

FRANK, ELMORE, LIEVENS, CHESNEY & TURET, L.L.P.
ATTORNEYS AT LAW

RICHARD C. LIEVENS
WILLIAM S. CHESNEY, III
CHARLES S. TURET, JR.
KRISTI A. SLAUGHTER
KENNARD D. PIGGEE

9225 KATY FREEWAY, SUITE 250
HOUSTON, TEXAS 77024-1564
TELEPHONE: (713) 224-9400
FACSIMILE: (713) 224-0609

OF COUNSEL:
EDWIN H. FRANK, JR., P.C.
JERRY L. ELMORE
WILLIAM L. VAN FLEET, II

June 3, 2019

Westbury Gardens Owners' Association, Inc.
c/o Creative Management Company
Attn: Monique Garza
8323 Southwest Freeway, Suite 330
Houston, Texas 77074-1690

**IN RE: Certificate of Corporate Resolution (for) Westbury
Gardens Owners' Association, Inc. (Association Policy as
to Interior Repairs)**

Dear Monique:

Enclosed please find the recorded original(s) of Certificate of Corporate Resolution.

Best Regards,

A handwritten signature in black ink, appearing to read 'Carolyn Gordon', with a large, stylized initial 'C'.

Carolyn Gordon
Assistant to Richard C. Lievens

/cg
Enclosures

3 office
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**CERTIFICATE OF
CORPORATE RESOLUTION
WESTBURY GARDENS OWNERS' ASSOCIATION, INC.
(ASSOCIATION POLICY AS TO INTERIOR REPAIRS)**

The undersigned Secretary of Westbury Gardens Owners' Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify that at a duly constituted meeting of the Board of Managers of the Association held on April 8, 2019, with at least a majority of the Board of Managers present, the following resolution was duly made and approved by the Board of Managers:

WHEREAS, pursuant to that certain "Condominium Declaration for Westbury Gardens" recorded in Volume 67, Page 113, et seq. of the Condominium Records of Harris County, Texas, together with all amendments thereto (the "Declaration"), the Association is responsible for administering Westbury Gardens, a condominium regime and the covenants, conditions, and restrictions set forth in the Declaration; and

WHEREAS, pursuant to the Declaration and applicable law the Association is authorized to adopt, amend, and enforce reasonable rules regulating the use, occupancy, maintenance, repair, modification, and appearance of the units and common elements, to the extent the regulated actions affect common elements or other units; and

WHEREAS, the Board of Managers has deemed it desirable and necessary to adopt a policy regarding interior repairs, as same affects other units and the common elements; and

WHEREAS, by this resolution, the Board of Managers is desirous of evidencing, ratifying and confirming the policy of the Association as to interior repairs, and to provide disclosure of such policy to prospective future owners of condominium units at Westbury Gardens; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Managers of the Association hereby adopts the following resolution, and formal notice is hereby given to all current owners of condominium units at Westbury Gardens as to the policy of the Association, and to all prospective, future owners of condominium units at Westbury Gardens of the policy of the Association, as follows:

**ASSOCIATION POLICY AS TO
INTERIOR REPAIRS**

In accordance with the provisions of the Declaration, regardless of any past actions of the Association to the contrary, it is the existing and continuing policy of the Association that the Association is responsible for the maintenance, repair, and replacement of the common elements and structural components of the buildings (i.e., foundations, supports, main walls, bearing walls, roofs, and any portion of the building not included in the

units). The individual unit owner is responsible for the maintenance, repair, and replacement of the interior of his individually owned condominium unit and the fixtures thereof (i.e., interior construction, partitions, appliances, fixtures and improvements which are intended to exclusively serve the condominium unit, such as interior room walls, floor coverings or finishes, closets, cabinets, shelving, individual bathroom and kitchen fixtures, plumbing and appliances, individual lighting and electrical fixtures, air cooling systems and other separate items or, chattels belonging exclusively to such condominium unit which may be removed, replaced, disposed of or otherwise treated without affecting any other condominium unit or the ownership, use, or enjoyment thereof) and the personal belongings located therein.

All owners and residents at Westbury Gardens have a duty to report any and all repair issues related to the common elements to the Association and/or the Association's managing agent in a timely manner (including, but not limited to, common element sewer line back-ups and common element roof leaks). The owners and residents have an obligation to take all reasonable steps to mitigate any foreseeable damages to the common elements, the interior of the condominium units and the personal belongings located therein, and to report any and all problems or repair issues to the Association and/or the Association's managing agent immediately. Owners have a duty to regularly inspect their individually owned condominium units especially if the condominium units are vacant and/or unoccupied.

The decision as to when, or if, interior repairs to a condominium unit shall be a common expense of the Association shall be made at the sole discretion of the Board of Managers within the budgetary constraints of the Association.

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

WESTBURY GARDENS OWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation

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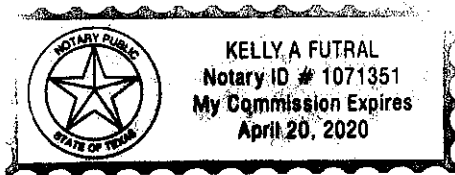
x Nancy Higgs
Nancy Higgs
Westbury Gardens, Secretary

STATE OF TEXAS

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§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 8th day of April, 2019, by Nancy Higgs, Secretary of Westbury Gardens Owners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.



Kelly Futral
Notary Public, State of Texas

RECORD AND RETURN TO: N
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.

FILED FOR RECORD

8:00:00 AM

Tuesday, May 28, 2019

Diane Mautman

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 28, 2019



Diane Mautman

COUNTY CLERK
HARRIS COUNTY, TEXAS