

PRESIDENT'S CERTIFICATE OF
Village of Fondren Southwest Owners Association, Inc.

NOTICE
M
THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting President of Village of Fondren Southwest Owners Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration for The Village of Fondren Southwest" filed for record under County Clerks File No. J116654 of the Condominium Records of Harris County, Texas, and all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned President further being the keeper of the minutes and records of said corporation, does hereby certify that the following are true and correct copies of the following described documents attached hereto:

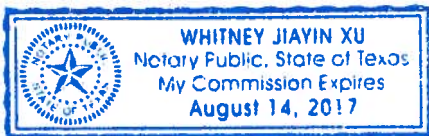
(A). Rules and Regulations for Village of Fondren Southwest Owners Association, Inc.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, the 12 day of March, 2014.

Antonio Zuniga
ANTONIO ZUNIGA, President of
Village of Fondren Southwest Owners Association, Inc.
a Texas non-profit Corporation

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12th day of March, 2014, by Whitney Jiayin Xu, Village of Fondren Southwest Owners Association, Inc., a Texas non-profit Corporation, on behalf of said corporation.



Whitney Jiayin Xu
Notary Public in and for the State of Texas

Record and Return to: Village of Fondren Southwest Owners Association, Inc.
c/o Creative Management Company
8323 Southwest Freeway, Suite #330
Houston, TX 77074

**CONDOMINIUM RULES FOR VILLAGE OF FONDREN SOUTHWEST
OWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

The Homeowner's Association has adopted the following rules to assure maximum living enjoyment, aesthetic beauty, and property values at Village of Fondren Townhomes. The rules are automatically a part of each lease, and each owner is responsible for making sure each of tenants have a copy of the rules and regulations and abide by them. You are encouraged to ask your neighbors to follow the rules. Please report any complaints about rule violations to management.

The rules will be strictly enforced. Please remember that the rules apply to all owners and their families, tenants and guests. If the rules are violated by the owner or his family, tenants, and guests, the owner will be responsible for corrective action, damages and fines.

1. Storage of property on private patios. The only property that may be stored temporarily or permanently on private patios is the following: side lounges and lawn chairs, exterior tables, plants, hanging baskets, one enclosed trash receptacle with lid, and one barbecue grill. Nothing may be stored on the railings. Items stored in the patio may not appear to be in disrepair.

All other property must be stored inside the unit, including towels, bathing suits, mops, brooms, barbecue briquettes, fuel, wood, tools, carpeting, boxes, plastic bags, beverages, furniture, toys, bicycles, automobile equipment, etc. All property stored in violation of this rules may be removed and disposed of without prior notice by any Board member or management company representative.

2. Storage of property in common areas. Absolutely no property may be stored temporarily or permanently on sidewalks, balcony walkways, stair landings, parking lots, or other common areas. Management company employees and servicemen, Board members, and persons designated by them may remove and throw away any property stored in violation of this rule.
3. Property inside units. The Association has the right and the responsibility to control the visual attractiveness of the property, including the right to require removal of objects which are visible from the common area and which detract from the property's appearance. Blinds must be white or almond in color, and drapes must have white backing. All window coverings must be in good repair and hung properly.
4. No clothes drying. No clothes, towels, or other items may be hung out to dry anywhere outside, i.e., on patios, patio railings, walkway balconies, balcony railings, etc. Drying must

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be done only inside the units or in the laundry room dryers. Items being dried outside in violation of this rule may be removed and disposed of without prior notice by any Board member or management representative.

5. Entry areas and sidewalks. Entry areas, walkways, steps, and landings shall be kept clean and neat by the owners using same. Nothing can be placed in these areas except doormats and plants. Feeding bowls for pets may not be left outdoors since they attract stray pets and compound the cleanup problems. Owners must keep the concrete floor of their patios free of paint, stains, pet droppings, and debris. A unit owner will be charged if, after notice, the owner fails to clean his patio or remove improperly stored property and the Association does it for him.

6. Trash. Garbage, refuse, and rubbish shall not be left or deposited, even temporarily, in any common areas or on patios. All refuse must be placed in dumpsters.

7. Pets. Only one dog or cat per condominium unit is allowed. Dogs and cats must be kept inside the owner's condominium unit except when outside on a leash. Pets may not make excessive noise in the sole judgment of the Board. Pet may not be left outside the owner's condominium unit, or housed on any patio or balcony. Pets are to be walked on the outer perimeter of the complex, and any droppings must be picked up and property disposed in the dumpster by the pet owner. Owners must keep their units in a sanitary condition and free from fleas, pet parasites and noxious odors.

