

**CERTIFICATE OF RESOLUTION
OF
RIVER OAKS COUNCIL OF CO-OWNERS**

Schedule of Fees and Fines

The undersigned, being duly elected, qualified and acting President of River Oaks Council of Co-Owners, a Texas non-profit corporation, and the keeper of the minutes and records of said corporation, does hereby certify that the following is a true and correct copy of a resolution of this corporation as adopted by the Board of Directors at a duly called meeting held on 24th day of January 2019 and the approved minutes from such meeting are attached hereto as Exhibit "B".

WHEREAS, the Board of Directors desires to memorialize and consolidate any violations of the Declaration, By-Laws, and Rules in one schedule in which a corresponding fee or fine shall be assigned.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors, on behalf of the members of the Association, duly adopts the following schedule of fees and fines:

SCHEDULE OF FEES AND FINES

The Schedule of Fees and Fines are attached and incorporated herewith as Exhibit "A"

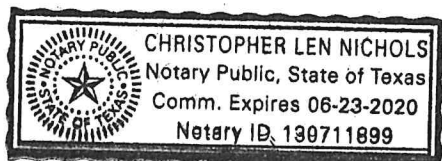
TO CERTIFY WHICH, witness my hand this the 28th day of March 2019.

Lyla Gillespie
Lyla Gillespie, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Lyla Gillespie, President of River Oaks Council of Co-Owners, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL of office on this 28th day of March 2019.



Christopher Nichols
Notary Public, State of Texas
Christopher Nichols
The Nichols Firm
1010 N. San Jacinto, Ste 100
Houston, TX 77002
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Notice
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Exhibit "A"
Schedule of Fees and Fines

Monthly Assessments*

Demand / Collection Letters	\$ 35.00 + costs
Follow-up correspondence	\$ 20.00 + costs

** Attorney fees and costs shall be included if any incurred by the Association.*

Special Assessments*

Failure to timely pay special assessments	Without limitation, any and all administrative and legal fees / expenses (regardless of whether suits or liens are filed) resulting from an owner's failure to pay assessments when due or from other default.
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** Attorney fees and costs shall be included if any incurred by the Association.*

Violations / Penalties*

Violations of Declaration, Bylaws, Rules and Regulations or Resolution of the Board of Directors ("Governing Documents")	Without limitation, any and all administrative and legal fees / expenses (regardless of whether suits or liens are filed) resulting from an owner's (or owner's tenant's) violations of the Governing Documents, plus penalties in the amounts listed below.
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Initial Notice of Violation	No Charge
Violation of General Rules	\$ 100.00 per violation, per day
Violation of Insurance Requirement	\$ 100.00 per violation, per day
Violation of Personal Conduct Rules	\$ 100.00 per violation, per day
Violation of Trash Removal Rules	\$ 100.00 per violation, per day
Violation of Outside Appearance Rules	\$ 100.00 per violation, per day
Violation of Balcony Rules	\$ 100.00 per violation, per day
Violation of Patio Area Rules	\$ 100.00 per violation, per day

Violation of Planting Rules	\$ 100.00 per violation, per day
Violation of Pets Rules	\$ 150.00 per violation, per day
Violation of Pool Rules	\$ 100.00 per violation, per day
Violation of Parking / Motor Vehicles Rules	\$ 100.00 per violation, per day
Violation of Construction/Remodeling Rules	\$ 200.00 per violation, per day
Violation of Leasing	\$ 200.00 per violation, per day

** Attorney fees and costs shall be included if any incurred by the Association.*

Satellite Dishes and Antennas

In the event the court or FCC determines that a violation has occurred

In the event the court or FCC determines that a violation has occurred, \$50.00 fine + \$10/day if not cured within 10 days

Returned Checks

\$ 35.00 fee for any check returned unpaid

Open Records Policy

Labor for locating, compiling and reproducing records

\$ 35.00

Copies (8 ½ x 11 and 8 ½ x 14)

