessary to protect persons or property, the cost of the action being the Owner's expense.

**CERTIFICATION**

I, the undersigned, being the President of the White Oak Landing, Section III Community Improvement Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the White Oak Landing, Section III Community Improvement Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 27 day of October, 2016.

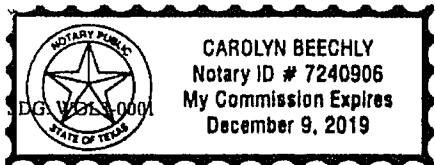
  
\_\_\_\_\_  
KENNETH ESTERLING, President of White Oak Landing,  
Section III Community Improvement Association,  
Inc.

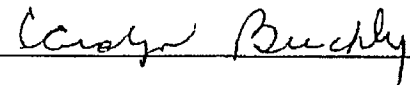
STATE OF TEXAS  
  
COUNTY OF HARRIS

§  
§  
§

Before me, the undersigned authority, on this day personally appeared KENNETH ESTERLING President of White Oak Landing, Section III Community Improvement Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22nd day of October, 2016.



  
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RP-2016-514294

Notary Public, State of Texas

E-RECORDED BY:



SEARS,  
BENNETT &  
GERDES, LLP

9700 Richmond Avenue, Suite 222  
Houston, Texas 77042

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# Pages 4  
11/15/2016 12:19 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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 Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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