Condominium unit owners shall be liable for damage caused to common elements by pets of the owner or the owner's tenants or guests. Pet feeding bowls may not be left outside. The Board of Directors may require permanent removal of any pet when the pet or its owner has repeatedly violated these rules or the pet has become objectionable in the opinion of the Board.

8. Window Covering. All windows must be covered by white, ivory or tan blinds. All drapes must have a white backing. No aluminum foil or other material deemed objectionable by the Board of Directors shall be placed on, next to or in any window or sliding door.

9. Signs. "For Sale" or "For Rent" signs and all other signs are prohibited and may not be exhibited anywhere in the project, including from the interiors of the units. Board members and representatives of the management company may enter, without prior notices, and remove and discard such signs.

10. Noise. Condominium unit owners, tenants and guests shall refrain from playing radios, televisions, stereos and other electrical or mechanical devices so loud that they can be heard

outside the condominium. Doors and windows must be shut when playing televisions, stereos or similar sound equipment at sound levels objected to by any unit owner, tenant or management representative. Quiet time is in effect at 10:00 p.m. on this property.

11. Pool Rules. Pool rules are posted. No glass containers are permitted in the pool area. Sunbathers may not obstruct walkways. Swimming is not allowed after 10:00 p.m. Parents and persons caring for children shall be extra careful to make sure that their small children do not enter the pool area without an adult.
12. Mailboxes. The Board of Directors may have the exclusive right to designate the type, size and location, and signage on mailboxes. The Board has instructed management regarding names on mailboxes, and authorized name plates or names on mailboxes shall be removed without prior notice.
13. Nuisances. No activity shall be carried on the property which, in the judgment of the Board of Directors, might reasonably be considered as giving annoyance to neighbors of ordinary sensibilities or might be reasonably calculated to reduce the desirability of the property as a residential neighborhood.
14. Children. Each owner is responsible for the conduct of children who are residents, tenants or guests in the unit. There is no lifeguard, and all children under 14 years of age must always be in the company of an adult when in the swimming pool area. Children under the age of 10 years may not be in the unit alone without an adult. No children toys may be left outside.
15. Antennas and water damage. No exposed exterior television antennas shall be erected, placed or maintained anywhere on the property. No exposed exterior radio transmitting or receiving devices shall be erected. No elevated tanks shall be erected or permitted. An owner shall be held strictly liable, regardless of fault, for damages done anywhere by water leaks from the owner's dishwashers, bathtubs, showers, commodes, sinks and aquariums. No waterbeds or water furniture is allowed because of the damage of breakage and excessive weight on the structure.
16. Vehicle Repair. No automobiles or vehicles may be repaired or worked on while parked on the property except for cleaning, tire changing and minor engine repair. Otherwise, vehicles must be serviced or repaired off the property. Management may require that vehicles which have expired license plates, expired inspection stickers, flat tires or which are obviously inoperable due to missing parts may be removed from the property at the owner's expense. Such vehicles must be removed from the property immediately upon notice from any Board member or management

representative. Such vehicles will be removed in accordance with state towing ordinances.

17. Parking. Parking of vehicles, motorcycles and bicycles in grass areas, dirt areas, flowerbeds or sidewalks is prohibited. Vehicles so parked may be removed and stored without notice to the vehicle's owner. Trailers, boats, boat trailers, house trailers, camper trailers and other trailers or self-propelled camping vehicles of any kind are not permitted on property. Motorcycles and bicycles may not be parked on balcony walkways or underneath stairwells. Bicycles must be stored inside the unit. Trucks or other commercial vehicles are not allowed on the property, except for pick-up trucks, vans owned by or used by unit owners or family, tenants and guests. There is assigned parking. If someone is physically handicapped, the Board will consider special requests for wheelchair parking.
18. Pest Control. The Association does not have responsibilities for pest control in the unit interiors. However, the Association shall have the right to enter and exterminate, at the owner's expense, an owner's unit if the owner's failure to control pests inside his unit is adversely affecting other units.
19. Criminal Activity. While on the condominium project, no person may violate any criminal laws, health codes or other applicable laws. The Association will provide no security for the residents. Owners are encouraged to provide thumb-latch deadbolts on wooden entry doors and security latches for sliding glass doors for the protection of residents while inside the unit. There shall not be any tampering with water, lighting, sprinkler, pool equipment or other elements.
20. Utilities and leaks. Each owner shall be responsible for promptly fixing leaks and maintaining plumbing, plumbing fixtures, lavatories, sinks and tubs inside his unit in good condition. A unit owner will be responsible for paying for damages and repairs necessitated from his unit to adjacent units. If the Association deems necessary repairs to be made to any of the foregoing items inside an owner's unit, the owner shall reimburse the Association for the cost thereof, plus 25% for administrative overhead.
21. Eviction of tenants. The Association shall have the right to evict an owner's tenant who substantially or repeatedly violates the Association rules and regulations.

