

CERTIFICATE OF CORPORATE RESOLUTION OF  
BOARD OF DIRECTORS  
DE MOSS OWNERS ASSOCIATION, INC.  
(LATE FEES)

20140043451  
02/03/2014 RP1 \$20.00

The undersigned Secretary of De Moss Owners Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on January 28, 2014, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Condominium Declaration for De Moss Condominiums" recorded in Volume 120, Page 83, et seq., in the Condominium Records of Harris County, Texas, and any and all amendments thereto (collectively referred to herein as the "Declaration"), the Association is responsible for administering the common elements of De Moss Condominiums (the "Property") and the restrictive covenants set forth therein; and llc

WHEREAS, pursuant to Section 82.102(a)(12) of the TEXAS PROPERTY CODE, the Association acting through its Board of Directors may impose late charges for late payments of assessments; and

WHEREAS, pursuant to Section 82.102(a)(13) of the TEXAS PROPERTY CODE, the Association acting through its Board of Directors may adopt and amend rules regulating the collection of delinquent assessments and the application of payments; and

WHEREAS, by this resolution, the Board of Directors is desirous of evidencing, ratifying and confirming the longstanding and existing policy of the Association, as to late fees, and to provide disclosure of such policy to prospective future owners of condominium units at the Property as to same;

NOW THEREFORE, formal notice is hereby given to all current owners of condominium units at the Property as to the longstanding and existing policy of the Association, and to all prospective, future owners of condominium units at the Property of the policy of the Association, as follows:

ASSOCIATION POLICY AS TO LATE FEES

In accordance with the longstanding policy of the Association and pursuant to the authority granted by the TEXAS PROPERTY CODE, irregardless of any provision of the Declaration to the contrary, it is the existing and continuing policy of the Association to charge a late fee in the amount of Twenty-five Dollars (\$25.00) if payment is not received by the fifteenth (15<sup>th</sup>) day of the month.

The foregoing policy was adopted and implemented by a previous Board of Directors of the Association more than six (6) years ago understood to have been by written resolution in the possession of the Association's previous management company. Pursuant to such policy, the Association has charged a late fee of Twenty-five Dollars (\$25.00) for more than six (6) years.

The foregoing resolution ratifies and confirms the longstanding and continuing policy of the Association.

DE MOSS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

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By: [Signature]  
SHOAB HUSSAIN, Secretary  
Shoab Hussain

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 28th day of January 2019 by Shoab Hussain, Secretary of De Moss Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[Signature]  
Notary Public - State of Texas

RECORD AND RETURN TO:  
Frank, Elmore, Lievens,  
Chesney & Turet, L.L.P. ✓  
Attn: K. Slaughter  
9225 Katy Freeway, Suite 250  
Houston, Texas 77024



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