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ACKNOWLEDGMENT  
INCOMPLETE

T378928

0903b301/7-337-700

11/12/98 100899552 T378928

\$13.00

SECRETARY'S CERTIFICATE OF ADOPTION OF  
RESOLUTION BY BOARD OF DIRECTORS  
OF  
MAISON DE VILLE COUNCIL OF CO-OWNERS, INC. 522-21-2655  
10/10/98

I, Tama Walker, certify that:

I am the duly qualified and acting Secretary of Maison De Ville Council of Co-Owners, Inc., a duly organized and existing non-profit Texas corporation.

The following is a true copy of a resolution duly adopted by the Board of Directors of Maison De Ville Council of Co-Owners, Inc. at a meeting that was legally held on September 29, 1998, and entered in the Minutes of the Meeting which are contained in the Minute Book of the Corporation.

RESOLVED that the Board of Directors of Maison De Ville Council of Co-Owners, Inc. appoints Bartley & Spears, P.C. ("B&S") as [REDACTED] Agent of Maison De Ville Council of Co-Owners, Inc. for the purpose of foreclosing units in Maison De Ville as set forth on the Appointment of Agent attached to these minutes as Exhibit "A."

13  
The above resolution is in conformity with the Articles of Incorporation and Bylaws of the Corporation, and the Texas Uniform Condominium Act §82.113(d) and has never been modified or repealed, and is in full force and effect.

Dated: 10/28/98

Tama Walker  
Tama Walker, Secretary

FILED FOR RECORD  
8:00 AM

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

NOV 12 1998

Rebecca B. Freeman  
County Clerk, Harris County, Texas

This instrument was acknowledged before me on the 28th day of October, 1998 by Tama Walker, Secretary of Maison De Ville Council of Co-Owners, Inc., a non-profit Texas corporation, on behalf of said corporation.

Sammy R. Howard  
Notary Public in and for The State of Texas

RETURN TO:

Bartley & Spears, P.C.  
14811 St. Mary's Lane, Suite 270  
Houston, Texas 77079



RECORDER'S MEMORANDUM  
Acknowledgment Incomplete

522-21-2656

## EXHIBIT "A"

APPOINTMENT OF AGENT BY CONDOMINIUM ASSOCIATION  
TO EXERCISE POWER OF SALE

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HARRIS   §

I. RECITALS

A. All units in the condominium regime known as Maison De Ville, in the City of Houston, Harris County, Texas, are subject to the provisions of the Enabling Declaration for Establishment of a Condominium Regime for Maison De Ville recorded on August 1, 1973, under Clerk's File No. D937595 of the Real Property Records of Harris County, Texas (the "Declaration"), and are also subject to §82.113 of the Texas Property Code--The Uniform Condominium Act ("TUCA").

B. Paragraph 15 of the Declaration creates a lien in favor of Maison De Ville Council of Co-Owners, Inc. (the "Association") against each unit to secure payment of assessments and other charges levied against the lot or its owner by the Association.

C. Paragraph 15 of the Declaration and §82.113 of TUCA create a private power of sale in favor of the Association to foreclose its assessment lien nonjudicially. The power of sale may be exercised by an agent appointed in writing by the Association, acting through its board of directors.

D. The Association is a Texas condominium association administered by a board of directors which desires to appoint an agent to act on behalf of the Association in exercising its power of sale.

II. APPOINTMENT

The Association's Board of Directors does name and appoint **BARTLEY & SPEARS, P.C.** ("B&S") to act as agent for the Association in exercising the Association's lien rights, including the private power of sale under TUCA and the Declaration. B&S, as agent of the Association, has the right and power to do all things reasonable and necessary or desirable in connection with the exercise of the Association's lien rights and private power of sale. The Association will indemnify, hold harmless and defend its agent B&S, and B&S's partners, attorneys, and employees for any action or threatened action against the agent for exercising this appointment, including, but not limited to, claims arising in whole or in part out of B&S's sole or joint negligence. With or without cause, the

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Association may remove B&S as its agent by delivering to B&S a copy of the Board's written resolution of removal.

By signing below, I certify that this resolution was approved by a least a majority of the Association's directors at a properly called meeting or by written unanimous consents.

SIGNED this 28 day of October, 1998.

Tama Walker  
Tama Walker, Secretary

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL 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 herein by me, and has  
just RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas as

NOV 12 1998



Barbara A. Feynman  
COUNTY CLERK  
HARRIS COUNTY TEXAS

RECORDED'S MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND CHANGES  
WERE PRESENT AT THE TIME THE INSTRUMENT  
WAS FILED AND RECORDED.