VILLAGE OF FONDREN SOUTHWEST OWNERS ASSOCIATION, INC.
CONDOMINIUM RULES AND REGULATIONS

The Homeowners Association has adopted the following Rules and Regulations to assure maximum living enjoyment, aesthetic beauty and property values at Village of Fondren Townhomes. The Rules and Regulations are automatically a part of each lease and each owner is responsible for making sure each of his tenants has a copy of them and abides by them. You are encouraged to ask your neighbors to follow these rules. Please report any observed violations of the Rules and Regulations to management.

The Rules and Regulations of the Association will be strictly enforced. They apply to all owners, their families, tenants and guests. The unit owner will be held responsible for corrective actions, damages and fines.

1. Satellite Dishes. Satellite dishes are permitted on the property under the following conditions:
 - A. If you are a renter, written permission form the unit owner must be submitted to the management office prior to installation.
 - B. Satellite dishes can only be placed inside the unit patio or balcony of the unit the satellite dish is serving.
 - C. All satellite dishes must stand independently (mounted on a movable stand) and cannot be attached to any portion of the building, fence and/or railing. Under no circumstances can a satellite dish be mounted on the roof or chimney.
 - D. Any cables/wires entering the unit must be installed in a neat and professional manner. No exposed exterior television antennas or radio transmitting antennas will be erected anywhere on the property.
2. Storage of property on private patios and balconies. The only property that may be stored temporarily or permanently on private patios and balconies are the following: outdoor-type furniture (lounge and lawn chairs, exterior tables), hanging plants, one enclosed trash receptacle with lid and one barbecue grill (when not in use). Nothing can be placed on the balcony railings or on top of the patio fences. All items stored on patios and balconies must not appear to be in disrepair.

All Other property must be kept inside the unit. This includes, but is not limited to, towels, bathing suits, mops, brooms, barbecue briquettes, fuel, wood, tools, carpeting, boxes, plastic bags, beverages, household furniture and appliances, toys, bicycles, automobile parts, and coolers. No clotheslines of any kind are permitted. All plants must be kept in containers and trimmed to prevent damage to the buildings, fences and balconies. All property stored in violation of this rule may be removed and

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disposed of without prior notice by any Board member or management company representative.

3. Storage of property in common areas. Absolutely no property may be stored temporarily or permanently on sidewalks, landings, walkways, under stairways, parking lots or any other areas designated for the common use of all owners and tenants. Owners and tenants can have a doorman under the following conditions: it must be in good taste, kept clean and in good repair. All property stored in violation of this rule may be removed and disposed of without prior notice by any Board member or management company representative.
4. Property inside units & window coverings. The Association has the right and responsibility to control the visual attractiveness of the property to include, but not limited to, the removal of objects that are visible from the common areas and distract from the property appearance. All window glass must be in good repair. If the unit has screens, then they cannot be torn or damaged. All window coverings must be white or have a white backing, properly hung and in good repair. No aluminum foil or other material objectionable in the reasonable judgment of the Board of Directors shall be placed in or next to any window or door. No signs may be hung in the windows or doors with the following exceptions: special fire safety notification stickers (used to identify presence of pets, children, elderly or handicapped), alarm notices (stickers indicating that your unit has an electric alarm system), holiday decorations (if properly maintained and removed within 5 days of the end of that holiday).
5. Pets and extermination. If you are a renter and have the owner's permission, you may have one dog or cat per condominium unit. Any pet must be kept inside the unit. The pet cannot be left housed on the patio or balcony. Pets may not be allowed to make excessive noise. When not in the unit, the pet must be kept on a leash in accordance with the City of Houston Pet Ordinance. When walking a pet, the pet owner is to make every effort to walk the pet on the outer perimeter of the property. It is the pet owner's responsibility to clean up after their pet. Each unit owner is responsible for keeping the interior of the units (as well as the patios, balconies and stairwells) in a sanitary condition free from fleas, parasites and noxious odors. The Association is not responsible for pest control in the unit interiors. However, the Association shall have the right to enter and exterminate (at the owner's expense) an owner's unit if the owner fails to control pests in their unit, resulting in their unit adversely affecting other units.

FILED-03-03-2014

FILED FOR RECORD
8:00 AM

MAR 24 2014

Stan Stewart
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

MAR 24 2014



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS