

**RESOLUTION OF THE BOARD OF DIRECTORS OF**

**KATY CREEK RANCH HOMEOWNERS ASSOCIATION**

Pursuant to Article IX, Section 3, of the Declaration of Covenants, Conditions and Restrictions for Katy Creek Ranch Homeowners Association recorded in the Real Property Records of Fort Bend County (hereinafter the "Declaration"), the Board of Directors (hereinafter the "Board") of the Association of Katy Creek Ranch Homeowners Association (hereinafter the "Association") is vested with the authority to impose reasonable fines against the Owners (as that term is defined in the Declaration), for violations of restrictive covenants contained in the Dedicatory Instruments (as that term is defined in the Texas Property Code) for Katy Creek Ranch Homeowners Association.

Upon violation of any of the Katy Creek Ranch Dedicatory Instruments, the Board may give the violating Owner written notice describing the violation and the amount of fine to be imposed, if any. The Board shall give the Owner a reasonable period of time to cure the violation and avoid the fine, unless the Owner has been given written notice and opportunity to cure a similar violation within the previous six months.

The Board shall inform the Owner that the Owner may request in writing a hearing before the Board, or designated, on or before the 30<sup>th</sup> day after the date the Owner receives the notice. The Board shall advise the Owner that if the hearing is held before a designated committee, that the Owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board.

If a hearing is requested by the Owner, the Board shall hold a hearing within 30 days from the date of the receipt of the Owner's request for a hearing. The Board will notify the owner of the date, time and place of the hearing not later than the 10<sup>th</sup> day before the hearing. If a postponement of the hearing is requested by either the Board or the Owner, such postponement must be granted for a period of not more than 10 days. Any additional postponements may be granted by agreement of the parties. After an affirmative decision by the Board, or after the expiration of the written notice, the Association, through the Board, is hereby authorized to impose fines according to the following schedule for violations of any provisions of the Katy Creek Ranch Dedicatory Instruments:

**FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS**

**NOT AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS**

\*Fine amounts are for Violations after the first two (2) violation letters have been sent\*

First Violation*	\$ 25.00
Second Violation	\$ 50.00
Subsequent Violations	\$100.00

**FINES FOR VIOLATIONS OF THE ASSOCIATION'S DEDICATORY INSTRUMENTS**

**AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS**

For violations of the Katy Creek Ranch Dedicatory Instruments affecting the use and enjoyment of Owners, the Board of Directors may reasonably set the amount of the fine as it reasonably relates to the violation of the dedicatory instruments and the number of Owners affected by the violation.

BE IT FURTHER RESOLVED: The Katy Creek Ranch Homeowners Association through its Board of Directors is hereby authorized to impose lesser fines or no fine at all for violations of the Bylaws, Rules and Regulations, Covenants, Conditions and Restrictions, or other Dedicatory Instruments of the Association as determined by the Board of Directors in its sole and absolute discretion.

ADOPTED: by The Katy Creek Ranch Homeowners Association, on the,            2009 and to be effective immediately.

Janice Lopez  
President

March 14, 2012 Date

**CERTIFICATE OF SECRETARY**

I hereby certify that as secretary of The Katy Creek Ranch Homeowners Association that the foregoing resolution of the Board of Directors was approved at a properly noticed meeting of the Board of Directors at which a quorum was present

Vanessa Smith Secretary

March 14, 2012 Date

PRESIDENT'S CERTIFICATE

I, Jennie Trapolino, President of the Katy Creek Ranch Homeowners Association, a Texas non-profit corporation (the "Association"), hereby certify that the attached document is an original or true and correct copy of the Resolution of the Board of Directors of Katy Creek Ranch Homeowners Association.

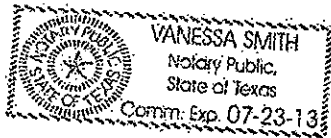
KATY CREEK RANCH  
HOMEOWNERS ASSOCIATION, a Texas  
non-profit corporation

By: Jennie Trapolino  
Jennie Trapolino, President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 19 day of April, 2012, by Jennie Trapolino, President of Katy Creek Ranch Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.



Vanessa Smith  
Notary Public

AFTER RECORDING, RETURN TO:  
Patrick D. Sullivan  
Hoover Slovacek, LLP  
5847 San Felipe, Suite 2200  
Houston, Texas 77057  
File No. 411112-01