\$.10 per page

Copies – oversize (11 x 17, greenbar and bluebar)

\$.50 per page

Specialty papers (blue print and maps)

Actual cost of production + \$15.00

EXHIBIT "B"

**OFFICIAL MINUTES OF BOARD OF
DIRECTORS MEETING
JANUARY 24, 2019**

River Oaks Gardens | Board Meeting



Exhibit

1800 Augusta Drive
Suite 200
Houston, TX 77057
(713) 783-4640

River Oaks Gardens Council of Co-Owners
St. Anne's Catholic Church in the Basil Hall
January 24, 2019

Board Meeting Minutes

The River Oaks Council of Co-Owners General Board Meeting was called to order at 6:39 p.m. by Lyla Gillaspie, Board President in the Basil Hall at St. Anne's Catholic Church.

Board Members Present:

- Lyla Gillaspie Board President
- Neil Goldstein Vice President
- Kathleen Mundy Secretary
- Michael Olsen Member at Large
- Michelle LeBlanc Treasurer

Community Manager and Minute Recorder:

- Therese Morales

Association's Attorney Chris Nichols was also Present:

- Chris Nichols was present to answer any questions that the homeowners may have regarding the Certificate of Resolution adopting the Amended & Restated Rules and Policies for ROG, the Schedule of Fines & Fees, and possible action regarding the 4th Amendment to the Declaration (Leasing Restrictions).

Previous Meeting Minutes (November 15, 2018)- A motion was made, and seconded, and the November 15, 2019 meeting minutes were approved as written.

Financial Report - was given by Therese Morales, Community Manager

Old Business:

- Fining schedule nearing completion-**Lyla explained that Chris Nichols the Association's Attorney is with us tonight to answer any questions that homeowners may have about the fining policy before it goes into place.**
- Spring projects- **Lyla explained some of the projects that the board will be working on for the 2019 year. i.e. Painting of the Balcony/Stair Handrails, refurbishing Landscaping, Fence replacement & updated porch light replacement.**

New Business:

- **2019 Budget & new banking relationship-Therese went over the 2019 Budget, explained the reason for changing to Alliance Bank, and provided the details to the homeowners about changing over to Alliance Bank for their payments. She also advised that the Board will not be assessing late fees in January to give the homeowners time to get their accounts in order with the new bank.**
- **Damages to ROG property & responsibility of the owner-Therese explained that if damages are caused to the common areas by an Owner, or tenant of the Owner, that according to the legal documents of the Association, the owner is the responsible party to pay for the repairs.**
- **Parking Space available in east lot next to Drive Gate 4-Therese explained we still have a parking space for rent for the 2019 year if anyone was interested.**
- **Discussion with Association Attorney (Chris Nichols) regarding the following:**
 - **Certificate of Resolution adopting Amended & Restated Rules and Policies for River Oaks Gardens**
 - **Certificate of Resolution adopting Schedule of Fines and Fees**
 - **4th Amendment to Declaration (Leasing restrictions)**

After the discussion, and all questions were answered regarding the Amended & Restated Rules, and the Schedule of Fines and Fees, a motion was made, seconded, and all Board Members were in favor of adopting both policies.

Lyla also advised all homeowners that to protect the property and homeowners from a “conglomerate” being able to come in, take over and get the majority vote, and eventually sell the property for less than market value, that the 4th Amendment vote will be taken at the Annual Meeting in March. She also added that high rental volumes affect property values and any properties with less than a 50% owner occupancy rate, makes it extremely difficult for anyone to obtain a loan to purchase a property, get a home equity loan, refinance a loan, or even get a reverse mortgage.

Adjournment:

There being no further business to discuss the General Board meeting adjourned at approximately 7:53 p.m.

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

9:38:47 AM

Tuesday, May 7, 2019



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, May 7, 2019



COUNTY CLERK
HARRIS COUNTY, TEXAS